

## II. SUMMARY

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### A. PROJECT SITE LOCATION

Menifee East is located in the Menifee Valley south of Sun City and East of the 215 Freeway. The Menifee Area is shown on the Regional Map on figure 1 and the Vicinity Map on figure 2.

### B. PROJECT BACKGROUND

Menifee East has been in the planning stages since the early 1990's and the Specific Plan 247 was approved in June of 1995. The current amendment has been in the planning stages since mid 2001. The current site plan incorporates County Staff input and recommendations, while providing a lake system that resolves potential drainage obstacles to the east. The Specific Plan Amendment provides for a more recreational/aesthetically pleasing project and meets or exceeds District 3 guidelines. The desire to create a gated community has also been incorporated in the redesign. This site has been used over the past 50 years for dry farming.

### C. PROJECT SUMMARY

Specific Plan 247 and EIR No. 327 were previously prepared as a combination document for the purpose of establishing guidelines for a mixed-use land development plan and to evaluate potential environmental impacts resulting from the implementation of this plan. This amendment is based on the foundation of the previous documents.

General Plan Amendment (GPA No. 198) was prepared with the original specific plan. The amendment area encompassed the entire Specific Plan project site and amended the Open Space and Conservation Element and Map designation from "Agriculture" to "Specific Plan No. 247". Change of Zone No. 5456 was also approved to change the property's zoning from "A-1-20" to "SP".

The Menifee East Specific Plan area, as noted on Figure 1, *Regional Map*, and illustrated on Figure 2, *Vicinity Map*, consists of approximately 400 acres in the western section of Riverside County, southeast of the intersection of Menifee Road and Newport Road. Primary access to the project site can be taken at Interstate 215 and Newport Road. On-going land uses in the project vicinity include residential, commercial and agricultural.

When developed, the Menifee East Specific Plan will be a self-contained development providing a mix of residential, commercial, recreational and open space uses. Residential product types will vary in density from *medium* (3.2 du/ac) to *very high* (17.0 du/ac). The project also will include a neighborhood commercial site, an elementary school, a community park, three mini-parks, a gated community, day-care site, as well as a 52.2 acre lake/greenbelt area.

- 1) This amended Specific Plan has been redesigned with a gated community in mind. With this design the school and community park has been moved to Holland Road for improved public access.
- 2) The total density for this project has been reduced from 1283 D.U. to 1158 D.U., and the minimum lot size has been increased from 5000 to 6000 square feet to reflect the County of Riverside's current desire for larger lot sizes.
- 3) The master planned realignment of Newport Road has been incorporated into the redesign of this project.

