RIVERSIDE COUNTY
STANLEY SNIFF
SHERIFF-CORONER

Sheriff

PERRIS STATION

December 7, 2017

T & B Planning
17542 East 17th Street, Suite 100
Tustin, CA 92780

Re: Fleming Ranch Specific Plan Request for Information Regarding Sheriff Service Availability

Dear Ms. Lauren Fujimori,

In response to the T & B Planning letter dated November 28, 2017, my staff and I have reviewed the Fleming Ranch Specific Plan for law enforcement public safety impacts. Responses to your questions are included below. This response does not include the costs associated with police service increases that the proposed development would require.

The proposed development falls within the City of Menifee. Menifee contracts with the Riverside County Sheriff's Department for police services. This contract is served out of the Perris Station.

The City of Menifee contracts for 140 hours of police service a day for patrol. The contracted police service hours equate to approximately 87 total personnel; 58 of which are sworn officers. The remaining personnel include non-sworn community service officers and other support staff. Based on Menifee's population of 90,660, the resident to officer ratio is .64 per 1,000.

Through November of 2017, the average response times in Menifee are as follows:

Priority 1	8.06 minutes	590 calls
Priority 2	19.24 minutes	11,214 calls
Priority 3	40 minutes	10,168 calls
Priority 4	67.49 minutes	5,286 calls

Development: The proposed development of 1080 residential units will generate an approximate population of 3,240 persons. The law enforcement impacts of this population growth would generate an increased demand for police services. At full build out, the Sheriff's Department would handle an estimated 6,026 calls for service per year and approximately 97 Part 1 Crimes.

Mitigation: In order to mitigate the Fleming Ranch Specific Plan full build out impact to the demand for police service, the City of Menifee will require additional sworn personnel and non-sworn support staff. Applying the national average of 1.2 officers per 1,000 (as noted in your letter) to the expected population of the Fleming Ranch project, 3.9 additional sworn officers would be required. Additional costs related to equipment and materials, along with training would be associated with the added personnel.

The information provided in this report is based on current data obtained from the Fleming Ranch Specific plan. The findings in this letter represent the minimal impacts and necessary mitigation as other issues may arise during actual planning, review, and project implementation. All final recommendations in regards to this project will be based on the plan review at the time of plan submittal.

Should you have any questions, or wish to discuss the contents of this response, please feel free to contact me at (951) 210-1000 or by email at gfellows@riversidesheriff.org.

Sincerely,

Gregory Fellows, Captain

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

John R. Hawkins - Fire Chief
210 West San Jacinto Avenue, Perris, Ca 92570-1915
Bus: (951) 940-6900 Fax: (951) 940-6373 www.rvcfire.org

November 29, 2017

Ms. Lauren Fujimori
T&B Planning
17542 East 17th Street, Suite 100
Tustin, CA 92780

RE: City of Menifee- Specific Plan No. 2017-187 "Fleming Ranch"

Dear Ms. Fujimori,
Please see below for our responses to your questions in blue.

1. According to the City of Menifee General Plan, the project site is not located in a high fire hazard severity zone, and does not indicate that the project is located in a Local Responsibility Area or State Responsibility Area/Federal Responsibility Area. As such, we do not anticipate the project would require special considerations for fire prevention beyond standard compliance with applicable building codes/ordinances. Please confirm that our understanding is correct, and we encourage you to provide any additional information as appropriate.

   The Project Site is not located in a Fire Hazard Severity Zone. Please consult with the Office of the Fire Marshall regarding applicable Codes and Ordinances.

2. It is our understanding that due to the urban nature of the project, the project would be classified as "Category II – Urban," per the Riverside County Fire Master Plan. Category II requires a fire station within three (3) roadway miles and a full first alarm assignment team operating on scene within 15 minutes of dispatch. Please confirm.

   Correct. Please note that the time for first full alarm Is *operating* and not travel time.

3. Please indicate what existing (or proposed) fire stations would be available to serve the proposed development. In addition, please indicate staffing and equipment levels for these existing/proposed facilities.

   Station 7, located on 27860 Bradley Rd. in Menifee, will respond with one city Type 1 Fire Engine and or a Medic Squad providing paramedic service. The distance from the station to the proposed development is approximately two miles. This station is staffed 24 hours a day, 7 days a week, with a 3-person crew on the Type 1 Engine and a 2-person crew on the Medic Squad providing Paramedic Service.

4. Please indicate the current minimum staffing levels in the area, and if this staffing level currently meets existing demands.

   Current staffing levels from the closest responding station includes a Type 1 Fire engine with a staffing of 3, and a Paramedic Squad with a staffing of 2. The Squad was just recently added to handle the heavy call volume within this response area, and we do not have sufficient response statistics to evaluate impacts.

5. What are the department's level of service standards, if any (i.e., number of fire personnel per service population, etc.)? Will the proposed project affect the department's ability to meet these level of service standards?

Our service levels are not based on a ratio of staff to population. Our ability to provide acceptable levels of service is based on unit reliability (availability for call) and response times. We have recently augmented our responses in this area by adding a two person squad. Because our data is so new on on this increased coverage, it is not sufficient to comment on.
According to our currently Adopted Riverside County Fire Masterplan, a Fire Station is required for every 2,000 dwelling units and/or 3 million s.f. of commercial/ industrial space. Station 7 is currently the busiest station in Riverside County running about 4,600 calls per year due to the demographics of the area. With this quantity of calls, response times get longer because of simultaneous calls running at the same time. With the Station already at its capacity, adding another 1,000 residents to the area will heavily impact call volume in the area.

6. Please indicate whether the existing (or proposed) fire stations that would serve the project are sufficient to achieve the appropriate level of service standards, including the criteria for "Category II - Urban."

   See notes above.

7. It is our understanding that, based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or appropriate fire company is recommended for every 2,000 new dwelling units. Given the project's proposed level of intensity (i.e., 1,080 dwelling units, and commercial land uses), the proposed project would not require a new fire station or fire company to meet anticipated service demands. Please confirm that our understanding is correct.

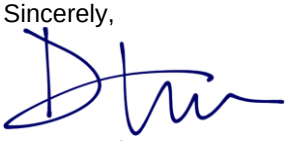
   This standard is being reviewed. Likewise, the provided service for this area will be reviewed in conjunction with the recently supplemented response capability. As you note from below in your question number 8, all development results in a cumulative impact to our services, and we anticipate this project will as well.

8. Although the project would not directly cause the need for a new fire station or fire company, the project would incrementally (cumulatively) impact the fire department's ability to meet anticipated service demands. As such, the proponent/developer would be required to participate in the Development Impact Fee (DIF) Program as to mitigate its portion of these impacts. Payment of DIF fees would provide funding for capital improvements such as land/equipment purchases and fire station construction, and would mitigate the project's anticipated cumulative impact to fire services to less than significant levels. Please confirm or clarify our understanding.

   At this time, we cannot advise whether this project will result in further unmitigated impacts. While DIF might mitigate capital projects, we encourage our administrative staff and legislative bodies to review and determine if mitigations are necessary for ongoing operational impacts to our services.

If I can be of further assistance, please feel free to contact me at (951) 293-1993 or email dexter.galang@fire.ca.gov.

Sincerely,



Dexter Galang
Fire Facilities Planner
Strategic Planning

PERRIS UNION
HIGH SCHOOL DISTRICT
155 E. Fourth Street, Perris, CA 92570
951-943-6369
puhsd.org @puhsd PerrisUnionHSD

Superintendent: Grant Bennett

Candace Reines
Deputy Superintendent
Business Services

Marilyn Saucedo, Ed.D.
Assistant Superintendent
Educational Services

Kirk Skorpanich
Assistant Superintendent
Human Resources

Joseph Williams
Executive Director
Technology

November 27, 2017

Lauren Fujimori, Staff Planner
T & B Planning
17542 East 17th Street
Tustin, CA. 92780

Lauren, I am providing responses per your letter pertaining to the Fleming Ranch Specific Plan and the Perris Union High School District's facilities that will serve this project.

1. The Fleming Ranch project would currently be served by Heritage High School; the school is located at 26001 Briggs Road, Menifee, CA. Heritage serves 2,804 students in grades 9 - 12. The design capacity of Heritage HS is for 2,640 students. The current enrollment is being served through some temporary/atypical scheduling and room-utilization. Therefore, the ability for Heritage HS to handle additional students is significantly compromised at this time. The current student generation rate (as identified in the 2017 Board-approved School Facilities Needs Analysis) is .1043 student/SFD..

2. The Perris Union HIgh School District recently completed an update to its Facilities Master Plan and a new high school is planned that, if constructed, would likely service the Fleming Ranch project; the new high school site is located at the northwest corner of Leon and Wickerd Roads just outside of the Menifee city limits. The new school is planned to serve approximately 2,500 students in grades 9-12. Timing for this new school is not yet known, as the financing plan for construction of the school has not been finalized. The most optimistic projection for opening the school is the 2021-22 school year.

3. Based upon the projected 1,080 dwelling units in the Fleming Ranch Specific Plan and our student generation rate of .1043, we anticipate the need to house 113 additional students. It will be necessary to finalize a mutually acceptable mitigation agreement to fund the required facilities for these additional students.

Please don't hesitate to let me know if you require any additional information at this time. We look forward to working closely with representatives from the Fleming Ranch project to ensure that high quality high school facilities are available to service future students generated from their project.

Sincerely,

Hector Gonzalez
Director of Facilities

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

October 26, 2017

Ms. Lisa Gordon, Planning Manager
City of Menifee Community Development Department
29714 Haun Road
Menifee CA 92586

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.:	ZAP1285MA17 – Letter 1 of 2
Related File Nos.:	SP 2017-187 (Specific Plan), CZ 2017-188 (Change of Zone)
APNs:	333-020-009 and -010, 333-030-012 and -013, -021, -022

Dear Ms. Gordon:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed City of Menifee Case Nos. SP 2017-187 (Specific Plan), a proposal to establish a new "Fleming Ranch" Specific Plan with medium-density residential community and freeway-oriented commercial development on 331 acres located easterly of Encanto Drive and Interstate 215, southerly of Rouse Road, and westerly of Antelope Road and CZ 2017-188, a proposal to change the zoning classification of the site from One-Family Dwellings (R-1) and Scenic Highway Commercial (C-P-S) to Specific Plan (SP). The proposed Specific Plan would provide for up to 1,080 dwelling units on 222.5 acres, 20.4 acres of commercial development, 12.9 acres of open space, and 36.6 acres of roadways.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, residential density and nonresidential intensity are not restricted.

As ALUC Director, I hereby find the above-referenced Specific Plan and Zone Change **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Specific Plan and Zone Change. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: BLC Fleming LLC, Noah Shih (applicant/property owner)
K&A Engineering, Inc. (representative)
The Fleming Family Limited Partnership (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

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AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

October 26, 2017

County Administrative Center
4080 Lemon St.,14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Lisa Gordon, Planning Manager
City of Menifee Community Development Department
29714 Haun Road
Menifee CA 92586

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.:	ZAP1285MA17 – Letter 2 of 2
Related File No.:	2017-264 (Tentative Tract Map No. 37391)
APNs:	333-020-009 and -010, 333-030-012 and -013, -021, -022

Dear Mr. Gordon:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Menifee Case No. 2017-264 (Tentative Tract Map No. 37391), a proposal to divide 331 acres located easterly of Encanto Drive and Interstate 215, southerly of Rouse Road, and westerly of Antelope Road, into 17 lots largely corresponding to individual residential Planning Areas of the proposed Fleming Ranch Specific Plan.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 14,000 feet from the project site. At this distance, given the runway elevation of 1,415 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,555 feet AMSL. The site has an existing maximum elevation of approximately 1,430 feet above mean sea level. With a maximum structure height of 45 feet, the top point elevation would be 1,475 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced Tentative Tract Map **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Menifee applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be

downward facing.

2. The following uses shall be prohibited:

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.

4. All new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/bioretention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

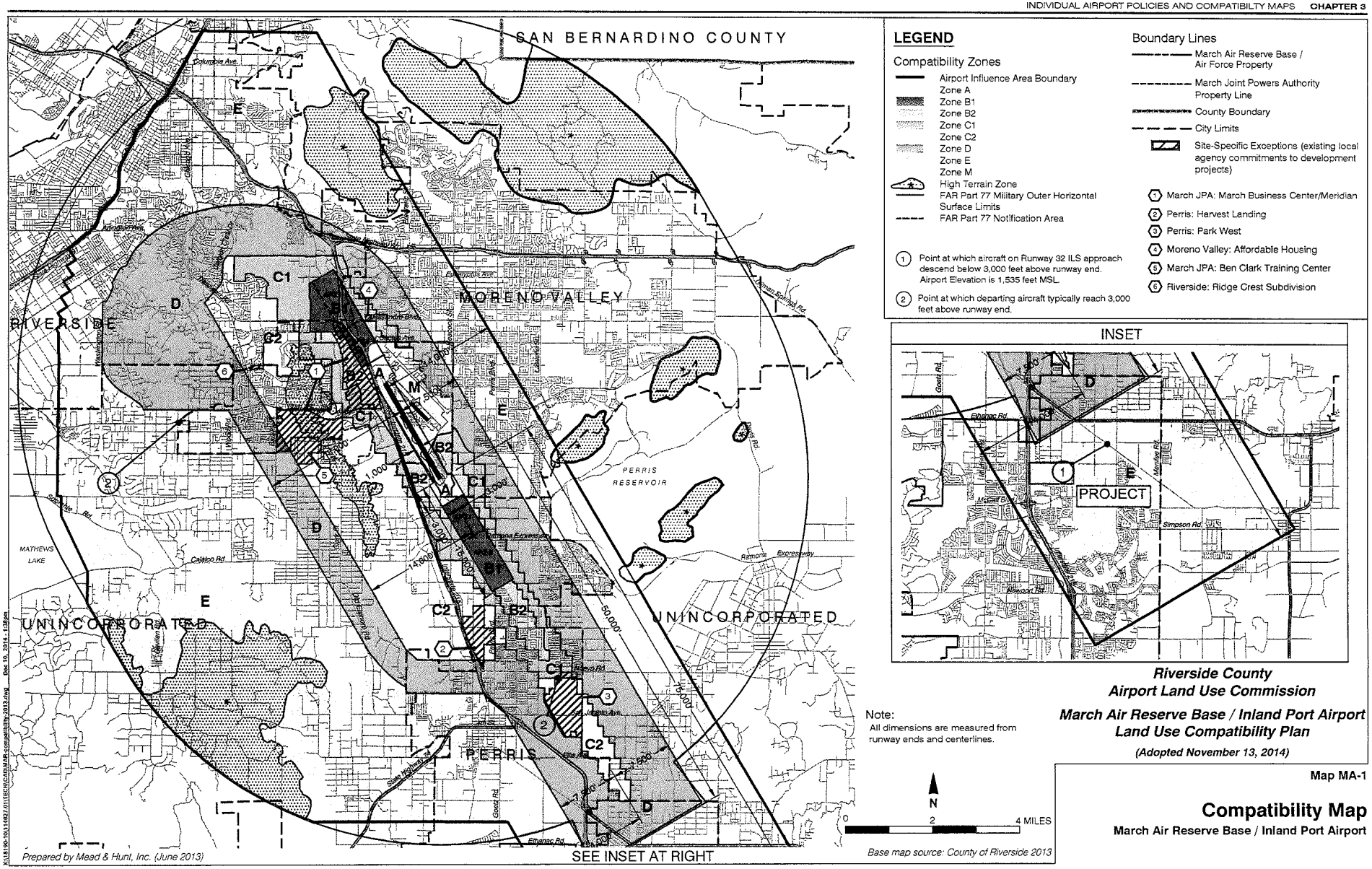
Attachments: Notice of Airport in Vicinity

cc: BLC Fleming LLC, Noah Shih (applicant/property owner)
K&A Engineering, Inc. (representative)
The Fleming Family Limited Partnership (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1285MA17\ZAP1285MA17Tract.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

(1) Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

(2) Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

(1) March JPA: March Business Center/Meridian
(2) Perris: Harvest Landing
(3) Perris: Park West
(4) Moreno Valley: Affordable Housing
(5) March JPA: Ben Clark Training Center
(6) Riverside: Ridge Crest Subdivision

INSET

Note:
All dimensions are measured from runway ends and centerlines.

