

**EXHIBIT LU-3**

# LAND USE DESIGNATIONS

**RESIDENTIAL**

Category	Details
<b><i>Rural Mountainous (RM)</i></b> <b><i>1 du per 10 acres</i></b> <b><i>(10 acre min)</i></b>	Single-family residential uses with a minimum lot size of 10 acres. Generally characterized as areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, governmental uses, and compatible resource development (which may include the commercial extraction of mineral resources with approval of a surface mine permit [SMP] and associated uses).
<b><i>Rural Residential (RR5)</i></b> <b><i>1 du per 5 acres</i></b> <b><i>(5 acre min)</i></b>	Single-family residences with a minimum lot size of 5 acres. Animal keeping and agricultural uses are expected and encouraged; also allows recreational uses and governmental uses.
<b><i>Rural Residential (RR2)</i></b> <b><i>2 acre min</i></b>	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and intensive equestrian and animal keeping uses are expected and encouraged. Allows small scale home-based business operations in accordance with the Zoning Code on rural large lot properties if consistent w/surrounding character.
<b><i>Rural Residential (RR1)</i></b> <b><i>1 acre min</i></b>	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, equestrian, and animal keeping uses are expected and encouraged. Allows small scale home-based business operations in accordance with the Zoning Code on rural large lot properties if consistent with surrounding character.
<b><i>Rural Residential (RR 1/2)</i></b> <b><i>½ acre min</i></b>	Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged.
<b><i>2.1 - 5 du/ac Residential</i></b> <b><i>(2.1-5R)</i></b>	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged.
<b><i>5.1 - 8 du/ac Residential</i></b> <b><i>(5.1-8R)</i></b>	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.

<b>8.1 – 14 du/ac Residential (8.1-14R)</b>	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes.
<b>14.1- 20 du/ac Residential (14.1-20R)</b>	Single-family attached residences and multifamily dwellings such as triplexes, fourplexes, motor court clusters, and row townhomes.
<b>20.1-24 du/ac Residential (20.1.-24R)</b>	Multifamily dwellings; includes apartments and condominiums.

## COMMERCIAL, OFFICE, AND INDUSTRIAL

Category	Details
<b>Commercial Retail (CR) 0.20 - 0.35 FAR</b>	Neighborhood, local, and regional serving retail and service uses. Hotels are also permitted in this designation.
<b>Commercial Office (CO) 0.25 - 1.0 FAR</b>	Variety of office-related uses, including financial, legal, insurance and other office services; corporate offices; supporting hotel and ancillary retail uses are also permitted.
<b>Business Park (BP) Maximum 0.60 FAR</b>	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.
<b>Heavy Industrial (HI) Maximum 0.50 FAR</b>	More intense industrial activities, such as manufacturing uses, that can generate significant impacts such as excessive noise, dust, and other nuisances.

## OTHER

Category	Details
<b>Specific Plan (SP)</b>	<p>The purpose of a specific plan is to provide detailed policies, standards, and criteria for the development or redevelopment of an area. As required by state law, specific plans generally consist of a land plan, circulation plan, development standards, design guidelines, and phasing plan and set forth detailed implementation programs necessary to serve the development.</p> <p>The actual designation of each area will be SP followed by a corresponding number (e.g., SP-1). Land uses within the SP areas depicted on the land use plan are conceptual and will be shown to provide context with surrounding uses. Actual land uses are illustrated in detail in the specific plan documents (zoning).</p>

	Amendments to land use in the specific plan will not warrant a revision to the General Plan (General Plan Amendment).
<b>Economic Development Corridor (EDC)</b> <b>Max. 24 du/ac and 1.0 FAR</b>	<p>The intent of the designation is to identify areas where a mixture of residential, commercial, office, civic, industrial, entertainment, educational, and/or recreational uses or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated EDC are envisioned to develop primarily as nonresidential uses, with residential uses playing a supporting role. Residential uses shall be integrated vertically or horizontally with other uses and shall not be allowed as stand-alone projects. New development, including residential mixed use, shall encourage a balance of retail, services, and public/private open spaces. Residential uses shall not be allowed directly adjacent to the freeway.</p> <p>The EDC designation is primarily intended for uses along corridors such as I-215 and Ethanac, Newport, and Scott Roads, since land uses this area have a higher likelihood to transition over time in comparison to other areas of the City.</p> <p>Preparation of a conceptual master plan will be required for new development projects in EDC areas. A comprehensive understanding of the relationship to surrounding uses is essential to creating cohesive, integrated development in EDC areas. The master plan will take into consideration circulation, infrastructure, and design-related issues for the proposed site and adjacent uses.</p> <p>Development in EDC areas may be implemented by a specific plan or through conventional zoning designations. The appropriate mechanism will be determined by City staff upon review of the master plan concept.</p>
<b>Agriculture (AG)</b>	<p>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or zoning.</p> <p>New uses encroaching upon existing agricultural operations shall provide some type of buffering to maximize compatibility and offset issues that would affect compatibility between uses.</p>

OPEN SPACE	
Category	Details
<b>Conservation (OS-C)</b> N/A	The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted to remain.
<b>Recreation (OS-R)</b> N/A	Recreational uses including parks, trails, athletic fields, golf courses, and drainage corridors to be used as recreation facilities. Neighborhood parks are permitted within residential land uses.
<b>Water (OS-W)</b> N/A	Includes bodies of water and natural or artificial drainage corridors. Recreational facilities such as parks and trails are also permitted in this designation if agreements can be reached with governing agencies.
INSTITUTIONAL	
Category	Details
<b>Public/Quasi-Public Facilities (PF)</b> ≤ 0.50 FAR	Civic uses such as City administrative buildings (City Hall, fire stations, police stations, community centers), government offices, corporation yards (areas for the City or other public agencies to store equipment or vehicles), cemeteries, libraries. Applies to existing public and private schools at the elementary, junior high, and high school levels. Also includes institutions of higher learning.
<b>Public Utility Corridor (PUC)</b>	Indicates locations that contain easements for significant public utilities infrastructure, such as transmission lines. Improvements within utility easements may include parks, trails, nurseries, storage, or any other use that is compatible with adjacent land uses and permitted by the utility. Any uses proposed within these easements will require coordination with the appropriate utility provider.

