

II. Project Summary

2.1 Project Location

This section describes the Project location, existing features of the Project site and an overview of the Project. Additional information about the Project objectives and the technical, economic and environmental characteristics of the Project are included in the EIR.

The Cantalena Specific Plan is a master planned community located in the Sun City/Menifee Valley Area. (Refer to Figure II-1 Regional Map.) Two vacant parcels totaling approximately 264 acres border the property directly on the west side. Interstate 215 lies approximately 3/4 of a mile to the west beyond the vacant area. The Project is bordered on the east by rural residential homes on two to five acre (2-5ac) lots. To the south the Project is bordered by residences on one acre (1 ac) lots and on the north by residences on 7,200 square foot minimum lots (See Figures II-3, and II-4).

Scott Road, the major east and west arterial for the site, creates the southern border and links I-215 to SR 79 in Winchester. The site is located within the jurisdiction of the County of Riverside. (See Figure II-2.)

2.2 Site Description

Cantalena is proposed on currently vacant, unimproved flat land. Elevations range from roughly 1,480-1,500 feet above sea level. The site is currently dry farmed (See Figures II-4 & II-5).

2.3 Project Overview

The proposed Project will consist of a community of up to 935 residential units. The Project contains 10 Planning Areas, 7 of which will be designated for residential use. One of these Planning Areas includes a school site and another is planned for a community park. The site will feature a multi-purpose paseo/trail network that will allow bicycle, pedestrian and other non-motorized forms of travel to move throughout the Project. This trail system also offers interconnectivity to nearby commercial and recreation areas. Landscaped areas will provide an enhanced buffer from the suburban and rural areas outside of the Project. Densities within the residential planning areas may range from two to twenty units per acre (2-20 Du/Ac). The land uses proposed for the Cantalena Specific Plan are indicated in Table II-1 and illustrated in Figure IV-1. These proposed land uses closely coincide with the RCIP Vision for the Town Center portion of the Sun City/Menifee Valley Community Center, which is designated as a land use overlay alternative for the site. The Town Center concept concentrates residential density near employment centers and transportation corridors. As planned residents will be able to work and play closer to home and reduce their reliance on motorized transportation. By providing open areas for recreation, residents of the Project and the surrounding community will be able to easily walk to facilities such as playgrounds, ball fields, passive parks and schools.

Concurrently with the processing of this Specific Plan and Environmental Impact Report, applications for a Change of Zone and General Plan Amendment are being processed. The General Plan Amendment



Specific Plan
No. 334
&
EIR No. 463

will remove approximately 1/4 mile of Wickerd Road from the General Plan within the Project boundaries (western boundary to Haleblan Road. The Change of Zone for the Project will change the Project area's zoning from Industrial Park to Specific Plan.

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*Specific Plan
No. 334
&
EIR No. 463*

Table II-1 Land Use Table

P.A.	Land Use	AC	DU/AC	Area %	Pop. Est	Units
1	Medium High Density	13.7	4.9	6.02	143	47
2	Medium High Density	16.9	4.9	10.67	253	83
3	Very High Density	11.0	17.8	6.95	466	196
4	*School	12.0	-	7.56	-	-
5	Very High Density	12.0	18.0	7.56	505	216
6	Very High Density	13.4	17.0	8.47	565	228
7	Medium High Density	15.4	4.5	9.71	209	70
8	Medium High Density	20.0	4.8	12.57	298	95
9	Park (inc. drainage)	14.6	-	9.2	-	-
10	Drainage (exc. Park)	11.0	-	9.57	0	-
	R/W & Streets	18.6	-	11.71	-	-
	TOTAL	158.67	5.9	100	2,439	935

Actual Park Requirement: 12.2 (Plan exceeds park requirement.)

Notes

Park calculation based on Riverside County Ordinance 460, Section 10.35

Population calculated as follows:

The average number of persons per unit shall be as follows:

- a. Single Family Dwelling Unit (Detached Garage): 2.98 persons per dwelling unit.
- b. Single Family Dwelling Unit (Attached Garage): 2.59 persons per dwelling unit.
- c. Two dwelling units per structure: 2.64 persons per dwelling unit.
- d. Three or four dwelling units per structure: 2.48 persons per dwelling unit.
- e. Five or more dwelling units per structure: 2.34 persons per dwelling unit.

* A school site is the primary land use for Planning Area 4. In the event the MUSD does not purchase PA4, then it may revert to High Density Residential. Please see the alternative land use table on the following page.