N

0 2 4 MILES

Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

Riverside County
Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

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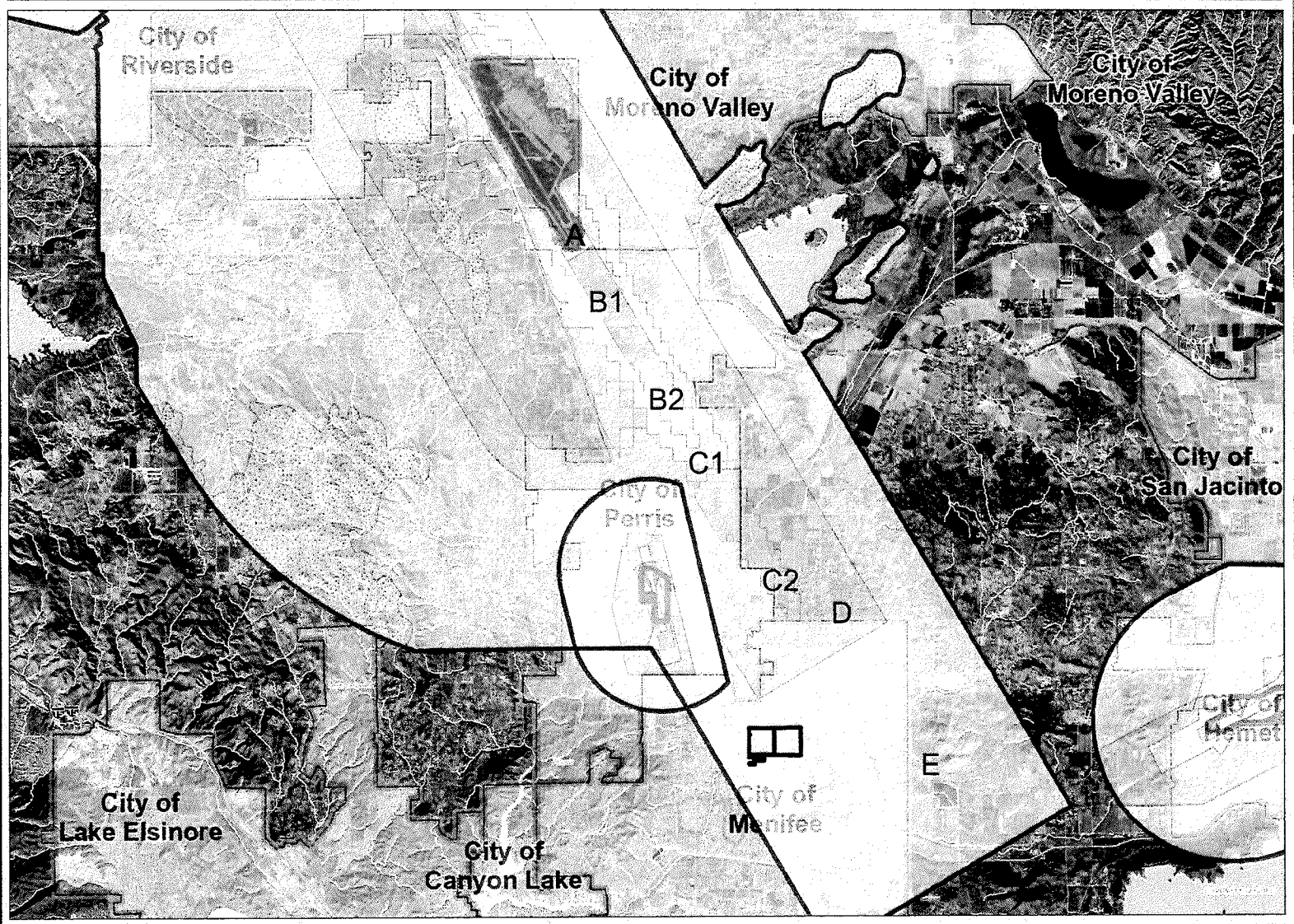
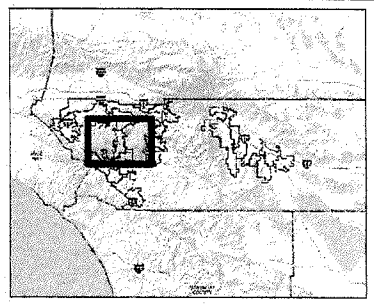
My Map





Legend

- Airports
- AIA
- Airport Compatibility
  - OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT

RCIT

0 18,194 36,388 Feet

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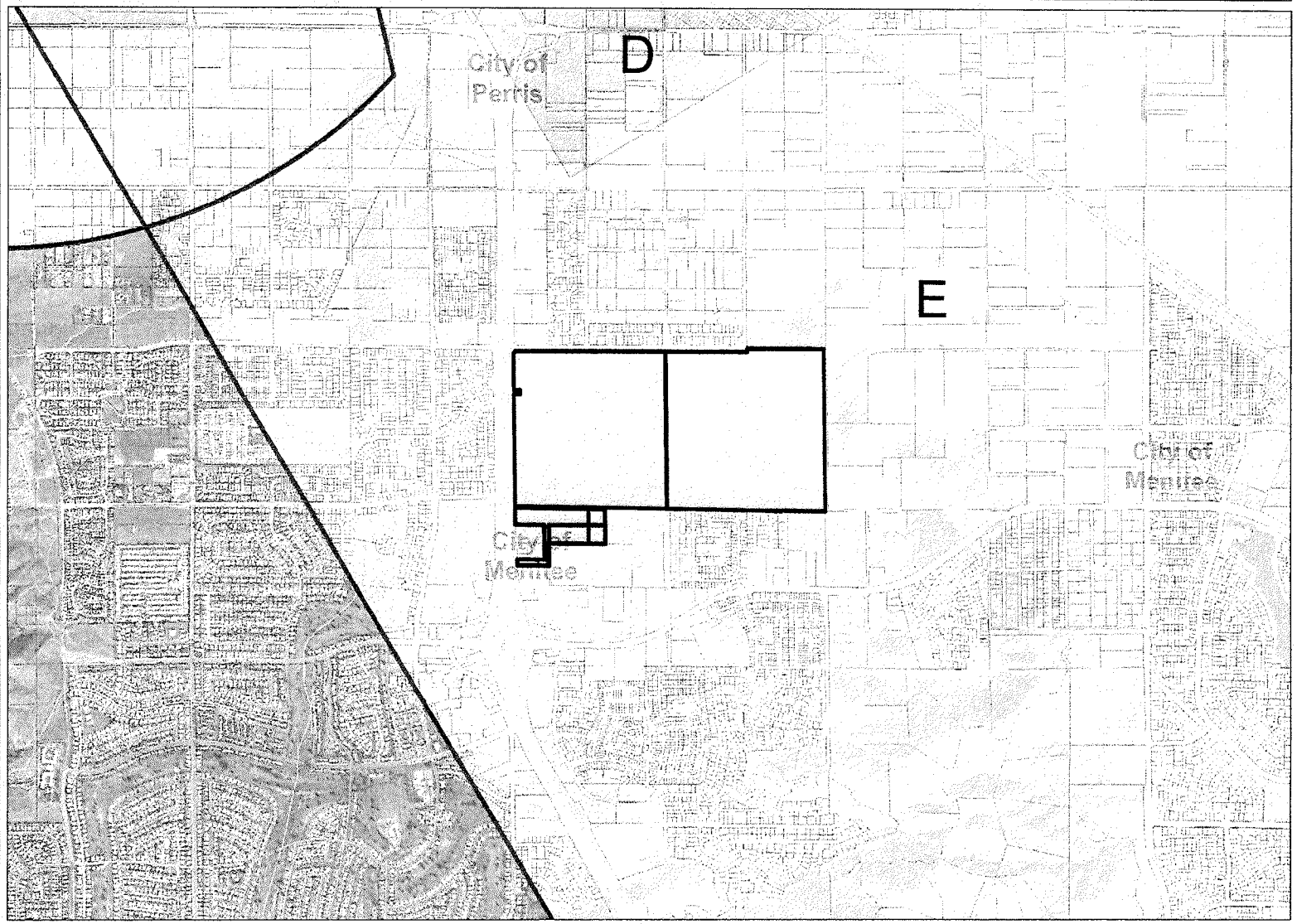

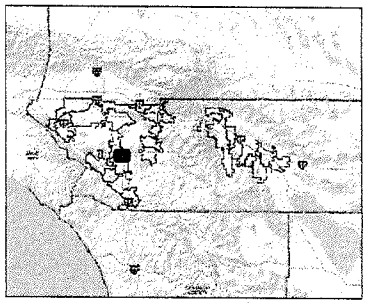

Legend

- Airports
- AIA
- Airport Compatibility
  - OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
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  - B2
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  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT

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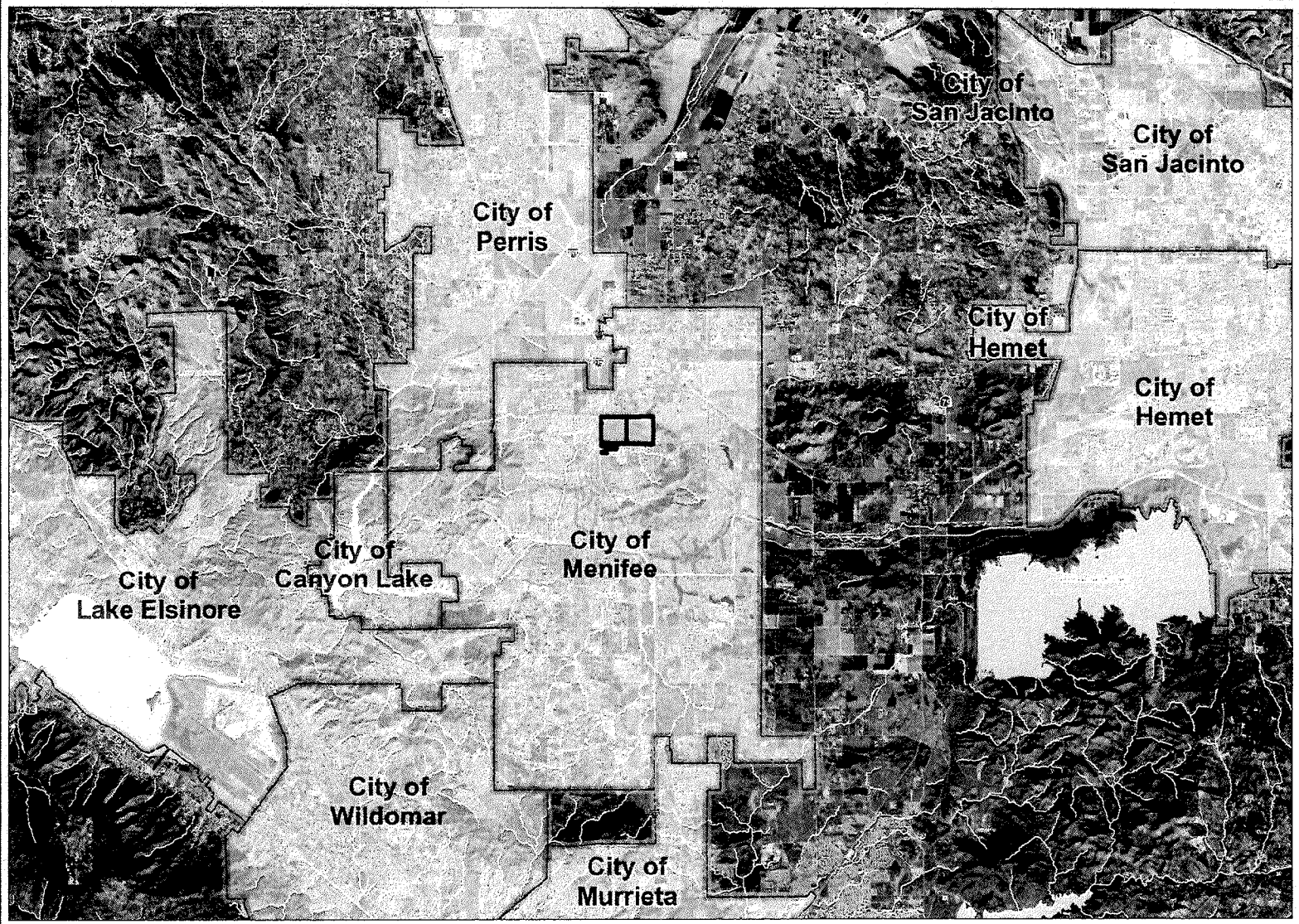

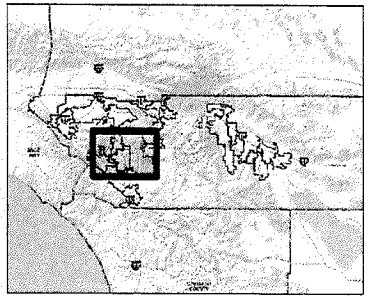

Legend

- City Boundaries
- Cities
- adjacent_highways
  - Interstate
  - Interstate 3
  - State Highways; 60
  - State Highways 3
  - US HWY
  - OUT
- highways_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- counties
- cities

RCIT

0 18,194 36,388 Feet

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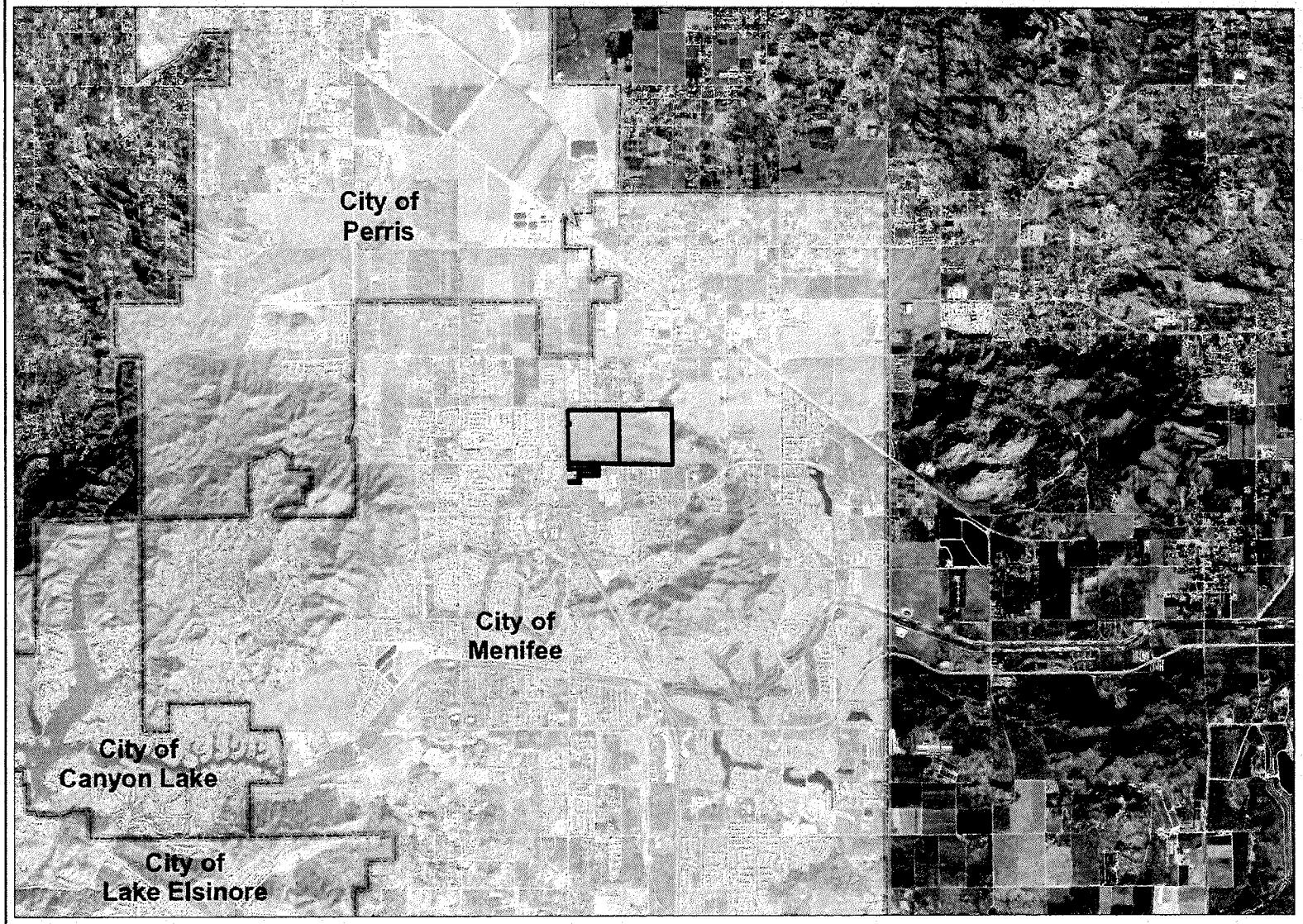