Land Use Category	Acres <sup>1</sup>	Assumed Density (du/ac) <sup>2,3</sup>	Intensity (FAR) <sup>2,3</sup>	Units	Population <sup>3,4</sup>	Square Feet (Retail)	Square Feet (Non-Retail)	Total Square Feet
RESIDENTIAL								
Rural Mountainous (RM)	1,306	0.10		130	375			
Rural Residential 5 ac min (RR5)	910	0.20		182	526			
Rural Residential 2 ac min (RR2)	1,843	0.50		922	2,664			
Rural Residential 1 ac min (RR1)	2,695	1.0		2,695	7,786			
Rural Residential 1/2 ac min (RR1/2)	805	2.0		1,610	4,651			
2.1-5 du/ac Residential (2.1-5R)	6,317	4.0		25,268	73,003			
5.1-8 du/ac Residential (5.1-8R)	649	6.0		3,894	11,250			
8.1-14 du/ac Residential (8.1-14R)	127	10.0		1,270	3,669			
14.1-20 du/ac Residential (14.1-20R)	0	18.0		0	0			
20.1-24 du/ac Residential (20.1-24R)	353	22.0		7,766	22,437			
Subtotal	15,137			43,737	126,363			
NON-RESIDENTIAL								
Commercial Retail (CR)	224		0.23			2,238,441		2,238,441
Commercial Office (CO)	10		0.35				150,369	150,369
Heavy Industrial (HI)	28		0.40				494,803	494,803
Business Park (BP)	356		0.38				5,893,156	5,893,156
Subtotal	618					2,238,441	6,538,328	8,776,769
ECONOMIC DEVELOPMENT CORRIDOR								
Economic Development Corridor (EDC) <sup>9</sup>	2,146	5.1-18.0 <sup>5</sup>	0.23-0.38	5,562	16,069	<del>3,774,167</del> 5,390,114	<del>25,020,987</del> 21,357,032	<del>28,795,154</del> 26,747,147
Subtotal	2,146			5,562	16,069	<del>3,774,167</del> 5,390,114	<del>25,020,987</del> 21,357,032	<del>28,795,154</del> 26,747,147
SPECIFIC PLAN <sup>6</sup>								
Audie Murphy	1,113			2,191	6,330			
Cal Neva	239			1,160	3,351	269,488	156,411	425,899
Cantalena	158			935	2,701			
Canyon Cove	130			198	572			
Canyon Heights	248			397	1,146			
Cimarron Ridge	240			756	2,184			
Countryside	96			155	447	721,079		721,079
Legado	326			1,061	3,065	71,176	160,300	231,476
Menifee Commercial Specific Plan	29			0	0	240,980		240,980
Menifee East	344			1,154	3,065	129,204		129,204
Menifee North	629			1,506	4,351	1,303,298	5,085,490	6,388,788
Menifee Valley Ranch	1,548			4,407	12,732	0		0
Menifee Village	1,977			5,374	15,526	919,897		919,897
Newport Estates	264			878	2,536	130,000		130,000
Newport Hub	47					273,918	338,209	612,127
Plaza del Sol	23					226,496		226,496
Rockport Ranch	80			305	881			
Town Center	169			1,052	3,039	493,194	65,340	558,534
Subtotal	7,689 <sup>7</sup>			21,529	62,200	4,778,731	5,805,749	10,584,480
OTHER								
Agriculture (AG)	0							
Conservation (OS-C)	55							
Recreation (OS-R)	725							
Water (OS-W)	69							
Public/Quasi-Public Facilities (PF)	484							
Public Utilities Corridor (PUC)	132							
Railroad (Rail)	25							
Right-of-Way (ROW)	3,720							
Subtotal	5,210							
TOTAL	29,813 <sup>8</sup>			70,828	204,632	10,791,339	37,365,064	48,156,403



EXHIBIT LU-4

LAND USE BUILDOUT SUMMARY

NOTES

1.

Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways (Collector Roads and above), flood control facilities, or railroads.
2.

Density/Intensity includes both residential density, expressed as dwelling units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide build-out levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the General Plan. Accordingly, the build-out estimates in this General Plan do not assume build-out at the maximum density or intensity and instead are adjusted downward to account for variations in build-out intensity.
3.

Estimates of population by residential designation are based on person-per-household (PPH) factors identified by the 2020 Census and 2018 American Community Survey and vary by residential land use designation. City of Menifee’s average PPH is 3.09.
4.

A 6.5% vacancy rate was assumed for population based on 2021 City of Menifee vacancy rate figures identified by the California Department of Finance.
5.

Assumptions for the mix of land uses in the Economic Development Corridor (EDC) that will be analyzed in the Environmental Impact Analysis are listed in the table below.
6.

The total number of units and square footage of retail and non-retail uses for Specific Plans were taken directly from the approved land use plans associated with each Specific Plan document. If the figures were unavailable, standard density and intensity assumptions were applied.
7.

Of the 7,689 total acres located in Specific Plan areas, approximately 1,782 acres ( 23% of the Specific Plan acreage) are dedicated to open space uses. These acres are in addition to the open space acreages identified in the land use designations.
8.

“Total Acres” does not represent a sum of the “Acres” column. Less than a 3% error in acres is assumed as Specific Plans (SP) may count total acres in both the SP and residential LU total due to the age of the Specific Plan and tracking of zone and GP changes.
9.

The EDC allows a maximum residential density of 24 du/acre. Average density was calculated with an average density of 18 units/acre.

ECONOMIC DEVELOPMENT CORRIDOR ASSUMPTIONS

Land Uses	Average Density (du/ac) or Intensity (FAR)	Acres Assumed
RESIDENTIAL		
EDC-NG		29
EDC-MB		47
EDC-NR		26
EDC-CC		<del>124</del> 177
EDC-SG		<del>83</del> 30
Residential Subtotal		309
NON-RESIDENTIAL		
Commercial Retail	0.23 FAR	<del>426</del> 538
Commercial Office	0.35 FAR	<del>266</del> 467
Business Park	0.38 FAR	<del>611</del> 298
Industrial	0.40 FAR	534
Nonresidential Subtotal		1,837
TOTAL ACRES		2,146



# LAND USE BACKGROUND DOCUMENT & DEFINITIONS

## RELATIONSHIP TO OTHER PLANS AND PROGRAMS

Although the General Plan is the primary means to help the City implement Vision 2035, there are other tools that are necessary to ensure that its goals and policies can be implemented. This technical background document and definitions report was prepared for the City of Menifee General Plan and was adopted in 2013. The report has been updated to address changes necessary for consistency with the 6<sup>th</sup> Cycle Housing Element Update and rezone program and other minor Land Use Element Updates including the buildout assumptions, figures and tables. Furthermore, although the City is not required, the Land Use Element has been updated to include Environmental Justice Goals and Policies to improve health and well-being and increase fairness and equity throughout the city.