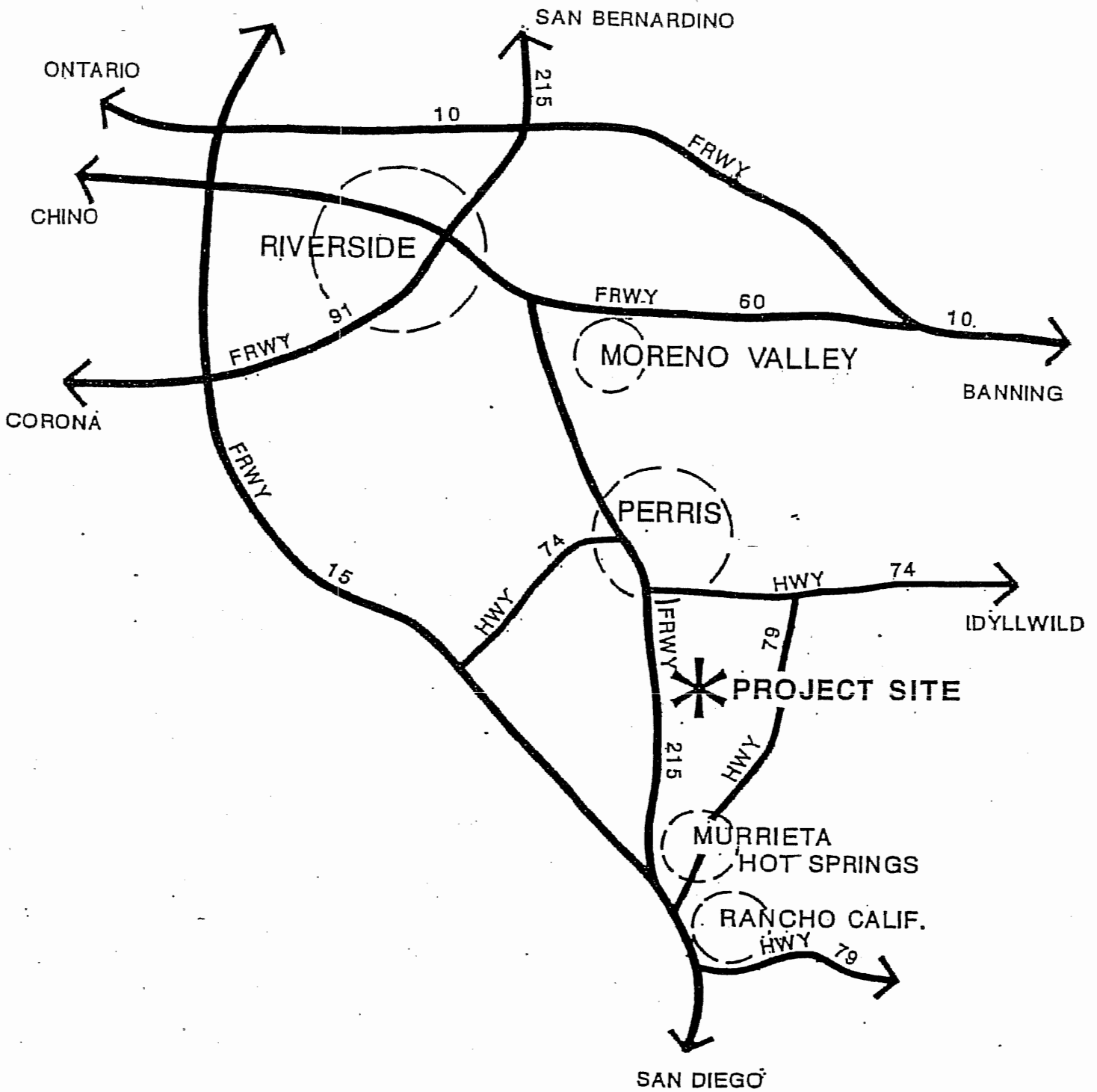


FIGURE 1

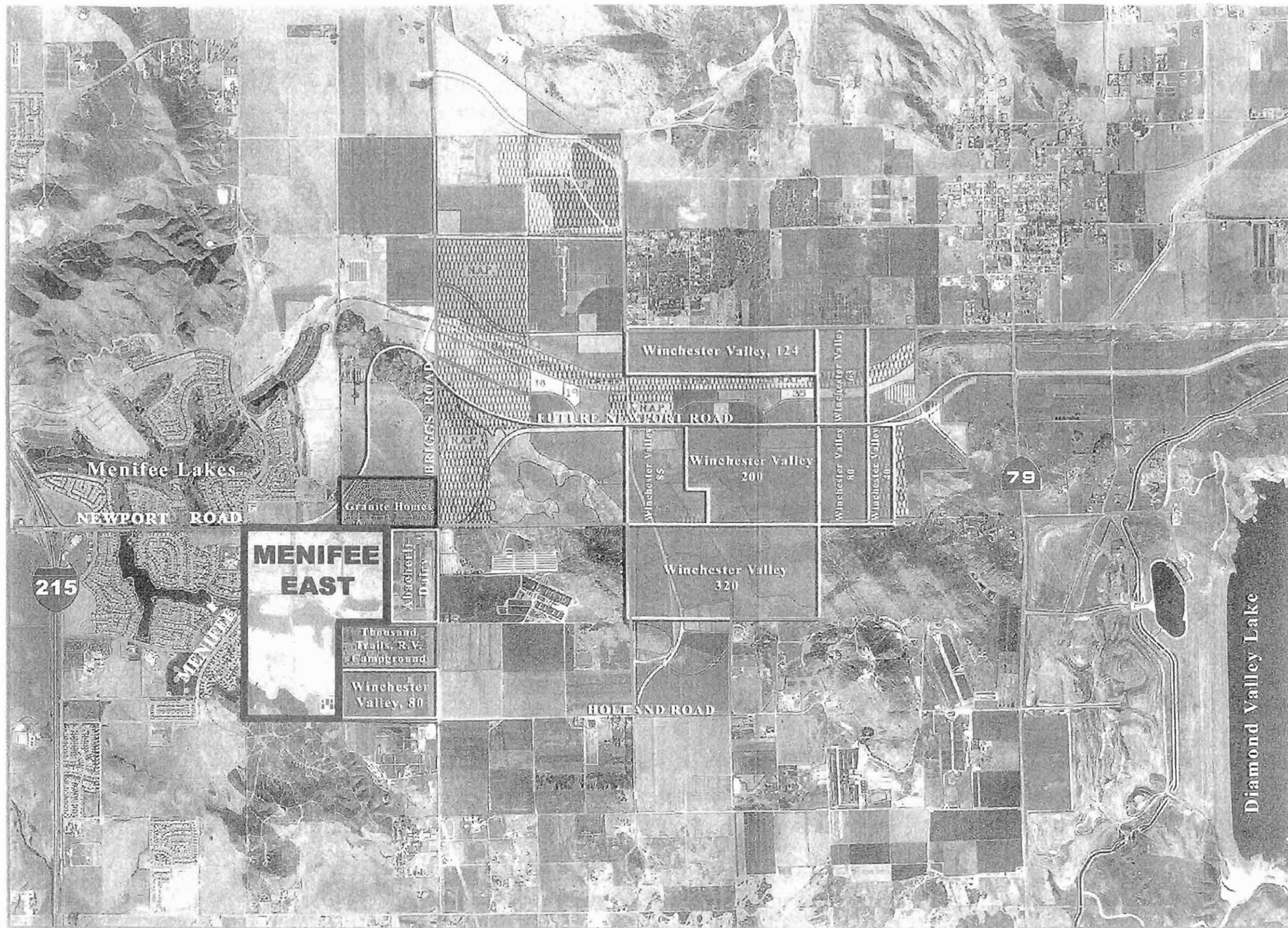
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REGIONAL MAP