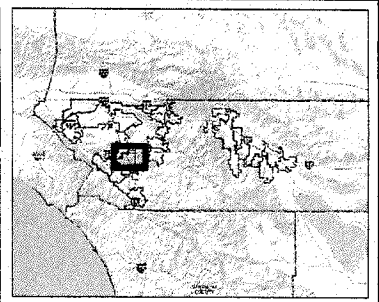

Legend

- City Boundaries
- Cities
- adjacent_highways
  - Interstate
  - Interstate 3
  - State Highways; 60
  - State Highways 3
  - US HWY
  - OUT
- highways_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- counties
- cities

RCIT

0 9,097 18,194 Feet

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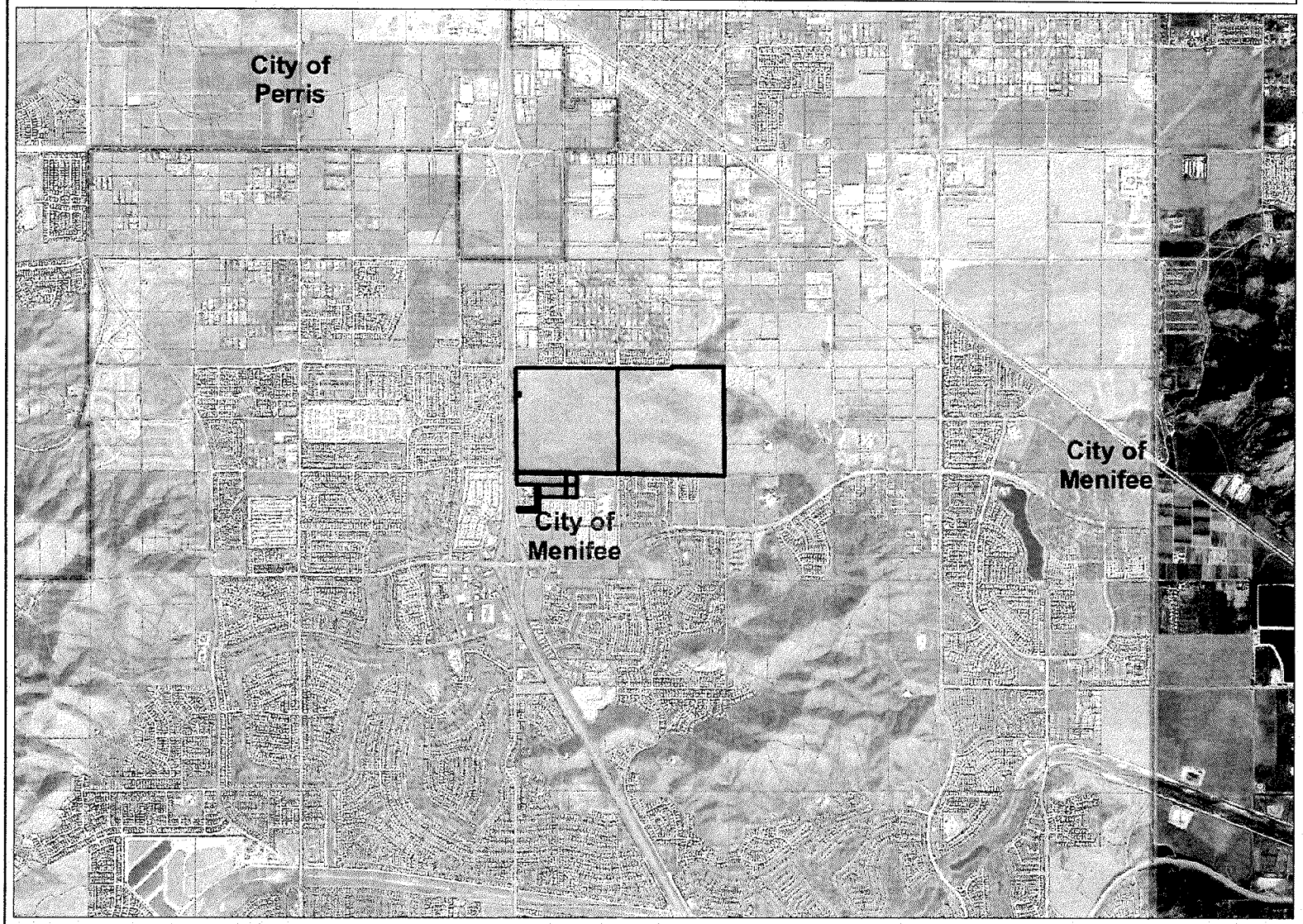
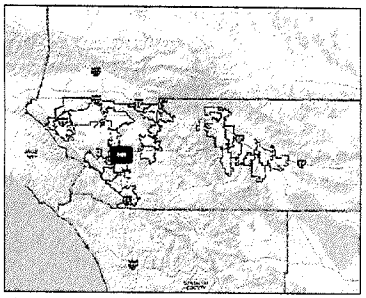
Notes

My Map





Legend

- City Boundaries
- Cities
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

RCIT

0 4,548 9,097 Feet

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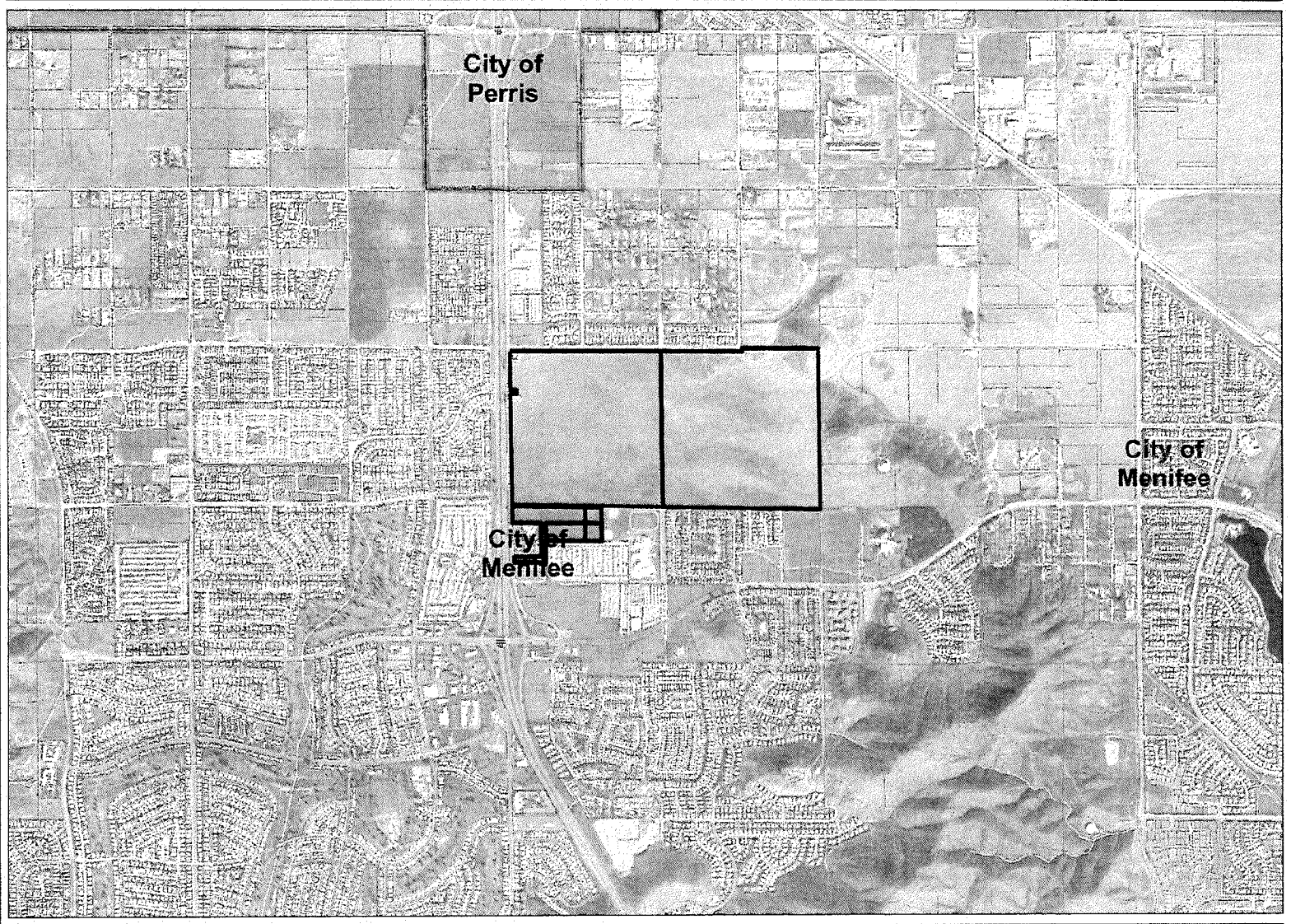
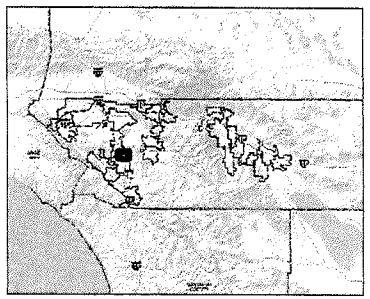
Notes

My Map





Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

RCIT

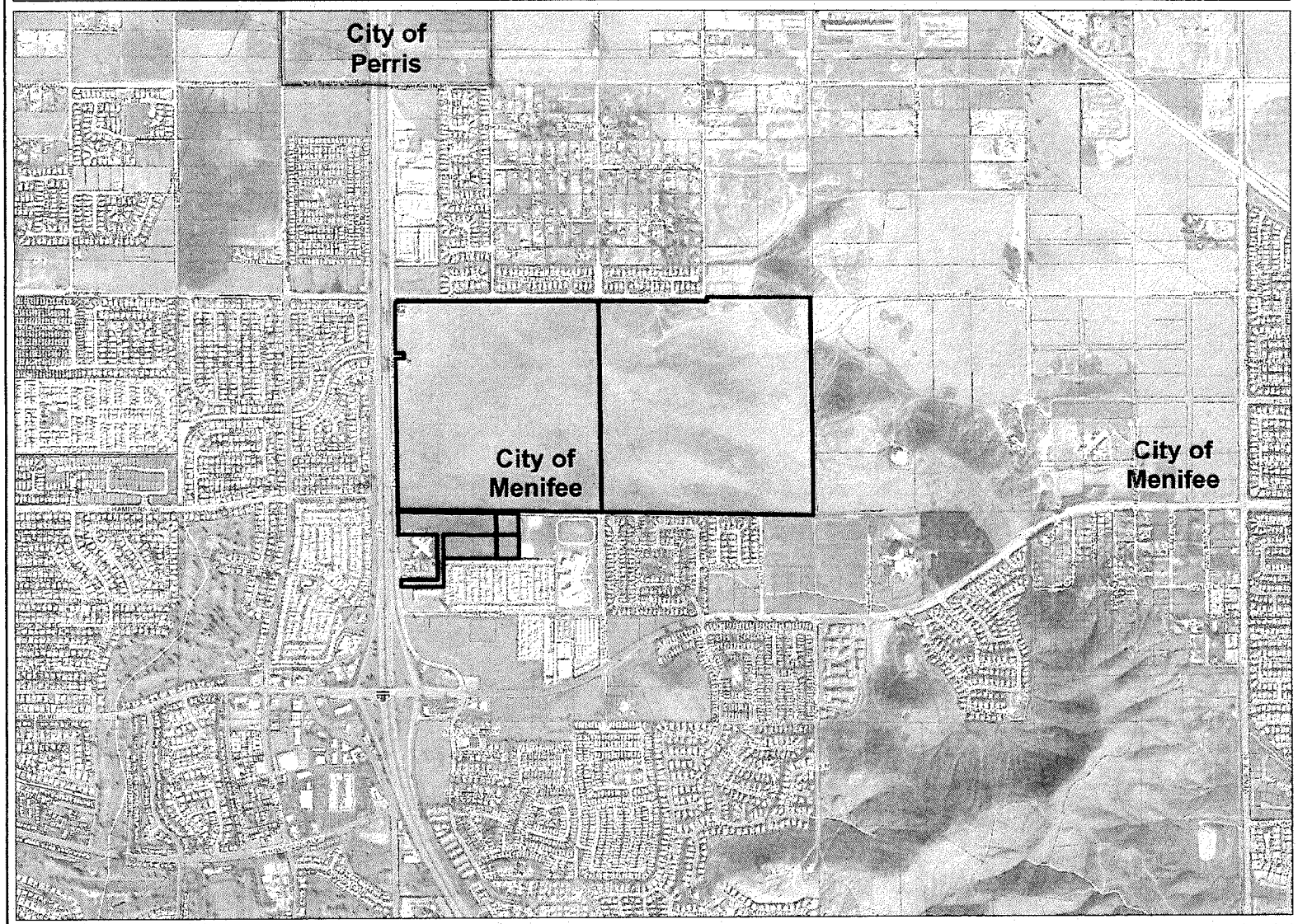
0 3,061 6,122 Feet

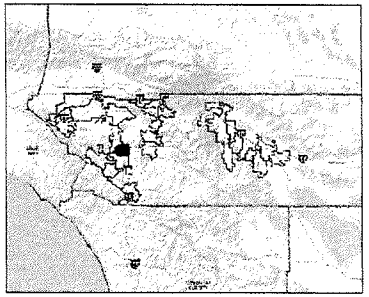
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/10/2017 11:07:55 AM

Notes

My Map





Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
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- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