### MUNICIPAL CODE AND ZONING ORDINANCE

The City's Municipal Code and Zoning Ordinance are the primary tools used to implement the goals and policies of the General Plan. Each of the General Plan land use designations is implemented by a correlating set of zoning designations described in the City's Zoning Ordinance. The Zoning Ordinance provides more detailed direction related to development standards, permitted, conditionally permitted, and prohibited uses, and other regulations such as parking standards and sign regulations. The land uses specified in the Zoning Ordinance are based upon and should be consistent with the land use policies in this element. Changes to the Zoning Ordinance may be necessary due to the adoption of provisions in this General Plan and could require changes to the zoning maps and development standards.

It should be noted that there need not be an equal number of land use designations and zoning classifications. In many instances, multiple zoning classifications may be consistent with a single General Plan land use designation. The maximum allowable development potential of each individual parcel is influenced not only by the land use designation, but also by physical site characteristics, environmental constraints, infrastructure requirements, and detailed standards provided in the Development Code. Actual development is expected to typically occur at levels less than the allowed maximums due to the factors stated above as well as market demand and development trends.

### SPECIFIC PLANS

The General Plan provides overall guidance for the physical development of the City, and specific plans are used to provide more detailed regulatory guidance for special areas or large developments within the City. Specific plans generally comprise a land use plan, circulation plan, development standards, design guidelines, phasing plan, infrastructure plan (water, sewer, or drainage), and implementation plan, pursuant to California Governmental Code

Sections 65450 through 65457. They are typically implemented as customized zoning for a particular area of the City and are generally used for large-scale projects that require a comprehensive approach to planning and infrastructure issues.

Eighteen specific plans are in process or have been adopted for properties within the City of Menifee; many of which were approved prior to the City’s incorporation. The majority of the plans run contiguous with Newport Road. A general plan examines an entire city or county, but a specific plan concentrates on the individual development issues of a particular project or region and provides customized direction for the project that is unique to the individual development and that is different than what would ordinarily be permitted by the traditional zoning ordinance. Customized road widths and parkway design, land use densities and intensities, landscape concepts, and amenities programs are all examples of areas that may receive special regulatory or design guidance in a specific plan.

Specific plans comprise approximately 7,689 acres of land and are predominantly located in the area between Newport and Holland Roads. Of the 18 plans, a majority are completely built out, substantially developed, or have been partially developed. Specific plans and their associated land use plans that have been approved, but have not yet been developed, include the Cantalena, Cimarron Ridge, Menifee Commercial, Plaza Del Sol, Legado, and Rockport Ranch Specific Plans. The City’s specific plans are listed below and are conceptually illustrated on Exhibit LU-b1, Specific Plans, to provide context with the General Plan land use designations:

- Audie Murphy Ranch
- Cal Neva
- Cantalena
- Canyon Cove
- Canyon Heights
- Cimarron Ridge
- Countryside
- Legado
- Menifee Commercial (Walmart)
- Menifee East
- Menifee North\*
- Menifee Valley Ranch
- Menifee Village
- Newport Estates
- Newport Hub
- Plaza de Sol
- Rockport Ranch
- Town Center

\*(a portion of the SP is within County of Riverside)

**DEVELOPMENT AGREEMENTS**

State law allows for the preparation of development agreements between a project proponent and the City. The purpose of a development agreement is to provide developers with additional assurances that the policies, rules and regulations, and conditions of approval in effect at the time a project was approved will not be nullified by a future local policy or regulation change. In exchange, the developer may be required to meet certain conditions or performance criteria, which become part of the agreement. Development agreements can be a useful means of



meeting General Plan goals and policies while removing some of the risks faced by developers. Agreements can remain in effect for a few or several years: this is typically specified in the development agreement terms.

## **REGIONAL PLANNING EFFORTS**

The City of Menifee participates in a number of significant regional planning efforts that impact land planning in the City, including the Riverside County Airport Land Use Commission (ALUC), the Southern California Association of Governments (SCAG) Sustainable Communities Strategy (SCS), and the Riverside County Multi-Species Habitat Conservation Plan (MSHCP).

As adopted by the Riverside County ALUC, the *Riverside County Airport Land Use Compatibility Plan Policy Document* establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. The basic function of airport land use compatibility plans is to promote compatibility between airports and the land uses that surround them. Although the ALUC has the sole authority to adopt this plan and to conduct compatibility reviews, the authority and responsibility for implementing the compatibility policies rests with the local governments. Portions of the City of Menifee are in the airport influence areas of the March Air Reserve Base and the Perris Valley Airport. The City of Menifee's General Plan, specifically the Land Use, Safety, Noise, and Housing Elements, are consistent with the Compatibility Plan, and the City supports the RCALUC in its regional planning efforts.

On September 3, 2020, the Regional Council of SCAG adopted the 2020-2045 Connect SoCal-Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2020-2045 Connect SoCal RTP/SCS uses economic, regional transportation systems, and land use strategies to reduce emissions from transportation sources to comply with SB 375, improve public health, and meet the National Ambient Air Quality Standards as set forth by the federal Clean Air Act. The City of Menifee Land Use and Circulation Elements set the stage for significant reductions in per capita vehicle miles traveled (based upon the Riverside County Transportation Analysis Model (RivTAM) analysis results) by focusing on integrating a land use plan that improves the balance of jobs and housing locally with a layered transportation network that accommodates multiple transportation modes for pedestrians, bicycles, and neighborhood electric vehicles (NEVs) and golfcarts (see the Circulation Element Background Report for further details).

The City also participates in the county's MSHCP. The MSHCP is a habitat conservation plan prepared pursuant to the federal Endangered Species Act (ESA) and the state's Natural Community Conservation Plan (NCCP). The County of Riverside, along with the 16 cities in the western portion of the county, are all participants in the MSHCP, and a member from each jurisdiction sits on the Regional Conservation Authority (RCA) Board. All discretionary actions undertaken by the City, such as approving a shopping center or grading permit for a new housing subdivision, requires environmental review under the MSHCP (among other programs).