**MENIFEE EAST**

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



**Vicinity Map**

**MENIFEE EAST**



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

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Figure 2

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## II. SUMMARY

The Menifee East Specific Plan can be summarized as follows:

**TABLE I**  
**LAND USE SUMMARY**

LAND USE	ACREAGE	DWELLING UNITS/ACRE*	MAXIMUM DU	PERCENTAGE
<b>RESIDENTIAL</b>				
10,000 SF – Medium	6.8	3.2	22	1.7%
7,200 SF – Medium	50.3	4.1	205	12.6%
6,500 SF – Medium	61.3	4.5	273	15.4%
6,000 SF – Medium	99.8	4.9	492	24.9%
Multi-Family-Very High	9.8	16.9	166	2.5%
<b>RESIDENTIAL SUBTOTAL</b>	<b>228.0</b>	<b>5.1</b>	<b>1158</b>	<b>57.1%</b>
<b>NON-RESIDENTIAL</b>				
School	12.9	-	-	3.2%
Day Care	1.9	-	-	0.5%
Parks	9.8	-	-	2.5%
Lake/Greenbelt	52.2	-	-	13.1%
Landscape Easements/Paseos	19.3	-	-	4.8%
Natural Open Space	20.7	-	-	5.2%
Commercial	14.3	-	-	3.6%
Major Roads**	39.9	-	-	10.0%
<b>NON-RESIDENTIAL SUBTOTAL</b>	<b>171.1</b>	<b>-</b>	<b>-</b>	<b>42.9%</b>
<b>PROJECT TOTAL</b>	<b>399.0</b>	<b>2.9</b>	<b>1158</b>	<b>100%</b>

\* Density does not include perimeter roads or paseos. Density would decrease if these were included.

\*\* Includes additional right-of-way and medians per district 3 guidelines and landscape easements.  
(Local collector and Larger)

## I. SUMMARY

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) The various planning area configurations have been designed to incorporate curvilinear streets, access to the lakes and parks, and the implementation of the master planned road realignment of Tres Lagos Drive (La Piedra).

) The addition of lakes have been utilized in this project to better serve the conveyance of floodwaters across this project to Menifee Lakes, to eliminate the need for importing over 3,000,000 C.Y. as needed by the previous design, and to provide recreational uses such as boating or fishing to the future residents of the Menifee East project.

) The liberal implementation of paseos and greenbelts has been employed to provide a buffer with surrounding properties and to help convey storm water flows through the project while at the same time providing additional open space, trails and the greening up of the project. These paseos also have been used wherever practical to separate the various planning areas.

) The school site has been increased from 10-acres to 12.9-acres at the request of Menifee Union School District and moved southerly abutting the future Holland Road extension.

### D. ENVIRONMENTAL SETTING

#### a) Regional Setting

Menifee East is located in the Menifee Valley south of existing Sun City. It is centrally located between the large shopping and entertainment areas of the cities of Riverside, Hemet, Lake Elsinore and Temecula.