RCIT

0 2,274 4,548 Feet

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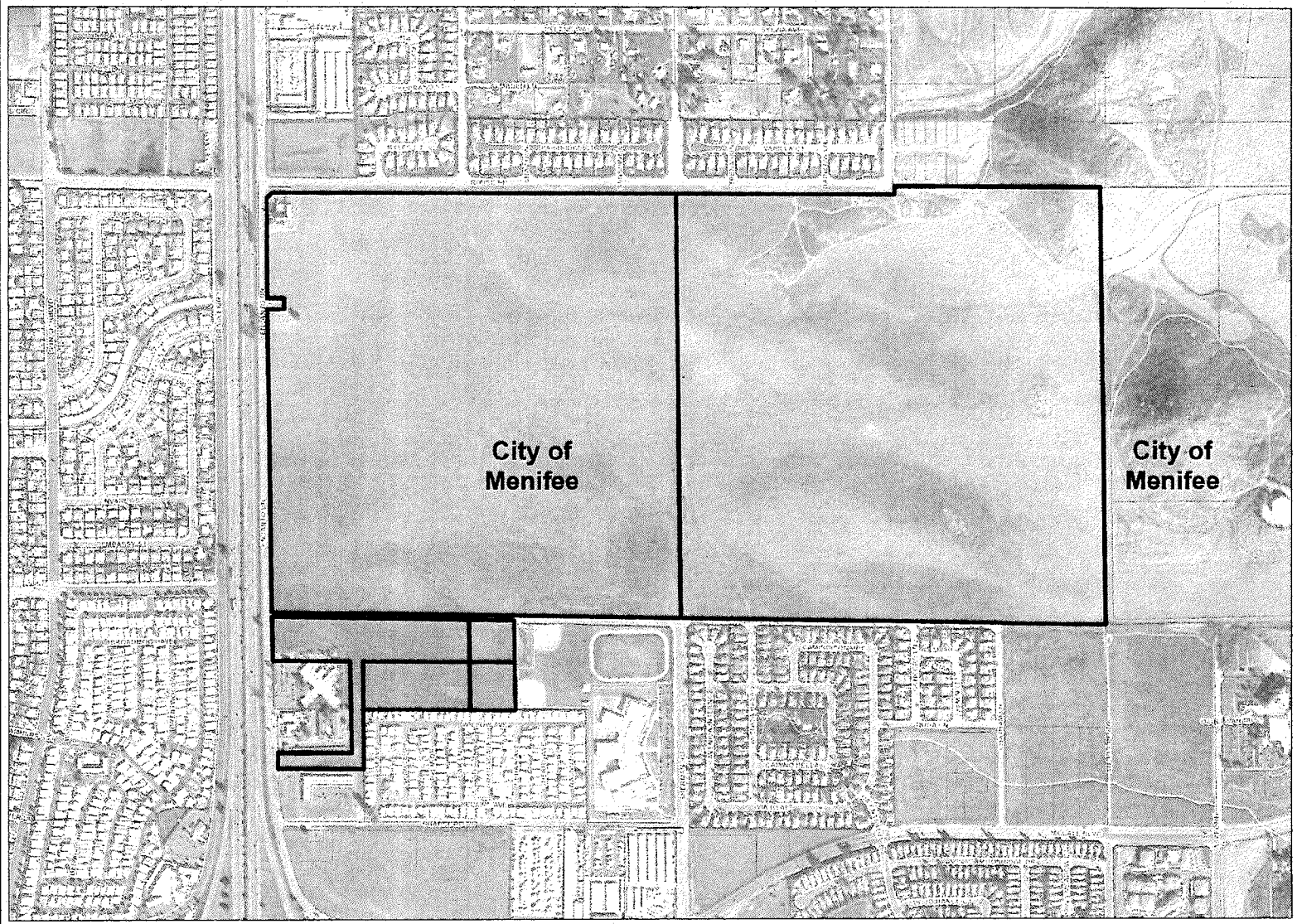
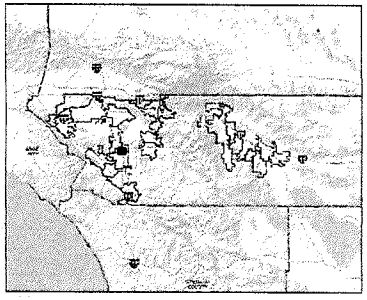
REPORT PRINTED ON... 10/10/2017 11:18:36 AM

Notes

My Map





Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

RCIT

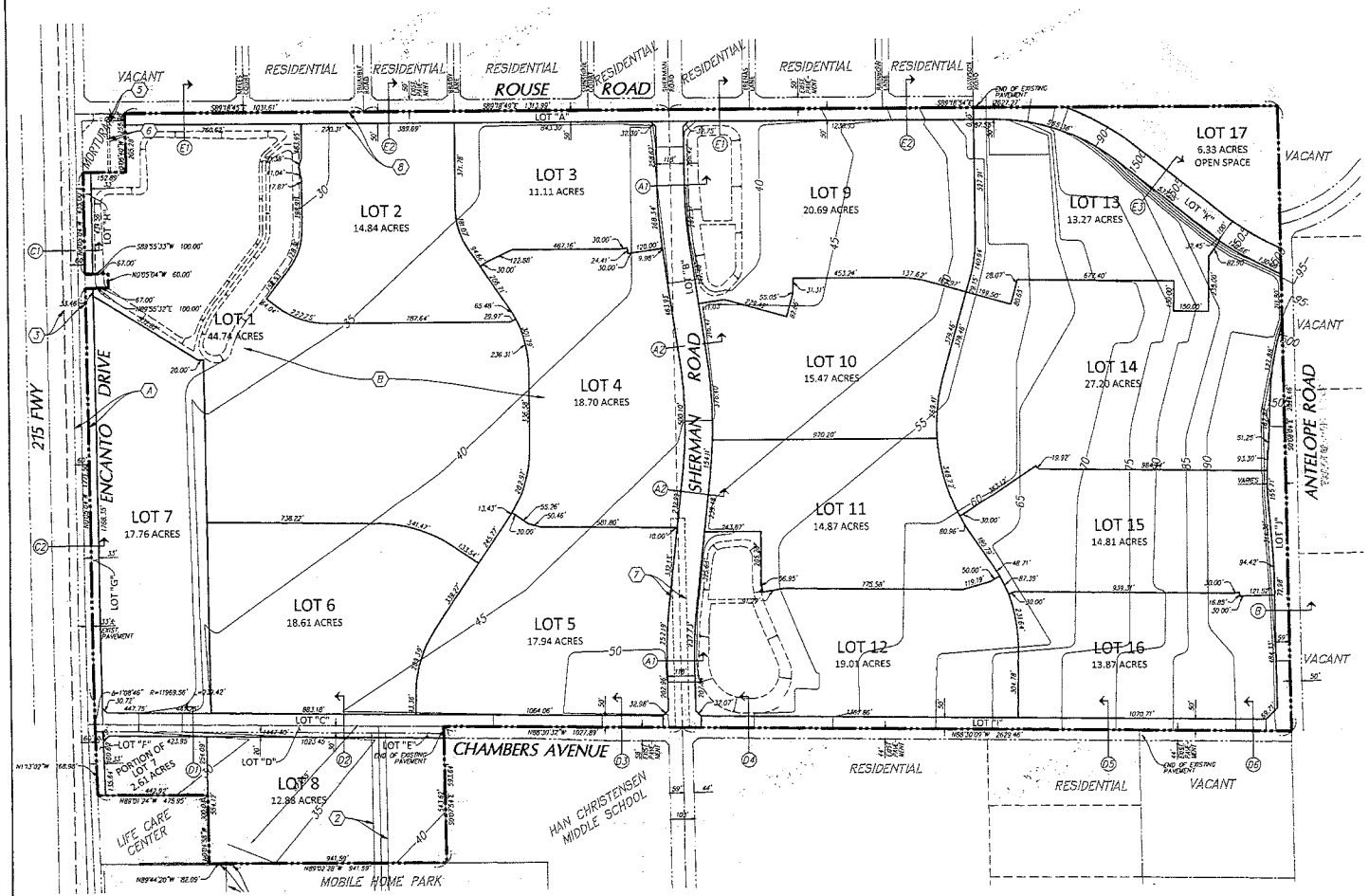
0 1,137 2,274 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/10/2017 11:19:54 AM

Notes

TENTATIVE TRACT MAP NO. 37391



ENGINEER
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: AMR FALLAH, P.E.

APPLICANT
BLC FLEMING LLC
100 BAYVIEW CIRCLE, SUITE 2200
NEWPORT BEACH, CA 92660
REPRESENTATIVE: MICHAEL SCHLESINGER
PH: 949-945-2556

OWNERS
BLC FLEMING LLC
100 BAYVIEW CIRCLE, SUITE 2200
NEWPORT BEACH, CA 92660
ATTN: MICHAEL SCHLESINGER
PH: 949-945-2556

OWNERS
THE FLEMING FAMILY LIMITED PARTNERSHIP
16255 VENTURA BLVD., SUITE 420
ENCINO, CA 91436
ATTN: FRED FLEMING
PH: 800-887-5500

UTILITIES AND SERVICES

AGENCY SERVING THE AREA		FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
GAS:	SOUTHERN CALIFORNIA GAS CO.	YES
TELEPHONE:	FRONTIER COMMUNICATIONS	YES
CABLE TV:	TIME WARNER	YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SCHOOL DIST:	MENIFEE UNIFIED SCHOOL DISTRICT	--
SCHOOL DIST:	PERRIS UNIFIED SCHOOL DISTRICT	--

PROPERTY ACREAGE
TOTAL TPM GROSS 331.01 AC.

ASSESSOR'S PARCEL NUMBER
333-020-009, 010 AND 333-030-012, 013, 021 & 022

SECTIONS, TOWNSHIPS AND RANGES
NORTH 1/2 AND A POR. OF SW QUARTER OF SEC. 22, T5S, R3W, S.B.M.

THOMAS BROTHERS MAP
THOMAS GUIDE RIVERSIDE (2007) PAGE 838

EXISTING GENERAL PLAN DESIGNATIONS
FLEMING RANCH SP

PRESENT USE
VACANT

PROPOSED USE
RESIDENTIAL

EXISTING ZONING
SINGLE FAMILY DWELLINGS (R-1)
SCENIC HIGHWAY COMMERCIAL (C-P-S)

BENCHMARK:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "PHIBT", "CNPP" AND "BILL", NAD83(NSRS2007)(2010.00 EPOCH) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99989447S. CALCULATIONS ARE MADE AT POINT NUMBER 1 WITH COORDINATES OF: N: 2211450.39, E: 6282064.26, USING AN ELEVATION OF 1443.59 FEET.

CONVERGANCE ANGLE AT POINT #1 = -0°30'19.29"

LOT SUMMARY:

LOT	GROSS SQ FT	GROSS ACRES	DESC.
1	1,949,874	44.74	RESIDENTIAL/BASIN
2	646,430	14.84	RESIDENTIAL
3	483,952	11.11	RESIDENTIAL
4	814,572	18.70	RESIDENTIAL
5	781,466	17.94	RESIDENTIAL
6	810,853	18.61	RESIDENTIAL
7	887,337	20.37	COMMERCIAL
8	561,053	12.88	PARK
9	901,296	20.69	RESIDENTIAL/BASIN
10	673,873	15.47	RESIDENTIAL
11	647,737	14.87	RESIDENTIAL
12	828,075	19.01	RESIDENTIAL/BASIN
13	578,041	13.27	RESIDENTIAL
14	1,184,832	27.20	RESIDENTIAL
15	645,223	14.81	RESIDENTIAL
16	604,177	13.87	RESIDENTIAL
17	275,734	6.33	OPEN SPACE
A	183,114	4.20	PUBLIC ROAD
B	317,341	7.17	PUBLIC ROAD
C	120,823	2.76	PUBLIC ROAD
D	46,040	1.06	EX. PUBLIC ROAD
E	29,668	0.68	PUBLIC ROAD
F	9,136	0.21	PUBLIC ROAD
G	60,749	1.39	PUBLIC ROAD
H	14,347	0.33	PUBLIC ROAD
I	121,938	2.80	PUBLIC ROAD
J	109,575	2.51	PUBLIC ROAD
K	137,499	3.17	PUBLIC ROAD
TOTAL	14,418,796	331.01	---

PROPOSED ZONINGS
SP ZONE

PROPOSED DEVELOPMENT

	ACRES
COMMERCIAL	18.7 AC
MEDIUM DENSITY RESIDENTIAL	222.6 AC
OPEN SPACE/RECREATIONAL	18.3 AC
OPEN SPACE/CONSERVATION	6.3 AC
WATER QUALITY/DETENTION BASINS	27.5 AC
ROADWAYS	36.6 AC
TOTAL AREAS =	331 AC

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "D"

PROPOSED STORM DRAINS
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY R.C.F.C.W.D. OR CITY OF MENIFEE

GEOLOGIC HAZARD NOTE
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION
GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE

COMMUNITY SERVICES DISTRICT
THIS PROJECT WILL BE SERVED BY C.F.D. NO. 2015-2

WELLS
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY

AERIAL TOPOGRAPHY
RJ LUNG & ASSOCIATES
2032 WALNUT AVENUE E.
TUSTIN, CA. 92780
PH: 714-832-2077

PROPOSED SUBSURFACE SEPTIC DISPOSAL
THERE IS NO SUBSURFACE SEPTIC DISPOSAL PROPOSED FOR THIS PROJECT.

MOBILE HOME AND R.V. PARKING
THERE IS NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

FLOOD PLAIN DESIGNATION
ZONE X OR AREAS OUTSIDE THE 100-YEAR FLOOD PLAIN

LEGEND

TRACT BOUNDARY	
PROPOSED PARCEL	
PROP. R/W DEDICATION	
EXISTING EASEMENT	
EXISTING CONTOUR	
PROPOSED CONTOUR	
LOT NUMBER	LOT 1
LETTERED LOT	LOT A
EXISTING POWER POLE	
PROPOSED STORM DRAIN	
PROPOSED DOMESTIC WATER	
PROPOSED RECYCLED WATER	
PROPOSED SEWER	

LEGAL DESCRIPTION:

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID SECTION 22;
THENCE ALONG THE EASTERLY LINE OF SAID SECTION, SOUTH 00° 08' 04" EAST, 2694.46 FEET, TO THE CENTERLINE OF CHAMBERS ROAD (44.00 FEET HALF WIDTH);
THENCE ALONG SAID LINE, NORTH 89° 30' 09" WEST, 2628.46 FEET TO THE CENTERLINE INTERSECTION OF CHAMBERS ROAD AND SHERMAN ROAD;
THENCE CONTINUING ALONG SAID CENTERLINE NORTH 88° 30' 32" WEST, 1027.89 FEET;
THENCE LEAVING SAID LINE SOUTH 00° 03' 54" EAST, 593.64 FEET;
THENCE NORTH 89° 02' 28" WEST, 941.59 FEET;
THENCE NORTH 89° 44' 20" WEST, 82.09 FEET;
THENCE NORTH 00° 04' 58" WEST, 300.83 FEET;
THENCE NORTH 89° 01' 24" WEST, 475.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ENCANTO DRIVE (30.00 FEET HALF WIDTH);
THENCE ALONG SAID LINE RIGHT OF WAY NORTH 01° 13' 08" WEST, 168.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11969.56 FEET;
THENCE NORTHERLY ALONG SAID CURVE 239.37 FEET THROUGH A CENTRAL ANGLE OF 01° 08' 45";
THENCE NORTH 00° 05' 04" WEST, 1771.50 FEET;
THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 89° 55' 33" EAST 100.00 FEET;
THENCE NORTH 00° 05' 04" WEST, 60.00 FEET;
THENCE SOUTH 89° 55' 33" WEST, 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ENCANTO DRIVE (30.00 FEET HALF WIDTH);
THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00° 05' 04" WEST, 435.00 FEET;
THENCE LEAVING SAID LINE SOUTH 89° 18' 51" EAST, 180.90 FEET;
THENCE NORTH 00° 05' 40" WEST, 255.78 FEET TO THE CENTERLINE OF ROUSE ROAD (50.00 FEET HALF WIDTH);
THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 89° 18' 45" EAST, 1031.16 FEET TO THE CENTERLINE INTERSECTION OF ROUSE ROAD AND TRUMBLE ROAD;
THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 89° 18' 49" EAST, 1313.98 FEET TO THE CENTERLINE INTERSECTION OF ROUSE ROAD AND SHERMAN ROAD;
THENCE CONTINUING ALONG SAID LINE SOUTH 89° 18' 54" EAST, 2627.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 331.01 ACRES, MORE OR LESS

EXISTING EASEMENT NOTES

(1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN SIERRAS POWER COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 16, 1928
RECORDING NO: IN BOOK 767, PAGE 131 OF DEEDS
*THE EASEMENT IS BLANKET IN NATURE AND COVERS ENTIRE PROPERTY.