# ECONOMIC DEVELOPMENT CORRIDOR

The EDC designation is intended to provide economic vitality and flexibility in land use options to promote economic development along the City's major corridors. The Economic Development Corridor areas identified on the Land Use Plan are intended to function differently than the typical patterns of segregated uses in that the distribution of uses is generally more concentrated and integrated to enhance the functionality of a large area. Economic Development Corridor areas are generally located in the large, undeveloped areas adjacent to I-215 and along the City's major corridors (such as Newport, Scott and Ethanac Roads as well as McCall Boulevard), since land uses in these areas have a higher likelihood to transition over time in comparison to other areas of the City. It is intended that the majority of the City's new development (that is not already planned as part of an approved specific plan) will be located in these areas, to promote infill development and to preserve the rural areas that are an integral part of Menifee's community character.

A variety of uses can be developed either vertically or horizontally within a single property or multiple properties in EDC designations. In general, areas designated EDC are envisioned to develop primarily as nonresidential uses, with residential uses playing a supporting role with residential uses to be vertically integrated with non-residential uses. Overall, residential uses shall not be allowed on parcels or properties directly adjacent to the freeway, and the maximum density permitted is 24 dwelling units per acre. A conceptual master plan is required as part of a preapplication submittal process for new uses within the EDC to ensure that a cohesive development plan is implemented over time in these areas. The master plan will allow the City to take a comprehensive look at a project's relationship to surrounding uses, its circulation and access plan, proposed amenities, and infrastructure in advance of an official project submittal and provide guidance to property owners that can ensure the community's vision is adhered to.

## IMPLEMENTATION OF EDCS

Development in EDC areas may be implemented by a specific plan or through conventional zoning designations. The appropriate mechanism will be determined by City staff upon review of a conceptual master plan for the project area. Additional information about the conceptual master plan submittal process can be found in the Economic Development Corridors: Conceptual Master Plans Section below for purpose and requirements.

## ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS

Though flexibility in land use options is one of the benefits of the EDC designation, each one of the areas is envisioned to provide a distinctive mix of uses that are complementary to surrounding land uses and that generate distinguishable activity centers in the City. The following descriptions provide the mix of uses envisioned for each area, which can be seen in more detail in Exhibit LU-b2, Economic Development Corridors Subareas.

**Northern Gateway (Ethanac Road):** Envisioned as an industrial park area with more intensive industrial uses (less office) than envisioned for the Scott Road EDC area. The area provides a buffer and transition between the

commercial/residential uses in Perris to the north and the residential uses in Menifee south of McLaughlin. Smaller industrial buildings shall be oriented along primary street frontages and provide for clear views of entrances. Heights and building sizes should be minimized to transition between uses and intensities when adjacent to residential uses.

**McCall Boulevard:** Envisioned as a mix of office, medical, and residential uses (assisted living, senior apartments, townhomes, etc.) that would be compatible with the Regional Medical Center and would provide health-related services in close proximity to Sun City residents.

**Scott Road:** Envisioned as business park (predominantly light industrial and corporate office uses) and limited support commercial uses that will serve as a buffer and transitional use between Scott Road and the Estate Residential uses on the west side of the I-215. The EDC area east of the I-215 and north of Scott Road is envisioned as a mix of commercial uses near the interchange, transitioning to office and residential extending north toward Mount San Jacinto College. Residential and office uses in this area would be complementary to the college and serve as viable land use options for properties that are between two of the City's interchanges, since commercial uses tend to seek locations as close to interchanges as possible for the greatest access to potential customers.

On the west side of I-215, north of Scott Road, the EDC area provides an opportunity for commercial, residential, and office uses with a high level of freeway accessibility as a transitional area to the Town Center to the north.

**Community Core (west side of 215 between Newport and Holland Roads; Town Center):** The Community Core is envisioned as the City's primary activity center and gathering place. Civic and entertainment uses are envisioned here that are complemented with commercial retail uses and higher density housing options that encourage walkability and reduce the use of the automobile. This area is intended to function as the ceremonial "heart" or downtown of the City of Menifee and will serve as a transition from existing rural lots to more concentrated retail and office development moving east toward I-215.

**Newport Road Corridor (west of I-215):** The Newport Road Corridor is intended to provide neighborhood-oriented commercial uses that support the existing adjacent residential development to the north and south. Commercial office, or residential uses are envisioned as a logical transition to the adjacent single-family residential neighborhoods to the north.

## LAND USE PLAN BUILDOUT ASSUMPTIONS

One of the Land Use Element's primary objectives is to establish the maximum buildout potential for housing units, nonresidential building square footage, population, and employment that could be generated by the Land Use Plan. The following provides a description of the assumptions and methods used to determine housing, population, and building square footage for the land uses illustrated in the Menifee General Plan. The projections themselves are presented in Exhibit LU-4, Land Use Buildout Summary.

## **BACKGROUND AND BASELINE ASSUMPTIONS**

The General Plan Future Buildout Summary represents an estimate of the dwelling units, population, and nonresidential building square footage associated with the future buildout of the proposed Land Use Plan. A key assumption in understanding these projections is that they reflect a theoretical buildout of the entire City, rather than what is likely to appear on the ground over the next 20 years. The proposed land use plan is the basis for these projections.

There are no specific industry standards for population density or building intensity that are required to be used in the Menifee General Plan. For consistency with the 6<sup>th</sup> Cycle Housing Element Update, data from the U.S. Census (2020), American Community Survey (2018), SCAG data, Riverside County General Plan, California Department of Finance (2021), and contemporary planning experience have been used to define the factors below to estimate Menifee's future buildout projections.

**Gross Acres:** Gross acreage refers to the total number of acres of an area, including all roads, railroads, and flood control facilities.

**Square Feet:** To convert adjusted gross acres to adjusted gross square feet, adjusted gross acres are multiplied by 43,560 (the number of square feet in an acre). For example, 5 acres of Commercial Office equals 217,800 square feet.

**Adjusted Gross or Net Acres:** Gross acreage minus the acreage used for major public roads (classified as Collector roads and above), railroads, and flood control facilities. Dwelling units and square footages in the General Plan Buildout Summary are calculated using adjusted gross acres.

