

### III. SPECIFIC PLAN

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#### A. DEVELOPMENT PLANS AND STANDARDS

##### ■ PLANNING OBJECTIVES

The Menifee East Specific Land Use 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, Riverside County Comprehensive General Plans 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. These goals and objectives were identified in part by a careful analysis illustrated on Figure 3, *Design Determinates Summary*, and by a series of technical exhibits, which include: a *Geotechnical Map* (Figure 51), an *Elevation Analysis* (Figure 52), a *Slope Analysis* (Figure 53) and a *Hydrology Analysis* (Figure 54). With these analyses and the specific project goals and objectives in mind, the Menifee East Specific Plan:

- Is designed in accordance with topographic, geologic, hydrologic and environmental opportunities and constraints to create a project that generally conforms to the character of the land by retaining and utilizing basic existing landforms as much as possible. Special consideration has given to solving regional hydrology concerns.
- Reflects anticipated market needs and public demand by providing a range of housing types and sizes which will be marketable within the developing economic profile of the Sun City/Menifee 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.
- Develops a convenient and efficient circulation system that provides direct and convenient access to individual neighborhoods.
- Creates a unique residential character of a gated community that provides for a distinct environment through architectural treatment, landscaping, lakes and natural terrain.
- Is in accordance with the Sun City/Menifee Valley Community Plans (SMVP) and the proposed RCIP.

#### 1. COMPREHENSIVE LAND USE PLAN

##### a. PROJECT DESCRIPTION

When completed, the Menifee East Specific Plan area will be composed of a high-quality mix of residential uses varying in density from 3.0 du/ac to 17 du/ac. These residential uses will be constructed in compliance with a site design that is consistent with the Goals and Policies of the Riverside County General Plans and the Sun City/Menifee Valley Community Plan and District 3 Guidelines. The residential products to be provided will meet a market need in the urbanizing Menifee Valley area, while creating a sense of community with the amenities to serve that community. When completed, a maximum of 1158 residences will be constructed within Menifee East across a spectrum of lot sizes.

### III. SPECIFIC PLAN

---

#### B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards for the Menifee East Specific Plans have been established at three levels: *General Development Provisions*, which were addressed in Section III.A.1; *Design Guidelines*, which are provided in Section IV; and *Planning Area Development Standards*, to which this section is devoted. In addition, the standards of the Specific Plan Zone applicable to Menifee East shall apply.

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

The planning area graphics for this section (Figures 14A-R) were derived from the Specific Land Use Plan (Figure 4). The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of these illustrative plans, it is anticipated that actual lotting and internal circulation will not be determined until the tract map stage.

### III. SPECIFIC PLAN

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**TABLE VI**  
PLANNING AREA LAND USE SUMMARY

PLANNING AREA	USES	DU
1	Commercial	-
2	Very High Density Residential	166
3	Day Care – Optional	-
4	Medium Density Residential (6,500 s.f.)	63
5	Medium Density Residential (7,200 s.f.)	69
6	Medium Density Residential (6,000 s.f.)	159
7	Medium Density Residential (6,000 s.f.)	45
8	Medium Density Residential (6,000 s.f.)	65
9	Medium Density Residential (6,000 s.f.)	103
10	Private Mini-Park	-
11	Medium Density Residential (6,500 s.f.)	114
12	Medium Density Residential (10,000 s.f.)	22
13	Lake Area/Greenbelt	-
14	Medium Density Residential (7,200 s.f.)	136
15	Medium Density Residential (6,000 s.f.)	120
16	Elementary School	-
17	Medium Density Residential (6,500 s.f.)	96
18	Community Park / Open Space	-
19	Private Mini-Park	-



**DESIGN DETERMINANTS SUMMARY**  
**MENIFEE EAST**  
 EAST MENIFEE INVESTMENTS, 31676 RAILROAD CANYON ROAD, CANYON LAKE, CA 92587

**FIGURE 3**  
**CSL ENGINEERING, INC.**  
 11651 STERLING AVENUE, SUITE E  
 RIVERSIDE, CALIFORNIA 92503  
 (909) 785-5122 • FAX (909) 785-5180

### III. SPECIFIC PLAN

---

The project site has been divided into 19 planning areas on the basis of logical, separate units of development. The individual planning areas shown on the *Land Use Plan* as shown on Figure 4 and a Detailed Land Use Summary is provided in Table 1A.. Specific information on each of the planning areas within the Meniffee East community is provided within Section III.B., *Planning Area Development Standards* and in Planning Area Figures 14A through 14O. The proposed land uses within Meniffee East are as follows:

- **RESIDENTIAL** – A variety of housing styles and sizes are provided to appeal to a wide range of future Meniffee East residents. Residential planning areas account for 227.7 acres, or 57% of the project site. Residential densities within the project will net 5.1 dwelling units per acre (du/ac) and gross 2.9 du/ac overall. The housing mix will be spread over five density ranges as described below:
  - **Medium Density Residential (3.2 DU/AC)** – consists of 22 dwelling units on 6.8 acres of land in Planning Area 12. Lot sizes in these areas will be a minimum of 10,000 square feet.
  - **Medium Density Residential (4.1 DU/AC)** – consists of 205 dwelling units on 50.3 acres of land in Planning Areas 5 and 14. Lot sizes in these areas will be a minimum of 7,200 square feet.
  - **Medium Density Residential (4.5 DU/AC)** – consists of 273 dwelling units on 61.2 acres of land in Planning Areas 4, 11 and 17. Lot sizes in these areas will be a minimum of 6,500 square feet.
  - **Medium Density Residential (4.9 DU/AC)** – consists of 492 dwelling units on 99.6 acres of land in Planning Areas 6, 7, 8, 9 and 15. Lot sizes in these areas will be a minimum of 6,000 square feet.
  - **Very High Density Residential (17.0 DU/AC)** – consists of 166 multi-family units on 9.8 acres of land in Planning Area 2.
- **Commercial** – consists of a 14.3 acre site at the corner of Meniffee Road and Newport Road. This site will consist of mixed commercial uses to serve the community such as grocery, clothing, drug store and eating establishments.
- **Day Care** – consists of a 1.9 acre facility to provide the needs of working parents with in the community.
- **School** – consists of a 12.9 acre elementary school that is with in the Meniffee Union School District.
- **Parks/Recreation** – a variety of parks and recreational uses are provided for the benefit of the Meniffee East residents and the surrounding community. The following is a list of recreation areas and their proposed uses:
  - **Private Mini-Parks** – 3 mini parks are proposed varying in size form 0.6 acre to 1.5 acres. They will provide amenities ranging from picnicing and walking trails to tot lots and basketball.

### III. SPECIFIC PLAN

---

- **Community Park/Open Space** – 27.7 net acre facility that includes natural open space with walking trails, vista point and a 7 acre improved community park. This park will provide 3 sizes of soccer fields, basketball courts and picnicking. Amenities will be maintained by Valley Wide Park and Recreation and illustrates their desired uses.
- **Greenbelt/Lake & Paseos** – consists of 38.3 acres of lakes surrounded by a greenbelt area and walking trails totaling 52.2 acres. The lake will allow small electric powered boats and fishing opportunities. The various paseos total 19.3 acres surrounding by various planning areas and provide walking and bike trails. They also provide a buffer lot to the property to the North and East that serve as drainage routes in the event of a storm.
- **Roads** – major roads consisting of 39.9 acres provide access and circulation for this project. These roads are in conformance with the proposed RCIP.