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
PURPOSE: PUBLIC UTILITY, PUBLIC SERVICE AND DRAINAGE FACILITIES
RECORDING DATE: FEBRUARY 19, 1963
RECORDING NO: AS INSTRUMENT NO. 17312 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

(3) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,
RECORDING DATE: SEPTEMBER 8, 1965
RECORDING NO: AS INSTRUMENT NO. 103446 OF OFFICIAL RECORDS
AFFECTS: STATE HIGHWAY 395
*ACCESS RIGHT MODIFIED BY THE DOCUMENT RECORDED APRIL 23, 1967 AS INSTRUMENT NO. 34366 OF OFFICIAL RECORDS.

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: DECEMBER 29, 1967
RECORDING NO: AS INSTRUMENT NO. 115508 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

EXISTING EASEMENT NOTES - (CONT.)

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 31, 1970
RECORDING NO: AS INSTRUMENT NO. 29945 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

(6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 31, 1970
RECORDING NO: AS INSTRUMENT NO. 29948 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

(7) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR
PURPOSE(S): DRAINAGE AND FLOWAGE
RECORDING DATE: JUNE 20, 1988
RECORDING NO: AS INSTRUMENT NO. 180001 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD, DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICE
RECORDING DATE: JANUARY 13, 2003
RECORDING NO: AS INSTRUMENT NO. 2003-024054 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

(A) THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "RE-ADJUSTMENT OF HIGHWAY RIGHT OF WAY" RECORDED APRIL 23, 1967 AS INSTRUMENT NO. 34366 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(B) TEMESCAL WATER CO. RETAINED WATER RIGHTS TO THE N 1/2 OF SEC. 22 PER DEED FILED IN BOOK 316, PAGE 120, RECORDED ON JANUARY 13, 1920

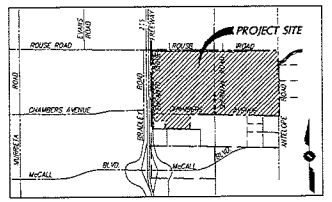
SCALE: 1"=200'
0 200 400 600 800

REVISIONS		
REV. DATE	DESCRIPTION	APP'D

AERIAL PHOTOGRAPHY BY:

PREPARED FOR:
NEWPORT PACIFIC LAND

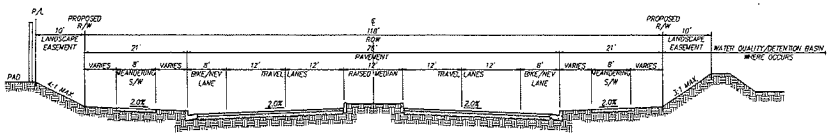
PREPARED BY:
K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380



VICINITY MAP
T5S, R3W, SECTION 22
N.T.S.

CITY OF MENIFEE
TENTATIVE TRACT MAP
NO. 37391
SCHEDULE "D"

Drawn By:	XP
Checked By:	AF
Scale:	AS SHOWN
DWG NO.	
SHEET	OF 3 SHEET 3

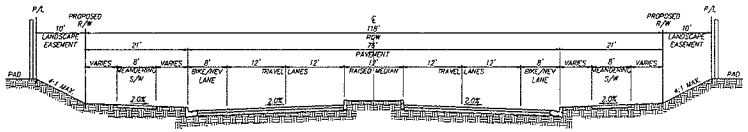


SHERMAN ROAD - A1

NTS

CITY OF MENIFEE STD. NO. 116

MAJOR ROADWAY

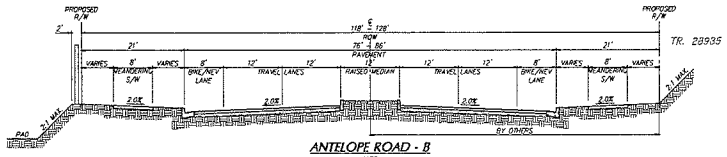


SHERMAN ROAD - A2

NTS

CITY OF MENIFEE STD. NO. 110

MAJOR ROADWAY

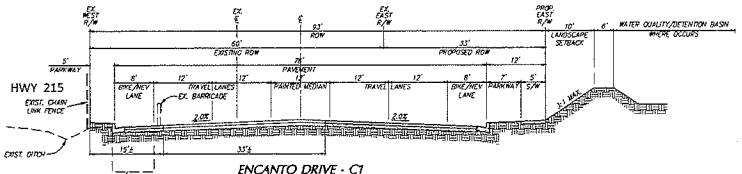


ANTELOPE ROAD - B

NTS

CITY OF MENIFEE STD. NO. 110

MAJOR ROADWAY

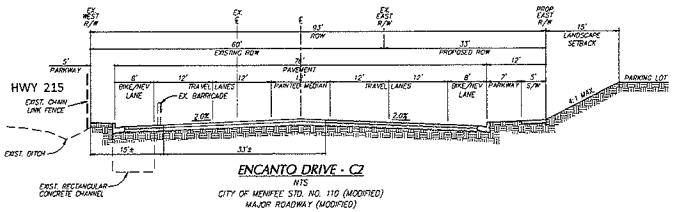


ENCANTO DRIVE - C1

NTS

CITY OF MENIFEE STD. NO. 110 (MODIFIED)

MAJOR ROADWAY (MODIFIED)

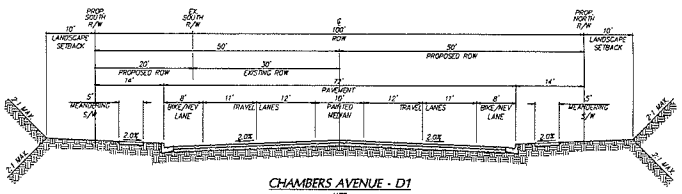


ENCANTO DRIVE - C2

NTS

CITY OF MENIFEE STD. NO. 110 (MODIFIED)

MAJOR ROADWAY (MODIFIED)

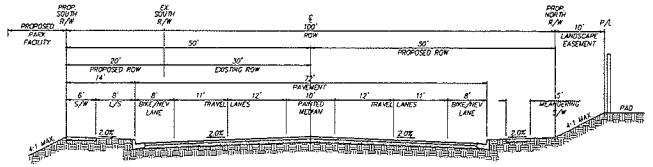


CHAMBERS AVENUE - D1

NTS

CITY OF MENIFEE STD. NO. 111

SECONDARY ROADWAY

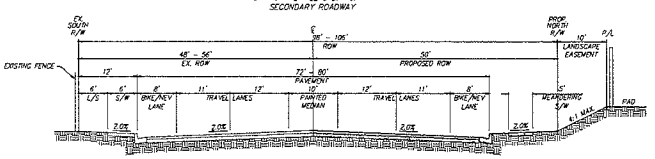


CHAMBERS AVENUE - D2

NTS

CITY OF MENIFEE STD. NO. 111

SECONDARY ROADWAY

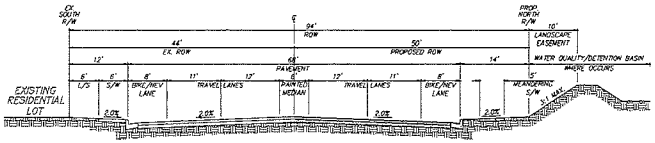


CHAMBERS AVENUE - D3

NTS

CITY OF MENIFEE STD. NO. 111

SECONDARY ROADWAY

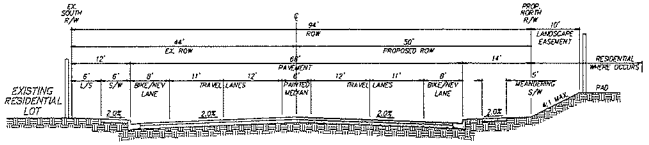


CHAMBERS AVENUE - D4

NTS

CITY OF MENIFEE STD. NO. 111

SECONDARY ROADWAY

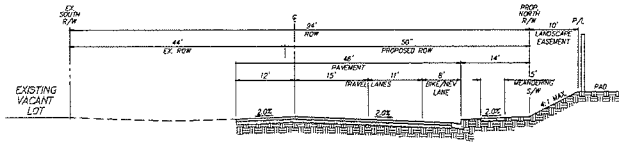


CHAMBERS AVENUE - D5

NTS

CITY OF MENIFEE STD. NO. 111

SECONDARY ROADWAY



CHAMBERS AVENUE - D6

NTS

CITY OF MENIFEE STD. NO. 111

SECONDARY ROADWAY

SCALE: 1"=10'

0 10 20 30 40

PREPARED FOR:
NEWPORT PACIFIC LAND

REVISIONS		
REV.	DATE	DESCRIPTION	APP.

AERIAL PHOTOGRAPHY BY:

PREPARED BY:
K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL (951) 279-1600
FAX (951) 279-4380

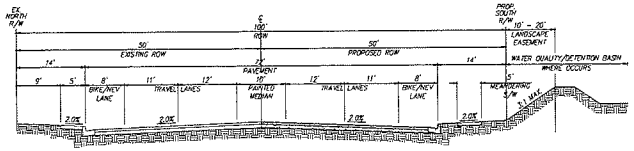
CITY OF MENIFEE

TENTATIVE TRACT MAP NO. 37391

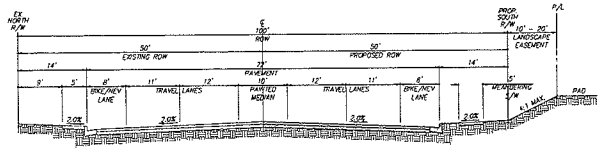
SCHEDULE "D"

Drawn By: BP
Checked By: AF
Scale: AS SHOWN

DWG NO. ——
SHEET 3 OF 2 SHEET 3



ROUSE ROAD - E1
NTS
CITY OF MENIFEE STD. NO. 111
SECONDARY ROADWAY



ROUSE ROAD - E2
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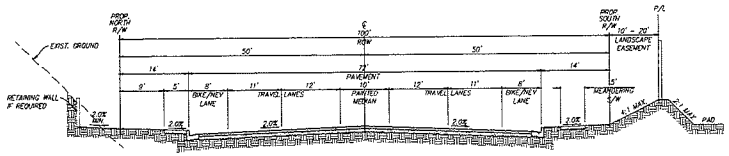
CITY OF MENIFEE STD. NO. 111
SECONDARY ROADWAY



ROUSE ROAD - E3
NTS
CITY OF MENIFEE STD. NO. 111
SECONDARY ROADWAY

PREPARED FOR:
NEWPORT PACIFIC LAND

REVISIONS		
REV.	DATE	DESCRIPTION

AERIAL PHOTOGRAPHY BY:

PREPARED BY:
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SCALE: 1"=10'
0 10 20 30 40

CITY OF MENIFEE
TENTATIVE TRACT MAP
NO. 37391
SCHEDULE "D"

Drawn By: KP
Checked By: AS
Scale: AS SHOWN
DWG. NO. ____
SHEET ____ OF 3 SHEET 3

As shown in Figure 1.6: Menifee Zoning Map 2017, the existing zoning of the site is predominately One-Family Dwellings (R-1) with the portion adjacent to Encanto Drive zoned Scenic Highway Commercial (C-P-S). This SP changes the zoning to SP Zone. (See Figure 1.7: Menifee Zoning Map as Amended).