**Assumed Density/Intensity:** It is assumed that not all uses in the City will be implemented at either the high or low end of the permitted densities and intensities in each land use category. Historically, citywide buildout levels do not achieve the maximum allowable density (residential uses) or intensity (nonresidential uses) on every parcel and are, on average, lower than allowed by the General Plan because the development of individual parcels or groups of parcels must account for factors such as physical site constraints (such as topography or watercourses), zoning requirements (such as parking or landscaping) that further limit development potential, and other regulatory constraints. As a result, the assumptions used to calculate buildout represent an average level of density/intensity that will likely be achieved at buildout of each land use category.

## **RESIDENTIAL ASSUMPTIONS: POPULATION AND DWELLING UNITS**

Estimations for the buildout of residential land use designations were calculated used the following assumptions and methods:

**Population:** Population is determined by multiplying the projected number of occupied dwelling units in the City by an average persons per household factor. For example, 1,000 occupied dwelling units with an average persons per household size of 3.09 would yield 3,090 residents.

**Persons per Household (PPH):** This factor is used to estimate population at build-out. To reflect the variations of household size between different communities in the City of Menifee, separate average household size figures were used to determine population for different residential land use designations. Lower density land use designations typically accommodate larger units and a greater number of occupants than higher density designations, which typically accommodate smaller units and fewer occupants. For example, in areas such as Sun City, the persons per household numbers tend to be lower than in the remainder of the City, largely due to the number of retirees and empty nesters that reside there.

#### **Occupied Dwelling Units:**

Based on 2021 California Department of Finance figures, the City of Menifee experienced a vacancy rate of 6.5 percent, which is the same as saying the City had an occupancy rate of 93.5 percent. The total number of occupied units is estimated by multiplying the total number of dwelling units by the occupancy rate. The number of occupied units is then multiplied by the appropriate persons per household figure to arrive at a more refined population estimate.

The following persons per household factors were utilized to estimate future population and were derived from the 2020 Census and 2018 American Community Survey.

Land Use Category	Persons per Household
Residential Uses 8.0 du/ac and below, including a portion of the Economic Development Corridor (comparable to owner occupied units)	3.10
Residential Uses from 8.1 to 24.0 du/ac, including a portion of the Economic Development Corridor (comparable to renter occupied units)	3.07
Average Household Size	3.09

**Dwelling Units:** Dwelling unit projections are estimated by multiplying the adjusted gross acres of each residential land use designation by the corresponding assumed density factor. For example, 400 acres of 2.1-5 du/ac Residential with an assumed density of 4.0 du/ac would result in 1,600 dwelling units.

**Residential Density (du/ac):** Residential land use designations that are more rural in nature are defined by a maximum allowable density (i.e., RM, RR5, RR2, RR1, and RR½), which means properties can be developed at the maximum or below. Designations for more traditional single-family subdivisions and multifamily projects (such as 5.1-8R or 14.1-20R) permit a range of allowable densities, that is, they shall be developed at a density that is no lower than the bottom end of the range and no higher than the maximum density identified for the category.

In areas where the lots are over half an acre, density is calculated using by gross acres; all other areas utilize adjusted gross (net) acres to determine the maximum number of units allowed in a given area.

The lower threshold figure for each category represents a minimum amount of development anticipated, provided that all other required conditions can be met, and the higher figure represents a potential maximum that could be located in each area if the proposed development demonstrates qualities above the minimum development standards to achieve a higher density. The purpose of this concept is to ensure that the City achieves the high-quality development called for in the 2035 Vision.

It should be noted that a variety of lot sizes and residential product types may be used in a land use category, as long as the maximum number of dwelling units allowed by the designation is not exceeded (not all lots must be exactly the same size unless zoning dictates it). Areas designated as Economic Development Corridor have unique assumptions that are addressed separately in the Future Buildout Summary table and later in this document.

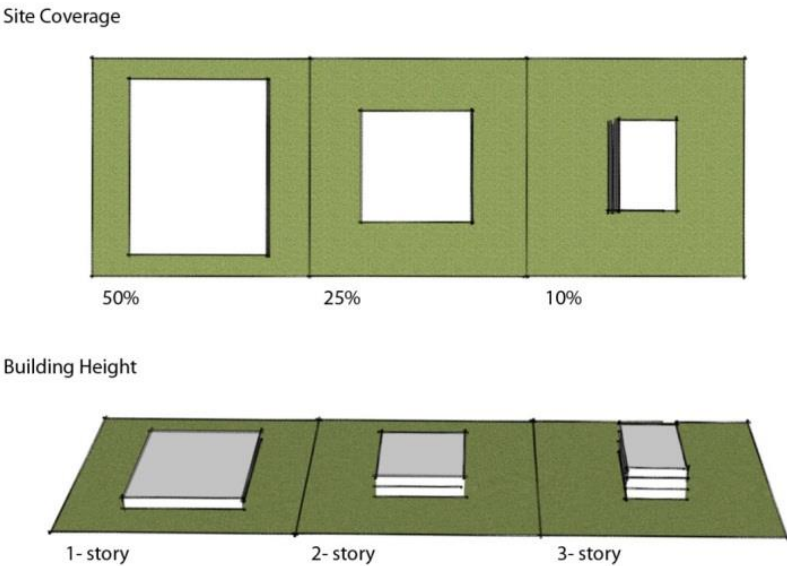
**Assumed Residential Density:** To determine future buildout projections for the City of Menifee, an assumed residential density is identified for each designation. The assumed density represents the number of units per acre that will likely be achieved at buildout within each land use designation's specified density range. The density ranges allowed in the General Plan and the assumed density used in the buildout projections for each residential land use category is provided in the table below.

Land Use Designation	DWELLING UNITS PER ACRE (du/ac)		
	Minimum	Assumed	Maximum
Rural Mountainous (RM)	1 du per 10 acres (0.10 du/ac)	0.10	N/A
Rural Residential 5 ac min (RR5)	1 du per 5 acres (0.20 du/ac)	0.20	N/A
Rural Residential 2 ac min (RR2)	1 du per 2 acres (0.50 du/ac)	0.50	N/A
Rural Residential 1 ac min (RR1)	1 du per acre (1.0 du/ac)	1.0	N/A
Rural Residential ½ ac min (RR1/2)	1 du per ½ acre (2 du/ac)	2.0	N/A
2.1-5.0 du/ac Residential (2.1-5R)	2.1	4.0	5.0
5.1-8.0 du/ac Residential (5.1-8R)	5.1	6.0	8.0
8.1-14.0 du/ac Residential (8.1-14R)	8.1	10.0	14.0
14.1-20.0 du/ac Residential (14.1-20R)	14.1	18.0	20.0
20.1-24.0 du/ac Residential (20.1-24R)	20.1	22.0	24.0

## NONRESIDENTIAL ASSUMPTIONS

Estimations for the buildout of nonresidential land use designations such as commercial, office, business park, and industrial uses were calculated using the following assumptions and methods:

**Floor Area Ratio.** Building intensities for nonresidential uses are measured by FAR. FAR is the ratio of the total net floor area of a building on a parcel to the total adjusted gross square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage. A site with a 0.5 FAR generally might have a range between a one-story building with 50 percent coverage to a three-story building with 10 percent coverage of the site. The graphic below shows possible development arrangements using this FAR.