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Project Summary II-3



*Specific Plan
No. 334
&
EIR No. 463*

Table II-2 Alternative Land Use Table

P.A.	Land Use	AC	DU/AC	Area %	Pop. Est	Units
1	Medium High Density	13.7	4.9	6.02	143	47
2	Medium High Density	16.9	4.9	10.67	253	83
3	Very High Density	11.0	17.8	6.95	466	196
4	*High Density	12.0	12.0	7.56	337	144
5	Very High Density	12.0	18.0	7.56	505	216
6	Very High Density	13.4	17.0	8.47	565	228
7	Medium High Density	15.4	4.5	9.71	209	70
8	Medium High Density	20.0	4.8	12.57	298	95
9	Park (inc. drainage)	14.6	-	9.2	-	-
10	Drainage (exc. Park)	11.0	-	9.57	0	-
	R/W & Streets	18.6	-	11.71	-	-
	TOTAL	158.67	6.8	100	2,777	1,079

Actual Park Requirement: 13.89 (Plan exceeds park requirement.)

Notes

Park calculation based on Riverside County Ordinance 460, Section 10.35

Population calculated as follows:

The average number of persons per unit shall be as follows:

- a. Single Family Dwelling Unit (Detached Garage): 2.98 persons per dwelling unit.
- b. Single Family Dwelling Unit (Attached Garage): 2.59 persons per dwelling unit.
- c. Two dwelling units per structure: 2.64 persons per dwelling unit.
- d. Three or four dwelling units per structure: 2.48 persons per dwelling unit.
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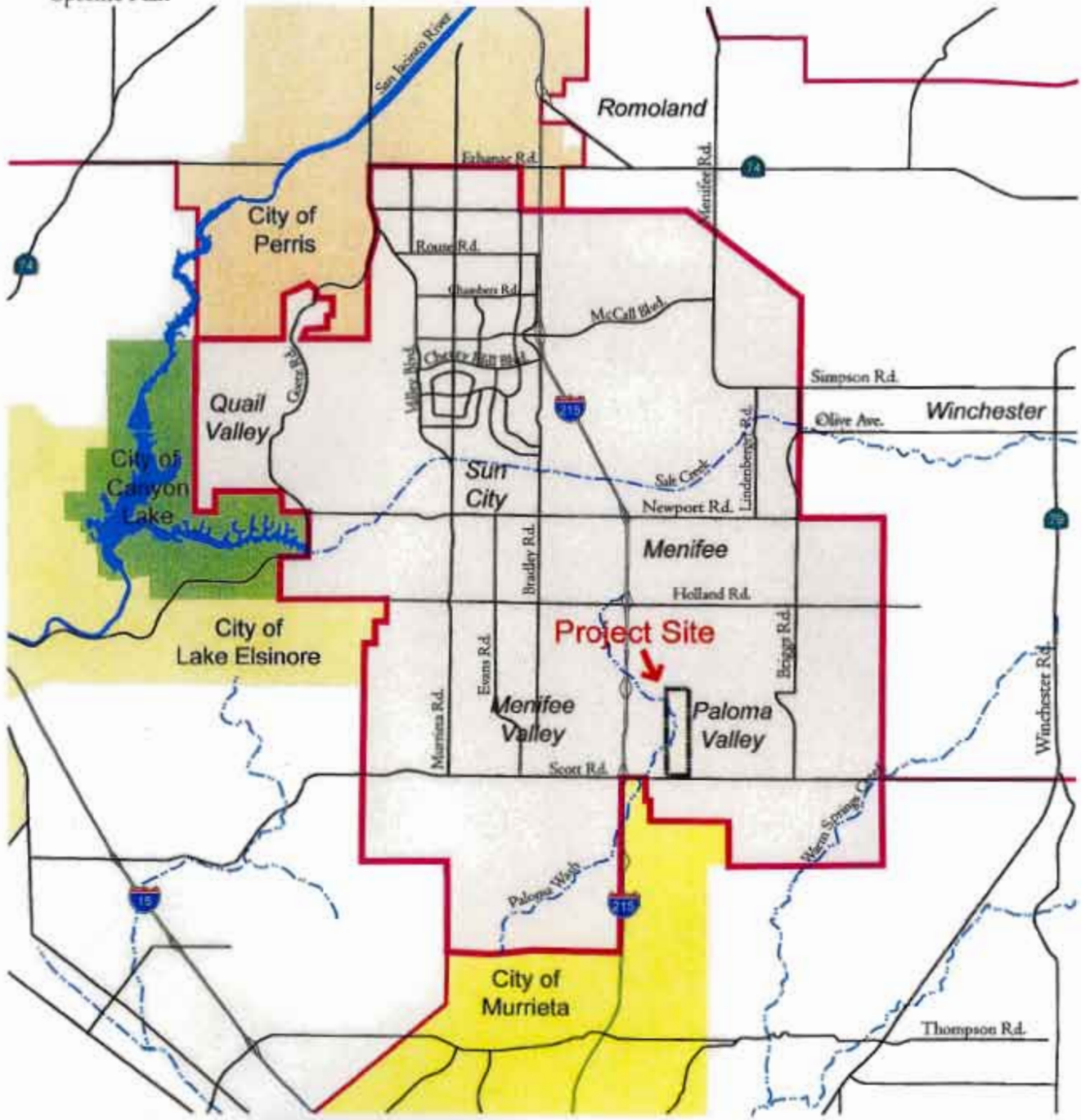
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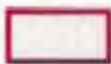
Project Summary II-4