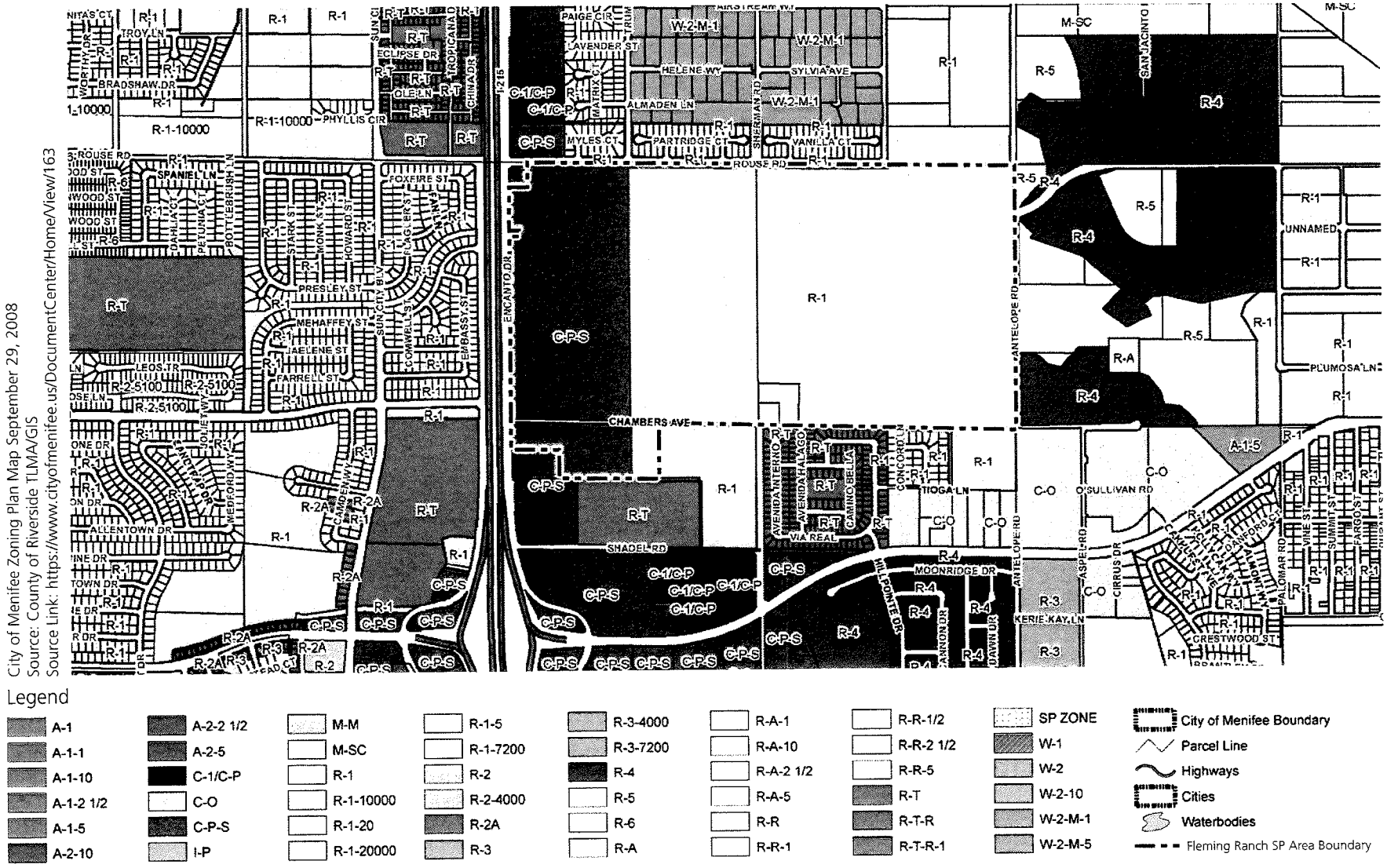

FIGURE 1.6: MENIFEE ZONING MAP 2017

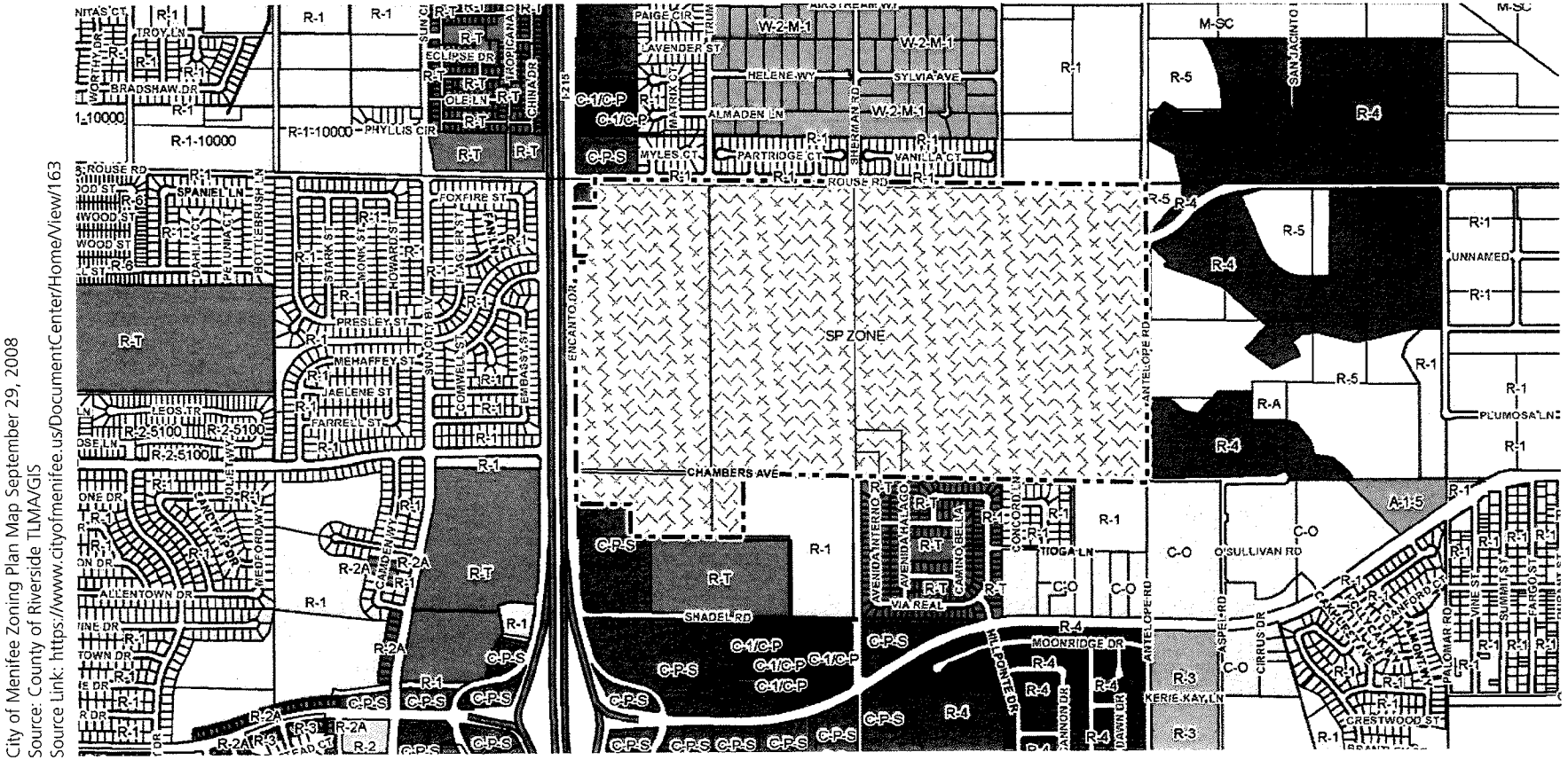

FIGURE 1.7: MENIFEE ZONING MAP AS AMENDED

Fleming Ranch

Specific Plan

SP2017-187

Submittal Date:
August 2017

CITY OF MENIFEE

FLEMING RANCH

SPECIFIC PLAN
SP2017-187

AUGUST 2017

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APPENDIX A COMMUNITY PLANT PALETTE

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SECTION 1

INTRODUCTION

This Section provides a context for the Fleming Ranch Specific Plan (SP). The existing conditions, land uses, opportunities and constraints are described. It concludes with a description of the SP document purpose, accompanying actions, and a statement of consistency with governmental land uses, polices and codes.

1.1 SP Setting

The first step in the planning process involves identifying the SP area's context within the surrounding community and region. This requires an analysis of the physical, cultural and political issues that affect the SP area.

1.1.1 Location, Context and Jurisdiction

The SP consists of approximately 331 acres of land within the City of Menifee in Western Riverside County. (See Figure 1.1: Regional Map). The SP area is surrounded primarily by existing development (approximately 73% of perimeter) and can therefore be categorized as infill property. The remaining property surrounding the SP area consists of approved tract maps and open space.

Escondido Freeway, Interstate Highway 215 (I-215) to the west of the SP area, is the primary regional north-south transportation corridor within the western Riverside County region. The primary east-west regional transportation corridor is State Highway 74 (SR-74) located 1.5 miles north of the SP area, providing access to Interstate Highway 15 (I-15) to the west and the City of Hemet to the east. West of I-215 lies the master planned community of Sun City, founded in the early 1960s. Sun City is a four-square-mile, age-restricted community that consists of homes; two public golf courses, two recreation centers and a commercial center. Three significant water courses define the region: the San Jacinto River, Salt Creek and the Perris Valley Storm Drain. Storm water leaving the Fleming Ranch property eventually drains into Salt Creek which flows in a westerly direction into Canyon Lake.

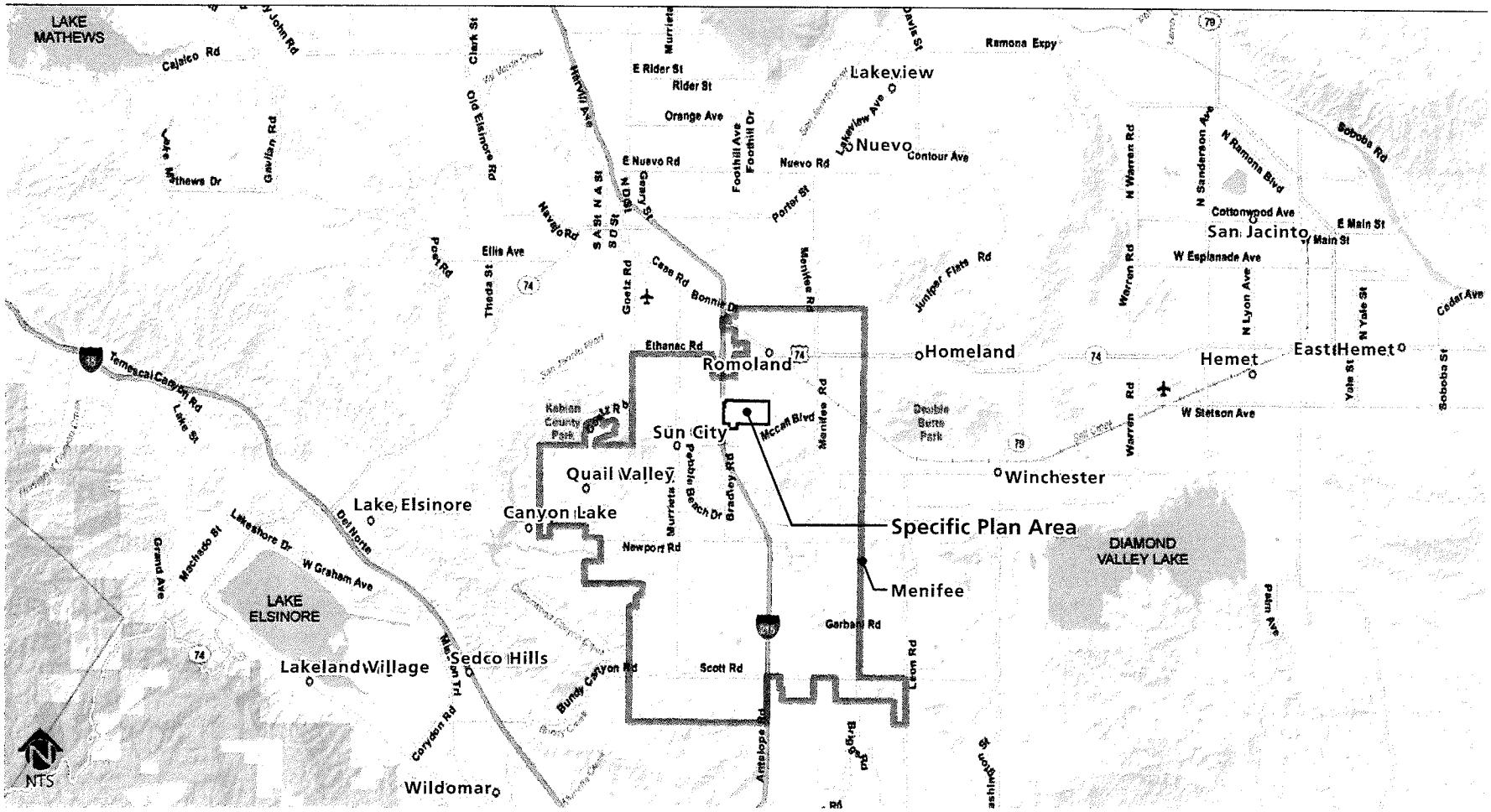


FIGURE 1.1: REGIONAL MAP

The SP area is surrounded by a variety of developments and vacant land. Rouse Road and single-family residential homes are located to the north. On the east, there are flat, vacant land and rolling hills. Vacant land, single-family residential homes, the Hans Christensen Middle School, a mobile home park, a motel and a convalescent home are located to the south across Chambers Avenue. The western edge of the SP area includes Encanto Drive and the I-215 Freeway. In addition, a mortuary occupies a small parcel at the northwest corner of the property outside of the SP area. (See Figure 1.2: SP Area and Surrounding Development Map).

At the date this SP was adopted, Encanto Drive, Rouse Road and Chambers Avenue existed as partially built roadways that serve various properties and developments that surround the site. Sherman Road was improved north and south of the SP area. A majority of the site was used historically for farming and grazing. (See Figure 1.3A: Panoramic Photos, Figure 1.3B: Panoramic Photos, Figure 1.3C Figure 1.3C: Panoramic Photos, and Figure 1.3D: Panoramic Photos.)

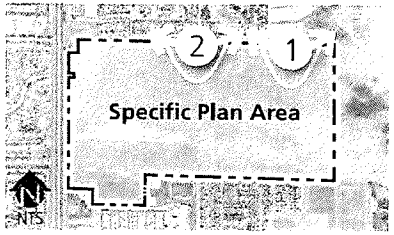
A majority of the undeveloped land uses surrounding the SP area lies within approved Tentative Tract Maps (TTMs). TTM 29777 is located along northeastern edge and allows for the development of 173 residential dwelling units, 11.6 acres of open space and 2.7 acres of recreational/park use. TTM 29835 is located along the eastern edge and allows for the development of 543 residential dwelling units, 71.6 acres of open space and 9.4 acres of recreational/park use.

Legend

Fleming Ranch SP Area Boundary

FIGURE 1.2: SP AREA AND SURROUNDING DEVELOPMENT MAP

Key Map



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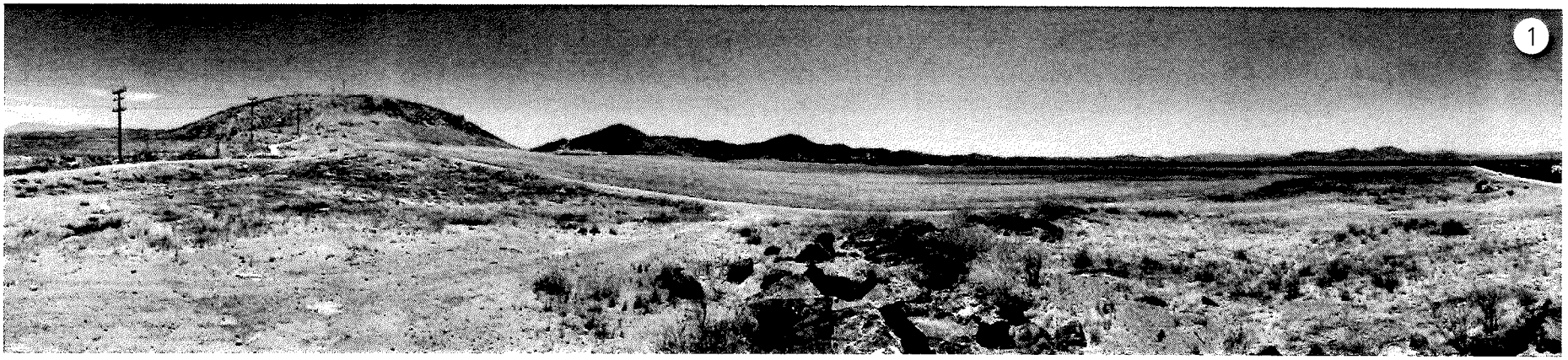
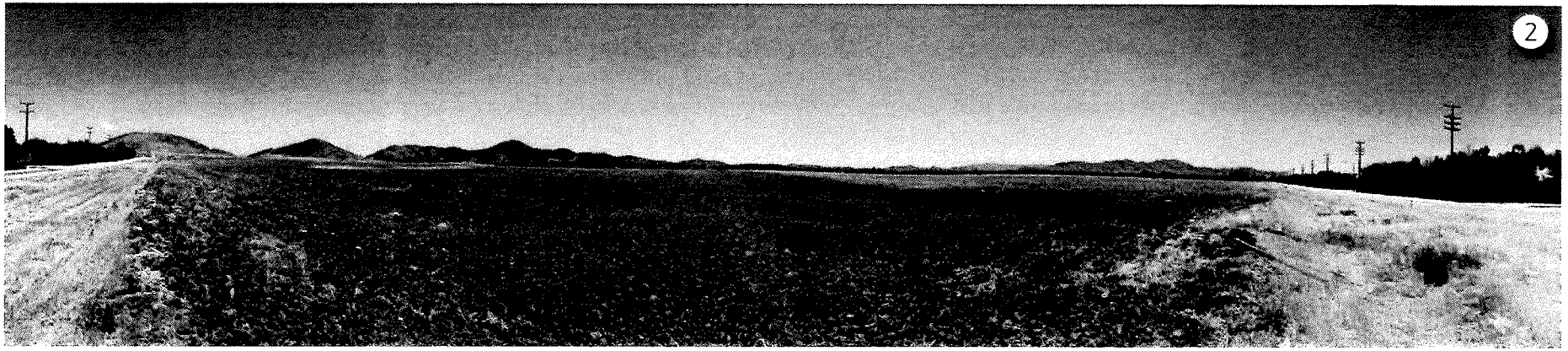
Fleming Ranch SP Area Boundary

Panoramic Viewport



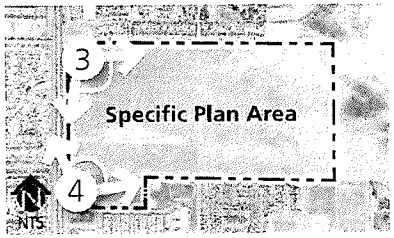
Panoramic of Rouse Road & Antelope Road (Extension) - Facing Southeast