**Building Square Footage:** Building square footage for nonresidential land uses are calculated by multiplying the adjusted gross square feet of each land use designation by the corresponding FAR. For instance, 20,000 square feet of Commercial Retail with an FAR of 0.23 would yield 4,600 square feet of building space. In the case of public facilities such as schools and universities, the General Plan assumptions are based on the number of students and employees generated by each use versus the amount of square footage that can be accommodated on a site designated for public facility use.

**Assumed Intensities:** Nonresidential designations include either a maximum allowable FAR (industrial uses) or a range of allowable FARs (commercial uses). To determine future buildout projections for the City of Menifee, an assumed FAR is identified for each nonresidential designation. The assumed FARs represent the anticipated intensity for each different land use designation. The range and assumed intensities for nonresidential land use categories are provided below.



Land Use Designation	FLOOR AREA		
	Minimum	Assumed	Maximum
Commercial Office	0.25	0.35	1.0
Commercial Retail	0.20	0.23	0.35
Business Park	N/A	0.38	0.60
Heavy Industrial	N/A	0.40	0.50

## ECONOMIC DEVELOPMENT CORRIDOR ASSUMPTIONS

The introduction of an EDC designation, if properly implemented, can add vitality and land use efficiency to a city. The Economic Development Corridor areas identified on the land use plan are intended to function differently than the typical patterns of segregated uses in that the distribution of uses is generally more concentrated and integrated to enhance the functionality of a large area. Economic Development Corridor areas are generally in the large, undeveloped areas adjacent to I-215 and along the City's major corridors (such as Newport, McLaughlin and Ethanac Roads, and McCall Boulevard), since land uses in these areas have a higher likelihood to transition over time in comparison to other areas of the City. The EDC designation will provide a similar level of land use flexibility to landowners as the county's Community Center Overlay was intended to do.

A variety of uses can be developed either vertically or horizontally within a single property or multiple properties in EDC designations. In general, areas designated EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role with residential uses to be vertically integrated with non-residential uses. Each EDC designation allows a specific percentage of residential and nonresidential development. Overall, residential uses shall not be allowed directly adjacent to the freeway. A Conceptual Master Plan is required for new uses within the EDC to ensure that a cohesive development plan is implemented over time in these areas. The master plan will allow the City to take a comprehensive look at a project's relationship to surrounding uses, its circulation and access plan, proposed amenities, and infrastructure in advance of an official project submittal and provide guidance to property owners that can ensure the community's vision is adhered to.

Development in EDC areas may be implemented by a specific plan or through conventional zoning designations. The appropriate mechanism will be determined by City Staff upon review of the master plan concept.

**Economic Development Corridor Density/Intensity:** The maximum allowable density for projects in areas designated Economic Development Corridor is 24.0 du/ac and the maximum allowable FAR is 1.0.

**Economic Development Corridor Assumptions:** An assumed mix of uses and tailored assumptions has been developed for areas designated EDC to estimate the potential environmental impacts that could occur with the future buildout of these areas. These assumptions are based on an estimated combination of uses and the role they are designed to play in the community while providing the flexibility to accommodate a range of future development types that can easily respond to changing market conditions without the need for significant revisions to the General



Plan. The assumptions in the table on the following page were utilized to estimate future buildout of the Economic Development Corridor areas.

	*Average Intensity (FAR)	Acres Assumed	
<b>Residential</b>			
EDC Northern Gateway (EDC-NG)		29	
EDC McCall Boulevard (EDC-MB)		47	
EDC Newport Road (EDC-NR)		26	
EDC Community Core (EDC-CC)		<del>124</del> 177	
EDC Southern Gateway (EDC-SG)		<del>83</del> 30	
<i>Residential Subtotal</i>		309	
<b>Non-Residential</b>			
Commercial Retail	0.23 FAR	<del>426</del> 538	
Commercial Office	0.35 FAR	<del>266</del> 467	
Business Park	0.38 FAR	<del>611</del> 298	
Industrial	0.40 FAR	534	
<i>Nonresidential Subtotal</i>		1,837	
<b>TOTAL ACRES</b>		2,146	

\*The EDC allows a maximum Residential density of 24 du/acre.

## SPECIFIC PLAN ASSUMPTIONS

Specific plans provide comprehensive development plans for designated areas of the City. Since the preparation, adoption, and implementation of specific plans typically demand significant investments of time and resources by property owners, staff, and decision makers, the land use plans approved with each specific plan have been incorporated into the General Plan. The assumptions made for each Specific Plan project area for units, nonresidential square footage, and open space are consistent with the land use plans that were adopted with each document. In cases where the data was unavailable, the general assumptions used Citywide were applied.

## EMPLOYMENT ASSUMPTIONS

Estimates for the number of jobs accommodated in areas designated for commercial and industrial land uses are based on the following assumptions and methods.

**Number of Jobs:** The number of jobs is a count of the total jobs, both full- and part-time and is not a full-time equivalent measure. Almost all publicly available economic data provides total job counts and not full-time equivalents.

**Employment Density:** Employment density is the number of employees per adjusted gross acre. Multiplying the adjusted gross acreage of each land use designation by the employment density determines the estimated number

of jobs at buildout. The following table provides the assumed employment density for commercial and industrial land uses.

Land Use Designation	Employment Density (employees per acre)
Commercial Office	45
Commercial Retail	20
Business Park	30
Heavy Industry	16.5

## UTILITIES INFRASTRUCTURE

Future land use patterns and rates of development will impact the infrastructure for the City's utilities. As the population increases, the demand for these services will also increase. It is important to ensure that demand for these services do not exceed the supply and that the expansion of infrastructure is sufficiently addressed to accommodate future needs.

