

III. SPECIFIC PLAN

1. PLANNING AREA 1: COMMERCIAL

a. DESCRIPTIVE SUMMARY

As illustrated in figure 14A, Planning Area 1 will consist of a 14.3-acre commercial site located at the intersection of Newport and Menifee Roads in the northwestern portion of Menifee East.

b. LAND USE AND DEVELOPMENT STANDARDS

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

c. PLANNING STANDARDS

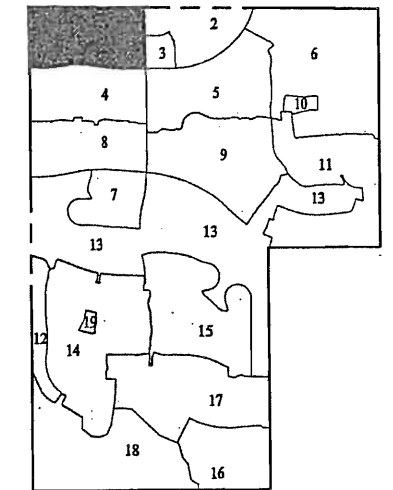
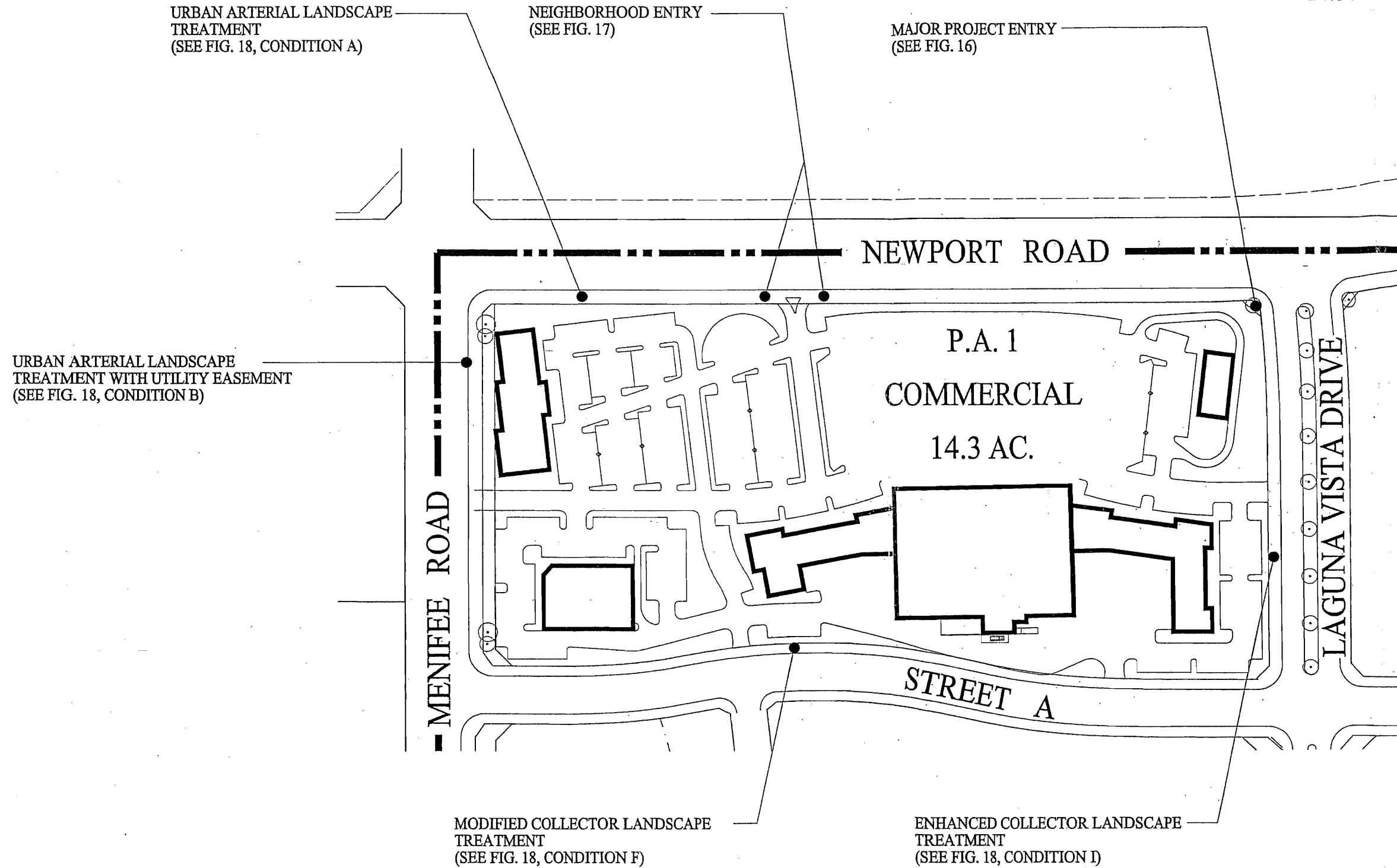
- 1) Primary access into Planning Area 1 will be provided via Newport Road, Street "A" and Laguna Vista Drive.
- 2) A major project entry treatment, as shown in Figure 16, will be established at the intersection of Newport Road and Laguna Vista Drive.
- 3) A neighborhood entry treatment, shown in Figure 17, will be established contiguous to Newport Road at the entrance to Planning Area 1.
- 4) An urban arterial landscape treatment with expanded parkway will be established along Newport Road, as illustrated in Figure 18 (Condition A).
- 5) An arterial highway landscape treatment with utility easement will be established along Menifee Road, as illustrated in Figure 18 (Condition B).
- 6) An enhanced secondary landscape treatment, as illustrated on Figure 18 (Condition I), will be established along Laguna Vista Drive.
- 7) A modified collector landscape treatment, as illustrated on Figure 18 (Condition F), will be established along Street "A".
- 8) Please refer to the Design Guidelines in Section IV for design-related criteria.
- 9) Please refer to Section III.A. for the following land use standards that apply site-wide:

III.A.1: Comprehensive 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: Public Facility Sites Phasing Plan
III.A.8: Project Phasing
III.A.9: Comprehensive Maintenance Plans

PLANNING AREA 1

COMMERCIAL
14.3 AC



KEY MAP

NOTE: THIS ILLUSTRATION IS CONCEPTUAL. ACTUAL LAYOUT WILL BE DETERMINED IN CONJUNCTION WITH TRACT MAP REVIEW AND PLOT PLAN SUBMITTAL.

FIGURE 14A

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