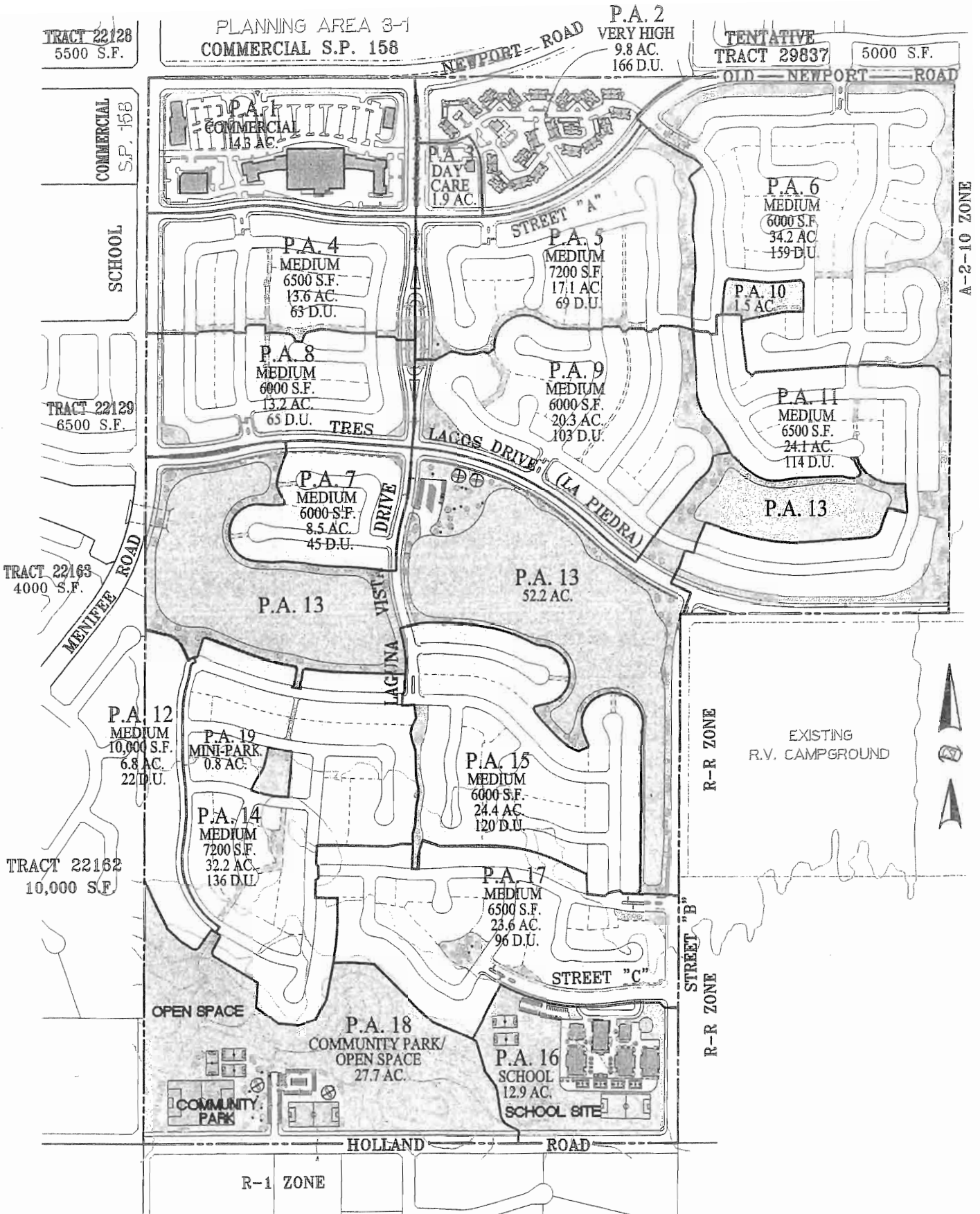


FIGURE 4

**LAND USE PLAN  
MENIFEES EAST**

EAST MENIFEES INVESTMENTS, 31676 RAILROAD CANYON ROAD, CANYON LAKE, CA 92587

**CSL ENGINEERING, INC.**

11651 STERLING AVENUE, SUITE E  
RIVERSIDE, CALIFORNIA 92503  
(909) 785-5122 • FAX (909) 785-5180

### III. SPECIFIC PLAN

**TABLE IA**  
DETAIL LAND USE SUMMARY

PLANNING AREA	USES	NET AC	DU	DU/AC
1	Commercial	14.3	-	-
2	Very High Density Residential	9.8	166	17.0
3	Day Care – Optional	1.9	-	-
4	Medium Density Residential (6,500 s.f.)	13.6	63	4.3
5	Medium Density Residential (7,200 s.f.)	17.1	69	4.0
6	Medium Density Residential (6,000 s.f.)	33.9	159	4.7
7	Medium Density Residential (6,000 s.f.)	8.5	45	5.3
8	Medium Density Residential (6,000 s.f.)	13.2	65	4.9
9	Medium Density Residential (6,000 s.f.)	20.3	103	5.1
10	Private Mini-Park	1.5	-	-
11	Medium Density Residential (6,500 s.f.)	24.1	114	4.3
12	Medium Density Residential (10,000 s.f.)	6.8	22	3.2
13	Lake Area/Greenbelt	52.2	-	-
14	Medium Density Residential (7,200 s.f.)	33.2	136	4.1
15	Medium Density Residential (6,000 s.f.)	24.4	120	5.2
16	Elementary School	12.9	-	-
17	Medium Density Residential (6,500 s.f.)	23.6	96	4.1
18	Community Park / Open Space	27.7	-	-
19	Private Mini-Park	0.8	-	-
-	Landscape Easements/Paseos	19.3	-	-
-	Major Roads	39.9	-	-
	<b>Totals</b>	399.0	1158	