Cantalena

Specific Plan

Regional Map/Area Plan Map Figure II-1

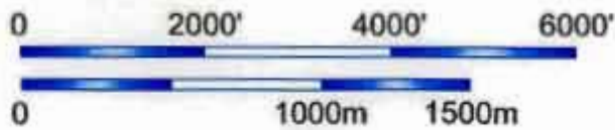
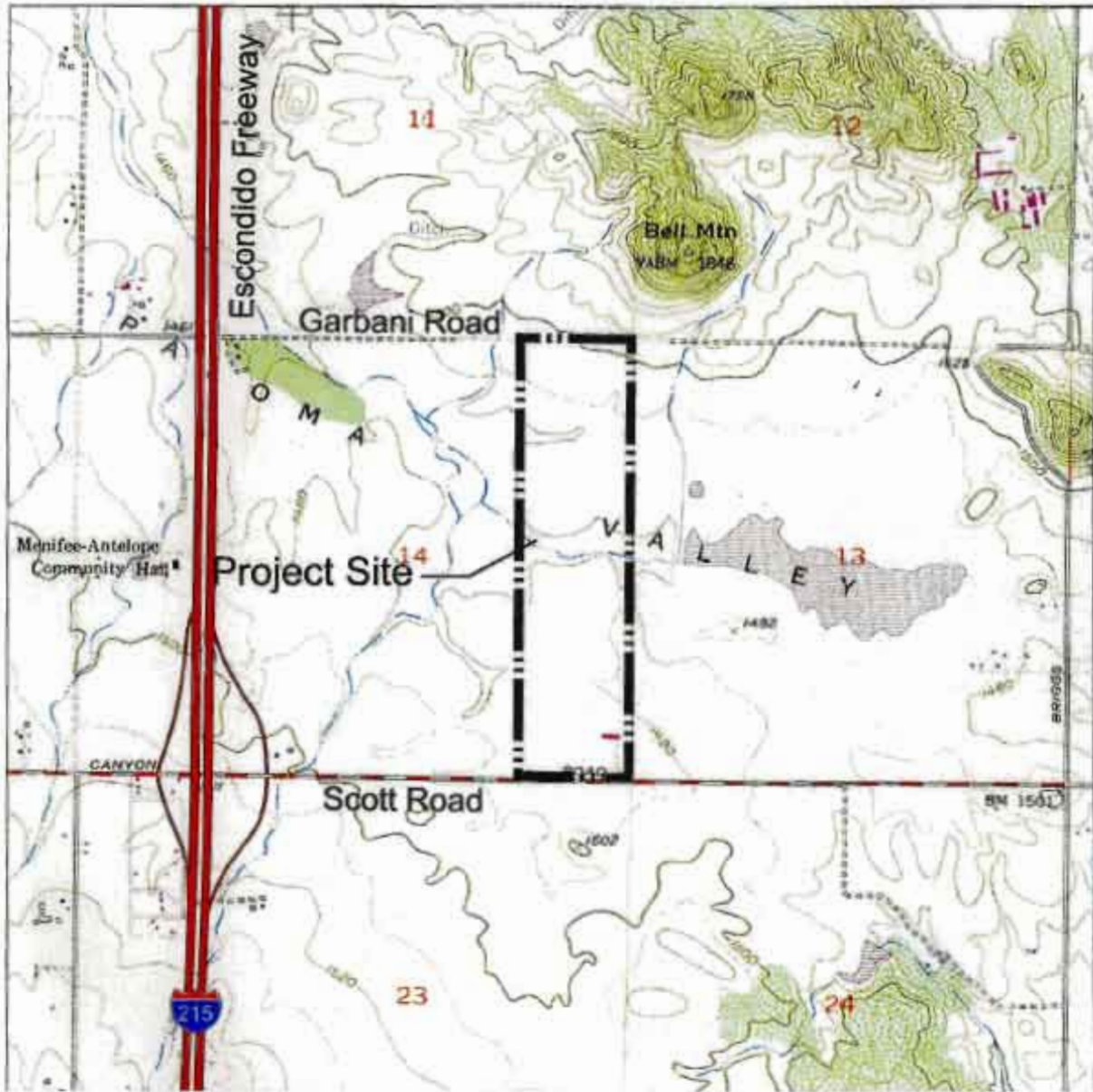


 Sun City/Menifee Valley
Plan Area

Cantalena

Specific Plan

Vicinity Map (USGS)
Figure II-2



Cantalena

Specific Plan

Orthographic
Aerial Photograph
Figure II-3