The City of Menifee is jointly responsible for coordinating with private and quasi-public agencies offering public services such as telephone, gas, and electricity, in compliance with the General Plan. The City's Capital Improvement Program prioritizes and provides annual funding for infrastructure improvements.

### NATURAL GAS SERVICE

Natural gas service is provided by Southern California Gas Company (SCGC). Transmission and distribution gas lines run throughout the community along many of the existing streets. SCGC is responsible for providing service to residential, industrial, and commercial customers in the City of Menifee. Electrical Service

Southern California Edison (SCE) provides electricity and maintains a distribution network for Menifee. While SCE has adequate capacity to service the City, changes in electricity usage and future development may prompt SCE to reassess the capacity of existing substations to provide adequate power. Businesses and residents can help to maintain sustainable, cost effective service by conserving energy. SCE offers rebate and incentive programs to residents and businesses that encourage the conservation of energy through low consumption and solar partnerships.

### SOLID WASTE DISPOSAL SERVICE

California law requires cities and counties to develop solid waste diversion and recycling programs to meet gradually increasing performance standards. With decreasing capacity in local landfills, cities recognize that recycling and reusing waste materials becomes more cost-effective than traditional disposal practices. Recycling construction and demolition debris, curbside recycling, green waste collection, and other creative programs also translate into cost savings for manufacturers and consumers.

Waste Management provides collection and disposal, recycling, and green waste services to Meniffee’s residents and businesses. Residential and commercial solid waste produced in the City is transported to the Corona Landfill, approximately 17 miles away. Like all municipalities, Meniffee must meet the solid waste diversion mandates established by the California Integrated Waste Management Board under State Assembly Bill 939 (AB 939). Currently, Waste Management provides a comprehensive recycling program for residents with separate bins for green waste and other recyclables.

## **TELECOMMUNICATIONS AND INTERNET SERVICE**

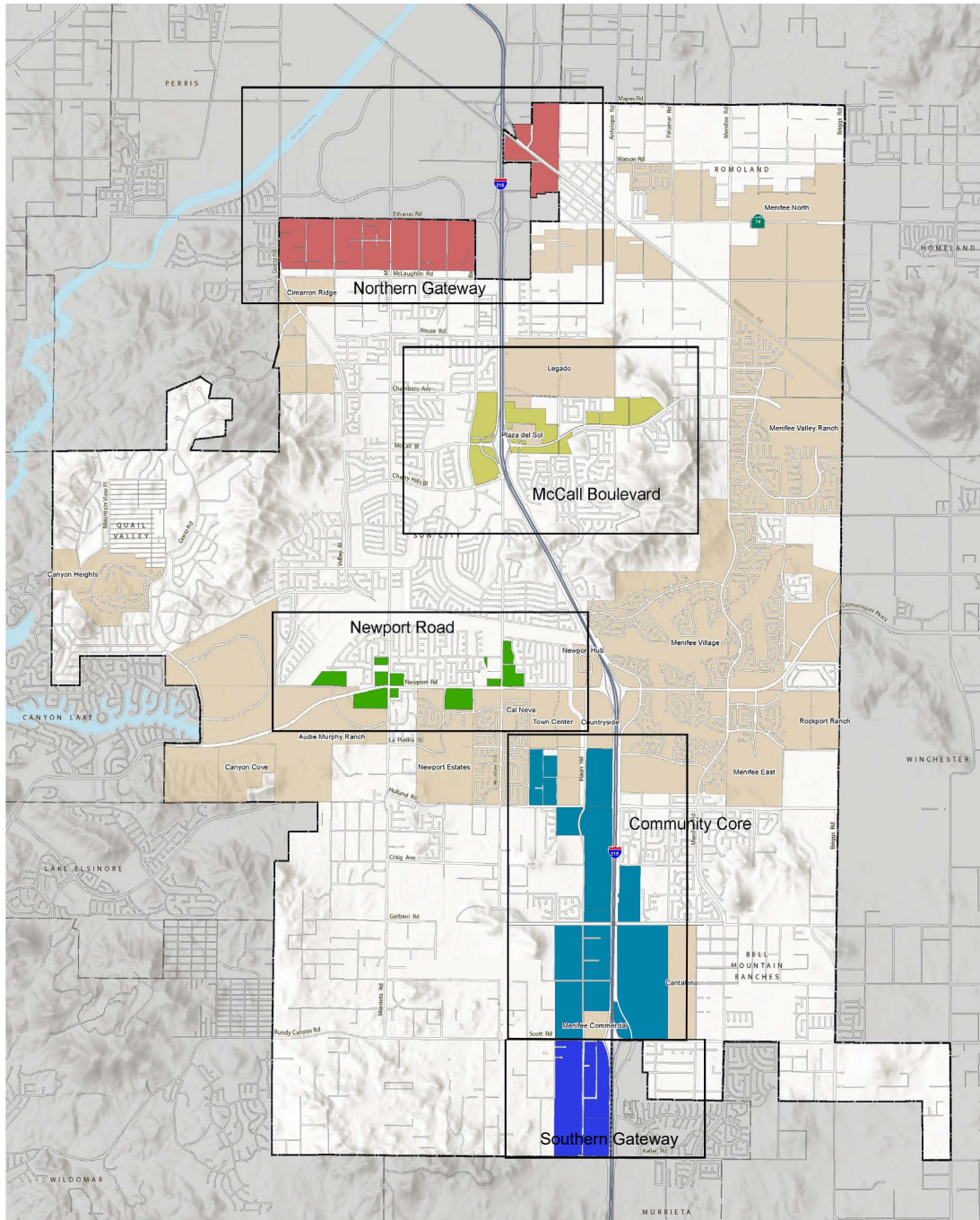
Adequate telecommunication facilities are available to serve the needs of Meniffee. Verizon offers telephone service to Meniffee and internet services are provided by Mediacom. There are also several satellite and wireless providers that offer the same services to residents and businesses in the area.

## **Water and Wastewater Service**

Eastern Municipal Water District (EMWD) provides water to the City and currently serves a total population of over 750,000 people within a service area of approximately 555 square miles. The EMWD is responsible for providing a safe and reliable source of water to 26 member agencies and receives water from Northern California through the State Water Project (SWP) in addition to deliveries through the Colorado River Aqueduct (CRA).