Panoramic of Rouse Road & Sherman Road - Facing South

FIGURE 1.3A: PANORAMIC PHOTOS

Key Map



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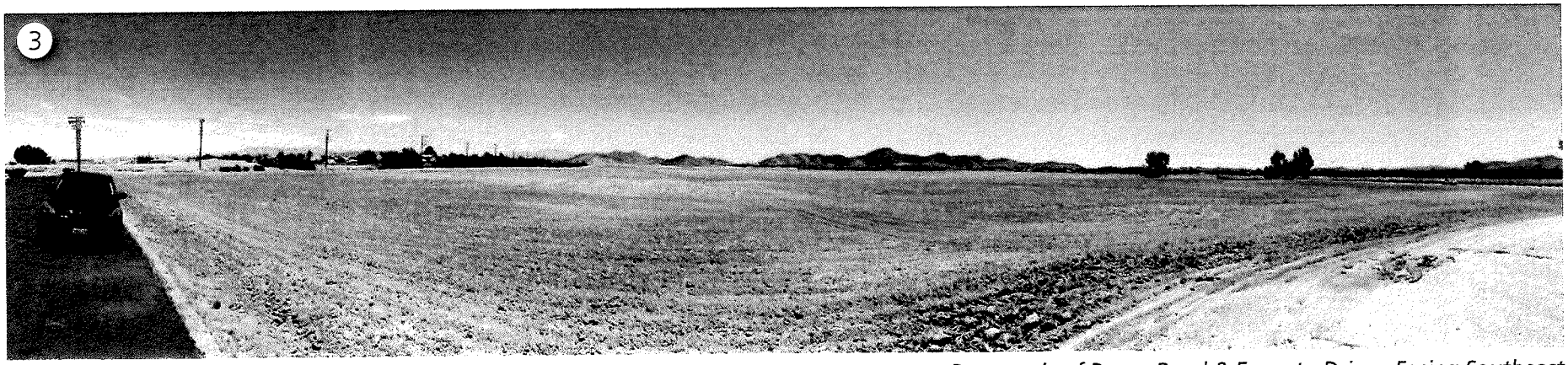
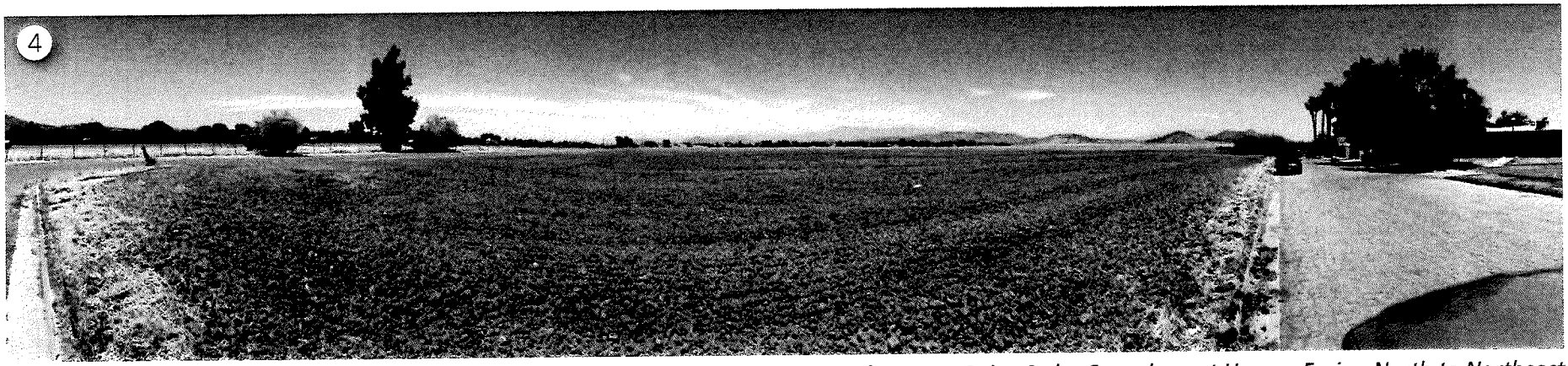
Fleming Ranch SP Area Boundary

Panoramic Viewport



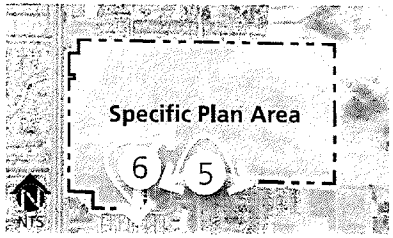
Panoramic of Rouse Road & Encanto Drive - Facing Southeast



Panoramic of Encanto Drive & the Convalescent Home - Facing North to Northeast

FIGURE 1.3B: PANORAMIC PHOTOS

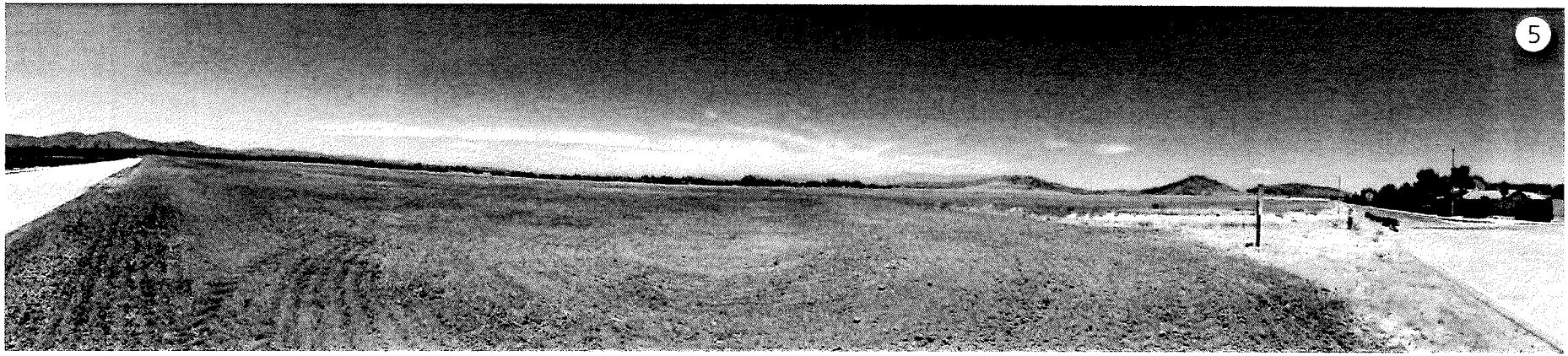
Key Map



Legend

Fleming Ranch SP Area Boundary

Panoramic Viewport

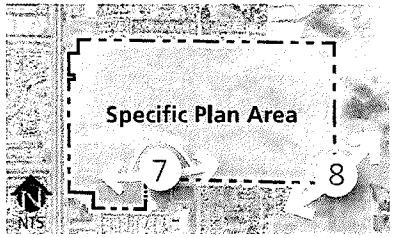


Panoramic of Chamber Avenue & Sherman Road - Facing North

Panoramic of the End of Chambers Avenue - Facing South to Northeast

FIGURE 1.3C: PANORAMIC PHOTOS

Key Map



Legend

Fleming Ranch SP Area Boundary

Panoramic Viewport

Panoramic from Chambers Avenue - Facing North

Panoramic of Chamber Avenue & Antelope Road (Extension) - Facing Northwest

FIGURE 1.3D: PANORAMIC PHOTOS

The land that makes up the SP area consists of mostly flat terrain with a prominent knoll located in the northeast corner. (See Figure 1.4: Existing Topography). The knoll provides the highest elevation on-site at 1,650 feet above mean sea level (AMSL). The lowest elevation within the SP area is at 1,425 feet AMSL and is located near Encanto Drive in the northwest portion of the site. A majority of the storm water flows from east to west, passing under I-215 via a box culvert.

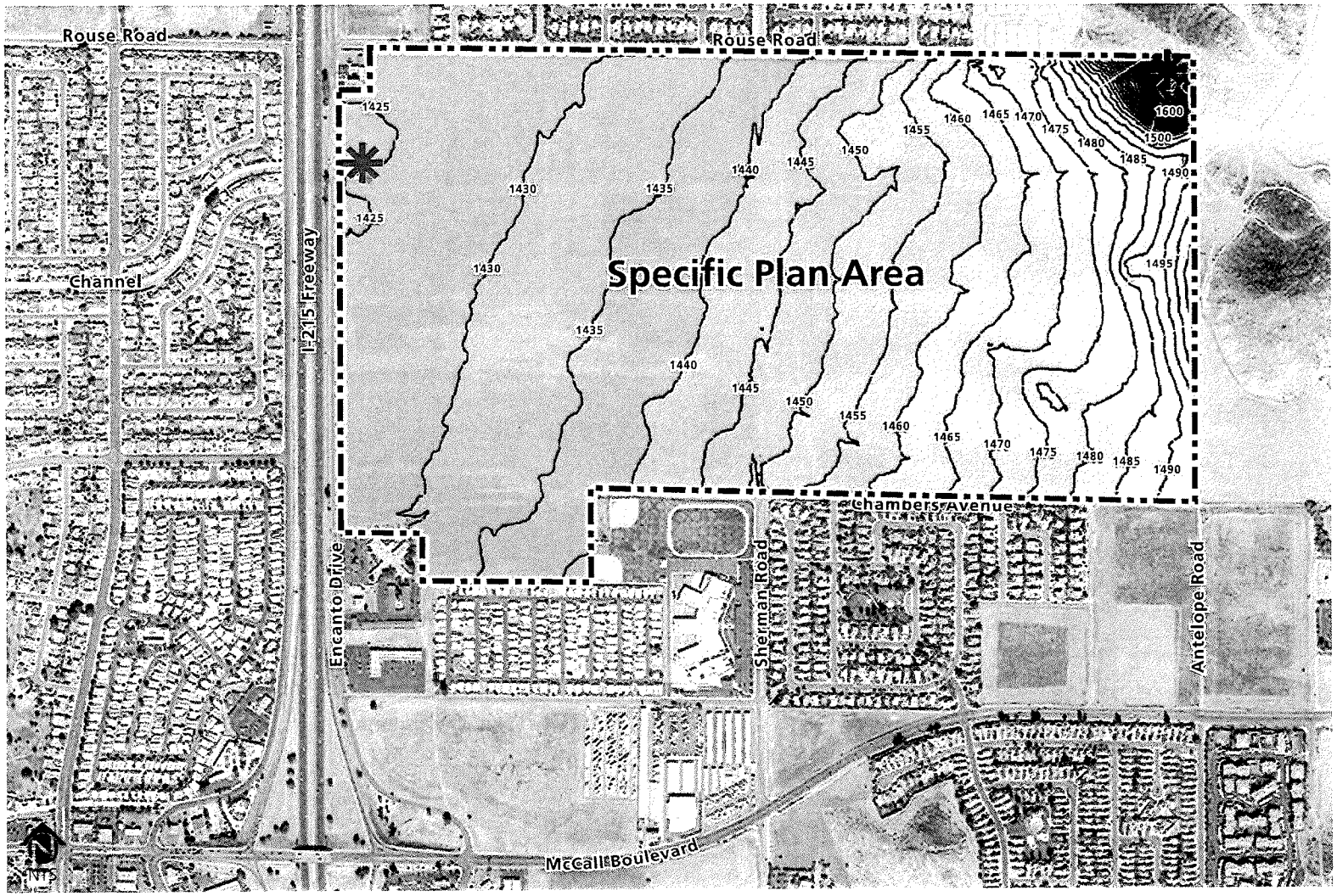


FIGURE 1.4: EXISTING TOPOGRAPHY

Legend
Fleming Ranch SP Area Boundary
High Point (1,650')
Low Point (1,425')

The City's General Plan was adopted on December 20, 2013, and governs the land uses planned for the SP area. The area is designated Fleming Ranch SP. The land uses designated for undeveloped land near the SP area include 2.1 to 5 dwelling units/acre residential (2.1-5R) and rural residential 5-acre minimum (RR5) to the north and east; 5.1-8 dwelling units/acre residential (5.1-8R) to the east and south; and public/quasi public facilities (PF) and commercial uses under the Economic Development Corridor (EDC) designation to the south. (See Figure 1.5: Menifee General Plan Map 2017). The General Plan also identifies the northwest area of the SP as a community gateway.

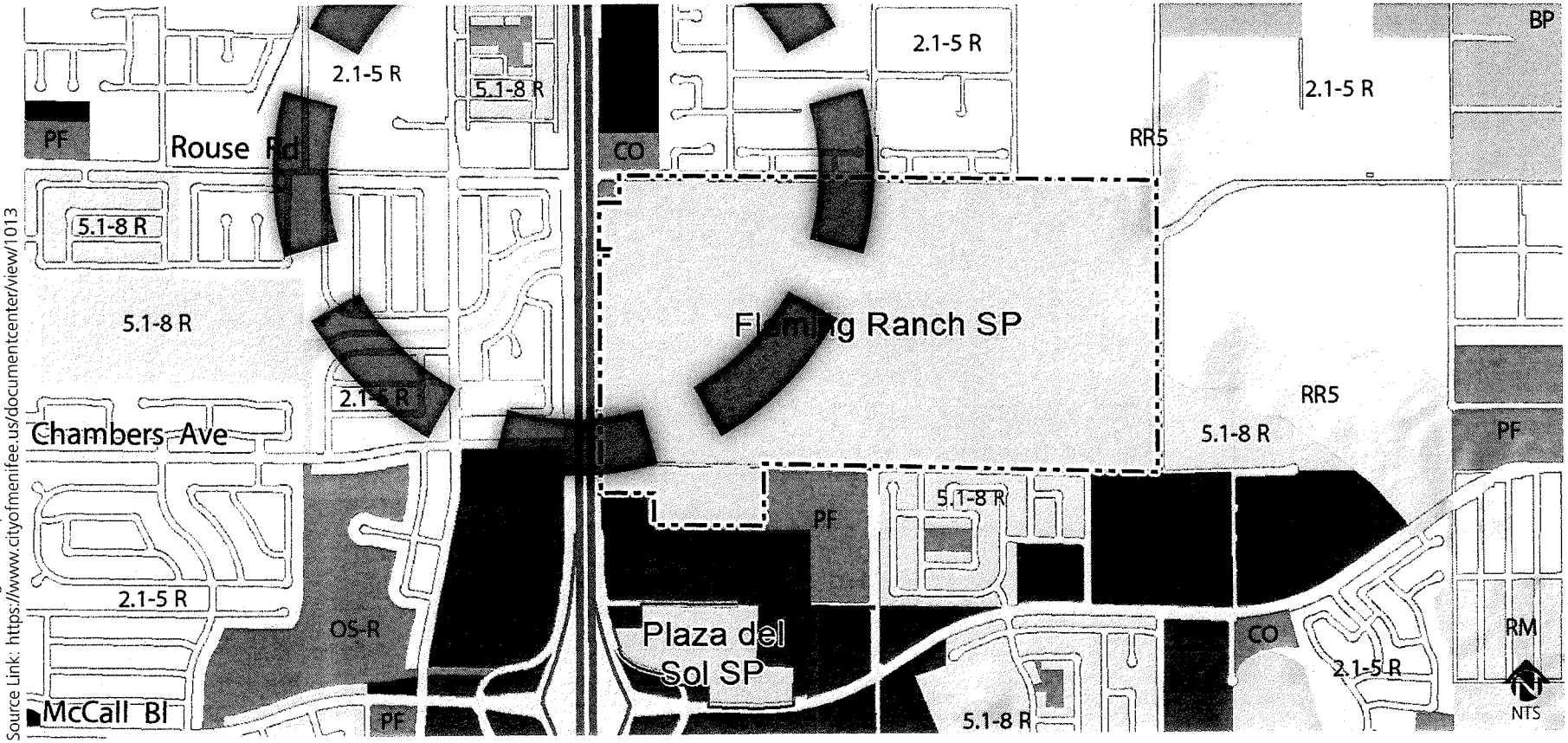


FIGURE 1.5: MENIFEE GENERAL PLAN MAP 2017

As shown in Figure 1.6: Menifee Zoning Map 2017, the existing zoning of the site is predominately One-Family Dwellings (R-1) with the portion adjacent to Encanto Drive zoned Scenic Highway Commercial (C-P-S). This SP changes the zoning to SP Zone. (See Figure 1.7: Menifee Zoning Map as Amended).

