

3.0 DEVELOPMENT PLAN

3.1 Comprehensive Land Use Plan

The Development Plan is divided into three subsections consisting of: (1) a plan overview, (2) a land use table, and (3) project wide development standards. The plan overview provides a description of the project and the land use components. The project-wide development standards delineate the standards that shall be applied to each of the land use components and the Land Use Table provides a statistical summary of the various land use components (see Figure 3-1).

3.1.1 Plan Overview

The project site encompasses a total area of 276.0 acres. The land use plan proposes residential development with 7,200 s.f. minimum lot sizes, one neighborhood park, an elementary school site, and open space. Canyon Heights Specific Plan No. 272, Amendment No. 1, provides for a maximum of 469 single-family homes at a gross density of 1.7 dwelling units per acre. The low overall density of the plan is due to the large acreage devoted to open space.

SPECIFIC PLAN LAND USE PLAN:

The residential component of Canyon Heights Specific Plan No. 272, Amendment No. 1 includes five individual planning areas with minimum lot sizes of 7,200 square feet (sf), instead of seven planning areas with lot sizes ranging from 5,000 sf to 7,000 sf as proposed in the original specific plan. Under this amendment, all planning areas will contain lots that are no smaller than 7,200 sf. The 469 medium density single-family residential units located within the specific plan area will consist of 469 du (7,200 sf) on 110.6 acres.

Recreational and open space uses are linked throughout the project and provide many active and passive recreational and view opportunities for the residents. The following provides a generalized discussion of the project's various land use components.

A. Residential Component

The residential component of the plan was designed based both upon marketing studies and the physical and environmental opportunities and constraints occurring on the property, which strategically locates the planning areas to preserve several major site features and to minimize environmental impacts.



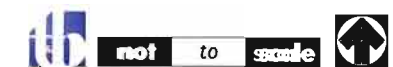
LAND USE DESIGNATION	ACRES	DENSITY	UNITS
RESIDENTIAL- 7,200 S.F. LOTS	110.6	4.2	469
PARKS	12.0	---	---
SCHOOL*	12.2	---	---
ROADS	13.5	---	---
OPEN SPACE	127.7	---	---
PROJECT TOTALS	276.0	1.70 du/ac	469

*If at some future point in time the MUSD should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses. If residential uses are implemented, this planning area would be developed as an extension of Planning Area 6. Access would be taken from North Canyon Heights Road. A minimum lot size of 7,200 s.f. would be allowed at a target density of 3.8 du/ac.

CANYON HEIGHTS SP# 272 AMENDMENT NO. 1

EMPIRE LAND LLC

Figure 3-1
LAND USE PLAN



Under Canyon Heights Specific Plan 272, Amendment No. 1, there will be single family medium density residential uses consisting of 7,200 sf lots. Planning Areas 2, 4 and 6 will contain 244 dwelling units (du) (7,200 sf) on 57.6 acres and Planning Areas 5 and 7 will contain 225 du (7,200 sf) on 53 acres. Also, if at some future point in time the Menifee Union School District (MUSD) should decline to acquire the 12.2-acre school site for development of an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses by transferring units from other planning areas. If residential uses are implemented, Planning Area 3 would be developed as an extension of Planning Area 6. Access would be taken from North Canyon Heights Road. A minimum lot size of 7,200 s.f. with a maximum density of 3.8 du/ac would be allowed. In no case, however, may the maximum unit count of the Specific Plan exceed 469 dwelling units.

B. Recreational and Open Space Component

A substantial recreational and open space component is paramount in planning for any quality development. The following describes the recreational and open space components that are proposed within the Canyon Heights Specific Plan area.

Recreational Component

The Canyon Heights Specific Plan 272, Amendment No. 1, provides an amenity package that includes a 12.0-acre park (Planning Area 1) with a multi-use soccer field, picnic areas, and passive recreational amenities. A parking lot will also be located within the park area and access to the parking lot will be provided via North Canyon Heights Drive. A pedestrian bridge will provide access from the parking area to the active and passive use areas of the park.

Open Space Component

The Canyon Heights land use plan also provides for 127.7 acres (46%) to be retained as permanent open space. A majority of the western portion of the project site, 102.7 acres, will be preserved as open space and approximately 25 acres will be preserved within the center portion of the specific plan area.

C. Educational Component

A 12.2-acre elementary school site (Planning Area 3) is proposed adjacent to North Canyon Heights Road (the major internal loop roadway located within the project area). This elementary school site will be offered for conveyance to the Menifee Union School District (MUSD).

3.1.2 **Project-Wide Development Standards**

- The project proponent and/or assignees, shall also serve as the master developer for implementing subdivision and development plans.
- Final lot design for each planning area shall be determined through review of tentative and final tract maps, subject to the maximum density permitted for the planning area.
- Adjustments in the planning area boundaries, which do not exceed a cumulative total of

ten percent of the original size in acres, resulting from final road alignments, geotechnical or engineering refinements to the site plan, tentative and/or final tract maps, shall not require an amendment to the specific plan where such adjustments are consistent with the intent of the County of Riverside General Plan and this specific plan.

3.1.3 Land Use Table

Canyon Heights Statistical Summary					
Planning Area	Land Use	Minimum Lot Size	Dwelling Units	Acres	Density
1	Park	N/A	N/A	12.0	N/A
2	SFR-7,200	7,200 square feet	26	6.8	3.8
3	Elementary School *	N/A	N/A	12.2	N/A
4	SFR-7,200	7,200 square feet	143	30.8	4.6
5	SFR-7,200	7,200 square feet	71	14.5	4.7
6	SFR-7,200	7,200 square feet	75	20.0	3.7
7	SFR-7,200	7,200 square feet	154	38.5	4.0
8	Open Space	N/A	N/A	102.7	N/A
8a	Open Space	N/A	N/A	25.0	N/A
	Roads	N/A	N/A	13.5	N/A
TOTAL			469	276.0	1.7

* Note: If at some future point in time the MUSD should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses by transferring units from other planning areas. If residential uses are implemented, this planning area would be developed as an extension of Planning Area 6. Access would be taken from North Canyon Heights Road. A minimum lot size of 7,200 s.f. would be allowed at a target density of 3.8 du/ac.

3.2 Planning Area Design and Development Standards

This section provides the specific development standards to be applied to each planning area. Figure 3-1 identifies the individual planning areas and a summary of the proposed development concept for Canyon Heights Specific Plan No. 272, Amendment No. 1.