EMWD provides wastewater collection, treatment, and recycled water services throughout its service area. EMWD is responsible for all wastewater collection and treatment in its service area. All of EMWD’s Regional Water Reclamation Facilities (RWRFs) produce tertiary effluent, suitable for all Department of Health Services permitted uses, including irrigation of food crops and full body contact.

## EXHIBIT LU-B2A: ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS



### Preferred Mix of Land Uses in EDC

Residential	Varies, depending on EDC Designation
Commercial Retail	15% 25%
Commercial Office	10% 20%
Business Park	60% 40%

The intent of the Economic Development Corridor (EDC) designation is to identify areas where a mixture of residential, commercial, office, industrial, entertainment, educational, and/or recreational uses, or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated as EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role.

In addition to identifying a citywide preferred land use mix for all property designated as EDC (see left), the General Plan will also identify a preferred mix of uses desired for each of the City's five EDC subareas (see above). Each subarea has a unique identity and plays a specific role in the City of Menifee. The General Plan will use these subareas to focus policy direction in the Land Use and Community Design elements.

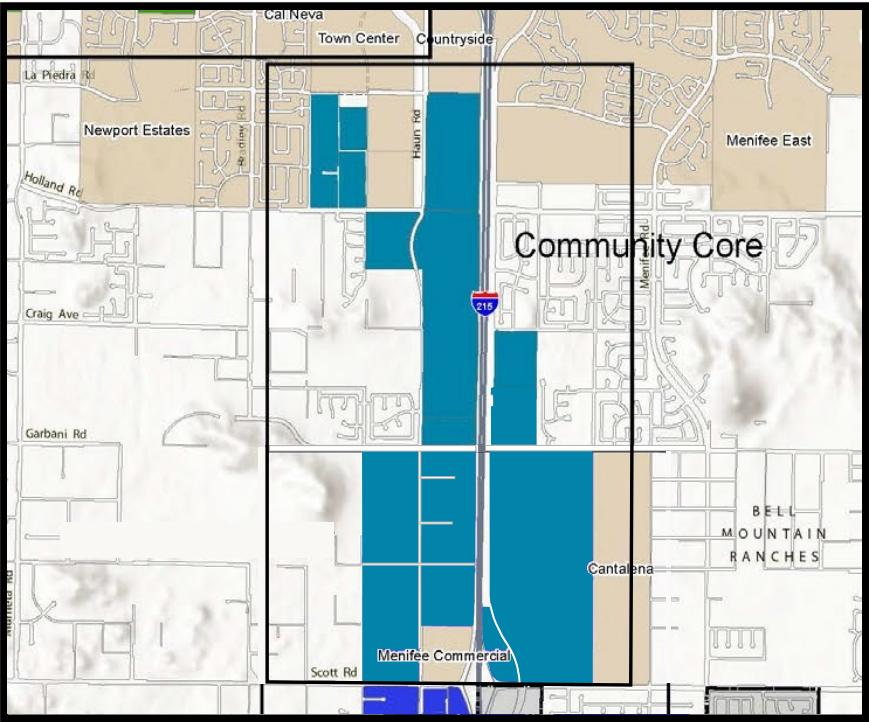


EXHIBIT LU-B2E: EDC COMMUNITY CORE ( 356 889 ACRES)

Preferred Mix of Land Uses

Residential	20%
Commercial Retail	30%
Commercial Office	40%
Business Park	10%

Development in the community core is anticipated to be a relatively balanced mix of residential, commercial retail, commercial office, and business park uses. Development that supports and complements existing specific plans and the City’s future Town Centeris especially encouraged. Special attention should be paid to increased walkability and connections to San Jacinto College and future transit nodes. A range of single-family attached and detached housing is appropriate, so long as it supports an active city center and helps to create a sense of place.



These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.



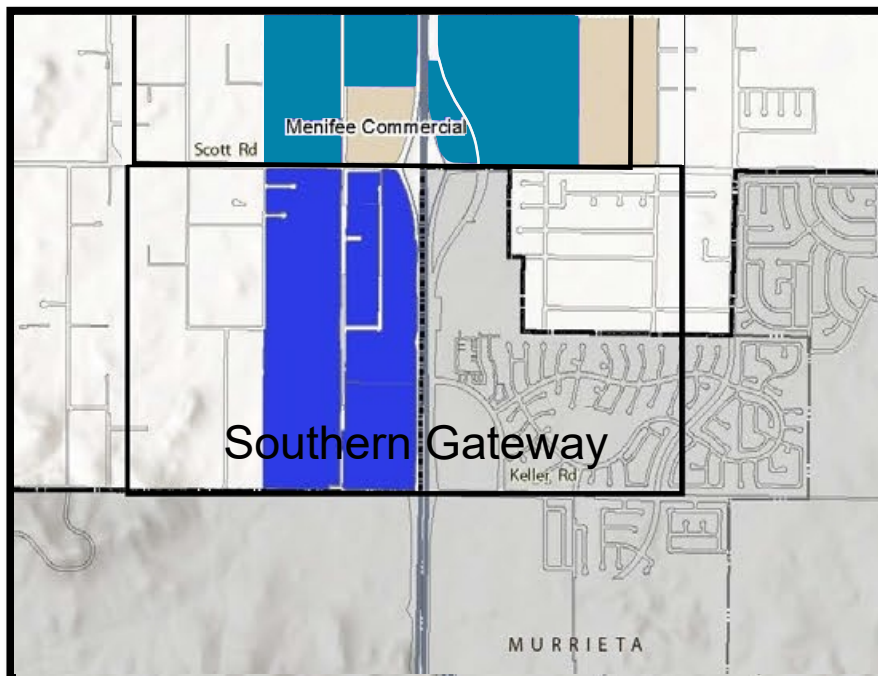
## EXHIBIT LU-B2F: EDC: SOUTHERN GATEWAY (832 299 ACRES)

### Preferred Mix of Land Uses

Residential	10%
Commercial Retail	10%
Commercial Office	10%
Business Park	70%

Envisioned as business park (predominantly light industrial and office uses) and limited support commercial uses. The EDC area east of the I-215 and north of Scott Road is envisioned to be a mix of commercial uses near the interchange and transitioning to office and residential extending north toward Mount San Jacinto College. On the west side of I-215, north of Scott Road, the EDC area provides an opportunity for commercial, office uses, and limited residential, with a high level of freeway accessibility as a transitional area to the Town Center located to the north.

Avoid placement of residential units directly adjacent to the freeway.



These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.