#### b) Surrounding Land Uses

Menifee East is surrounded on the West and North by the Menifee Specific Plan (SP 158) which is over 70% built out. Northeast of the site is the recently approved Tract 29837 which is a 310 residential lot gated community which is anticipated to begin grading in early 2003. To the East is an existing dairy, chicken ranch, recreation vehicle park and undeveloped land. South and Southwest of the site are various Tentative Maps currently being reviewed by the county for Tentative Map and Final Engineering approval. See figure 2A showing an aerial photo of the area.

#### c) Physical Site Conditions

The site is vacant and mostly flat, a good portion being located within a flood plain. It has been successfully dry farmed for over 50 years. The southerly portion is hilly with minimal vegetation and has apparently been used by off road vehicles.

#### d) Regional Characteristics

The Menifee East Project is centrally located between Lake Elsinore and Hemet, and between Temecula and Perris. The main access to the Menifee Area is off the 215 Freeway. It is in an area that has shown itself to be a very desirable "bedroom" community. This is evident in the past success of Specific Plan 158, the Menifee Lakes project, as well as the recent ongoing success of the Age Restricted Ryland Homes Oasis at Menifee project northwest of the Menifee East project. The Menifee Area provides for a wide range of recreational activities which include golf at the nearby Menifee Lakes Country Club, and close proximity to the Diamond Valley and the amenities associated with this lake. More generic recreational options are available westerly in the Lake Elsinore area, Northerly with Lake Perris and in the Riverside area with the Mission Inn, Easterly in the Lake Hemet area, and Southerly with the "Old Towne" area of Temecula. All in all, the location

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of the Menifee East project provides for varying interests including trout fishing in Lake Hemet, fine dining at the Mission Inn, water skiing in Lake Elsinore, or just browsing in the "Old Towne" area of Temecula.

e) **Planning Context**

The Menifee East project fits well with surrounding uses. To the West is existing Specific Plan 158 which has provided homesites varying from 4,000 sf to 10,000 sf, most of the existing lots in the 4,000 sf – 6,500 sf range.

To the Northwest is Planning Area 3-1 of Specific Plan 158 which is a proposed 40 acres commercial site. To the Northeast is Tentative Tract 29837 which is a proposed 310 lot gated community with lot sizes ranging in the 5,000 sf to 6,000 sf range.

To the East is a combination of uses including a dairy farm, a RV campground and vacant land.

To the South are a number of vacant properties some currently being land planned for residential subdivisions.

Based on the existing homes and land planning in the area, the Menifee East Project is a logical extension of what has westerly and northerly, and fits well within "planning context" of the area.



MENIFEE AREA, RIVERSIDE COUNTY  
(TAKEN DECEMBER 2001)

AERIAL PHOTOGRAPH

**MENIFEE EAST**

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

FIGURE 2A

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## II. SUMMARY - SUPPLEMENTAL CLARIFICATION TO EIR SUMMARY MATRIX

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### CLARIFICATION OF MATRIX TO CONFORM TO AMENDED SPECIFIC PLAN

#### PAGE

II-8	School site moved to Southeast corner.
II-9	Earthwork is reduced to 3 million cubic yards.
II-10	Meadow has been changed to 52.2 acres of lakes/greenbelt to facilitate storm flows.
II-14	Should be 20 acres of natural open space; buffers are now proposed; Planning Area 6 now has a 40' to 80' paseo buffer between lots and adjacent dairy farm.
II-15	Planning Area 19 has been removed from South Boundary; General Plan Amendment from "Agriculture" to "Specific Plan" has already been completed.
II-17	Planning Area 19 has been removed from South Boundary
II-18	Should be 20 acres of natural open space; Planning Areas 12, 14, 16 & 17 are the current Planning Area impacting the open space.
II-19	Energy demands will be reduced due to the number of units being reduced from 1,467 to 1,158.
II-21	The project now conforms to the proposed RCIP Transportation element.
II-24	Water usage impacts is addressed thru the Water Demand Assessment Report.
II-25	Should be 20 acres of natural open space.
II-26	Population will be reduced from 5,132 to 4,632 because the number of dwelling units has been reduced, therefore the number of officers will be reduced from 7.7 to 6.9.
II-27	The school acreage has been increased from 10 acres to 12 acres to accommodate new school area requirements.
II-29	Residential units have been reduced from 1,283 to 1,158 therefore reducing the population from 3,323 persons to 2,999 persons; Quimby requirements for park acreage have now been met.
II-31	Residential units have been reduced, therefore reducing the population from 3,323 persons to 2,999 persons, reducing the amount of solid waste generated.