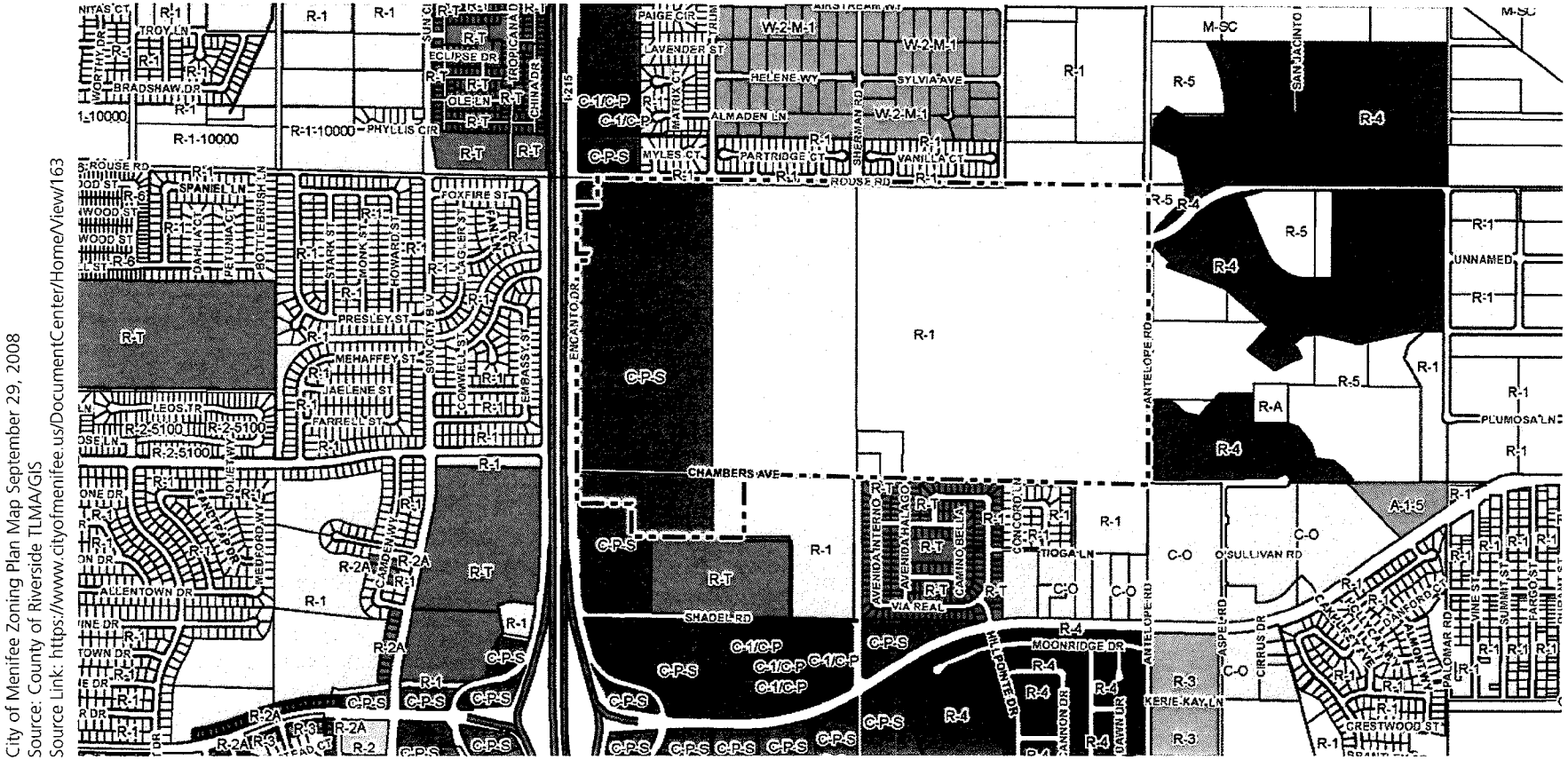
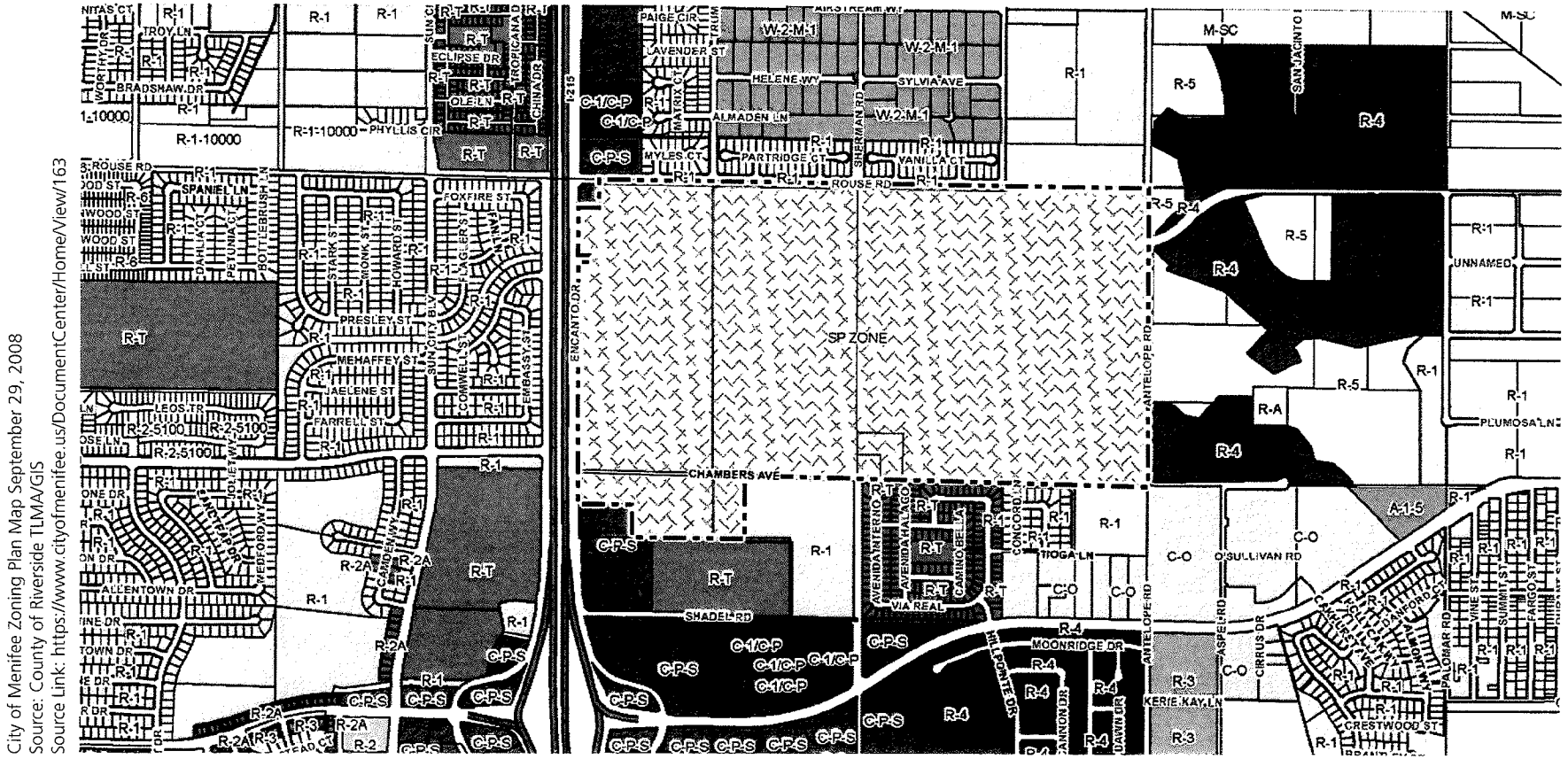


FIGURE 1.6: MENIFEE ZONING MAP 2017



City of Menifee Zoning Plan Map September 29, 2008
Source: County of Riverside TLMA/GIS
Source Link: https://www.cityofmenifee.us/DocumentCenter/Home/View/163

Legend

A-1	A-2-2 1/2	M-M	R-1-5	R-3-4000	R-A-1	R-R-1/2	SP ZONE	City of Menifee Boundary
A-1-1	A-2-5	M-SC	R-1-7200	R-3-7200	R-A-10	R-R-2 1/2	W-1	Parcel Line
A-1-10	C-1/C-P	R-1	R-2	R-4	R-A-2 1/2	R-R-5	W-2	Highways
A-1-2 1/2	C-O	R-1-10000	R-2-4000	R-5	R-A-5	R-T	W-2-10	Cities
A-1-5	C-P-S	R-1-20	R-2A	R-6	R-R	R-T-R	W-2-M-1	Waterbodies
A-2-10	I-P	R-1-20000	R-3	R-A	R-R-1	R-T-R-1	W-2-M-5	Fleming Ranch SP Area Boundary

FIGURE 1.7: MENIFEE ZONING MAP AS AMENDED

1.2 Opportunities & Constraints

The following is a list of opportunities and constraints that were encountered in the land use plan design for the SP. (See Figure 1.8: Opportunities & Constraints Map). For a comprehensive analysis of all environmental factors that were evaluated for this SP, please review the accompanying Environmental Impact Report (EIR) No. 2017-XX.

1.2.1 Edge Conditions

The SP area includes a variety of edge conditions along all four defining boundaries. I-215 parallels the western edge of the SP area with its noise and air quality impacts. Design of the areas adjacent to the freeway acknowledges these constraints by allowing commercial buildings, and well landscaped buffers.

Where on-site development is to occur directly adjacent to previously developed areas, building setbacks with landscaping and fencing provide adequate buffers. Additionally, the design of the roadway system insures adequate access to adjacent developments, while not creating intersection spacing conflicts.

There are two approved TTMs that lie north and east of the SP area. Integration with the design of these maps constrains roadway, trail, and storm drain design. While these constraints are considered minor, they do play a significant part in the design of the overall land use plan for Fleming Ranch.

Infill development is defined by development that is in close proximity to existing infrastructure (transportation corridors, regional drainage, water and sewer lines) and is surrounded by existing and approved development.

1.2.2 Viewsheds

Three major viewshed opportunities exist within the SP area. Viewshed #1, from the northeastern portion of the SP area, provides views of west Menifee and the hillsides that define the edge of the City. Viewshed #2, from the southern and western portions of the SP area, provides views of the on-site knoll, adjacent hills and the distant Lakeview and San Jacinto mountain ranges. Viewshed #3, from the northwestern portion of the SP area, provides views of the adjacent hills to the south.

All of the viewsheds provide view opportunities to on- and off-site knolls and rolling hills that define the uniqueness of the site. It is possible that development of the SP area will impact the current viewsheds; however, the sensitive placement of landscaping and/or buildings within these open spaces can also assist in viewshed preservation.

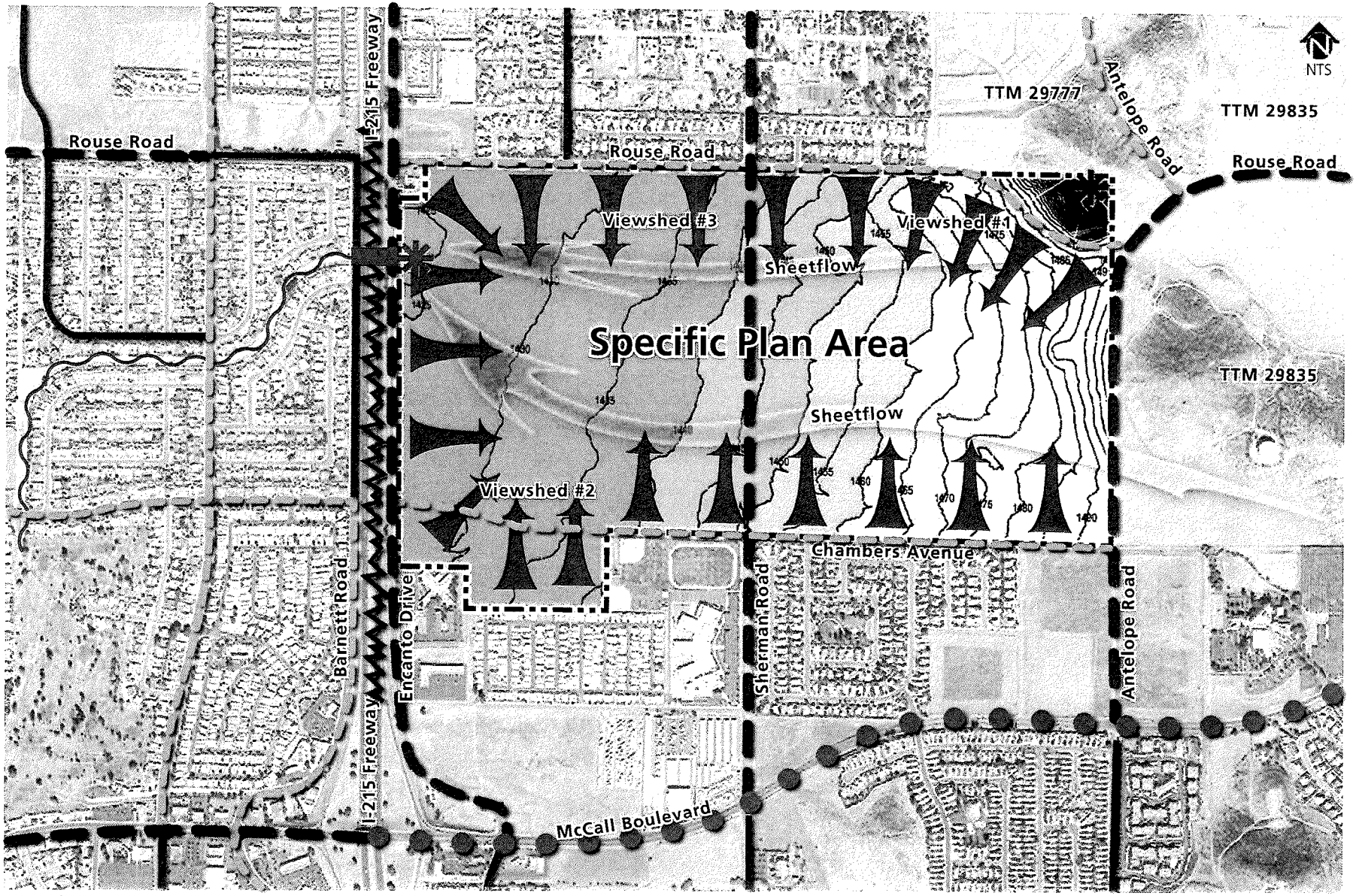


FIGURE 1.8: OPPORTUNITIES & CONSTRAINTS MAP

1.2.3 Airport Land Use Compatibility Planning (ALUCP) for March Air Reserve Base

The ALUCP for March Air Reserve Base was adopted in November 18, 2014 and the Fleming Ranch SP area is located within the Airport Influence Area Zone E but outside noise and safety impact zones. No land use restrictions on placed on the property but due to flight patterns the height of any structure cannot exceed 100 feet without FAA approval. If a structure exceeds 100 feet in height or has the potential to be a hazard to flight due to visual glare or electronic interference the project applicant is required to notify the FAA by electronically filing a 7460-1 Form.

1.3 Document Purpose

The purpose of the SP is to provide the land use framework for the development of an approximate 331-acre site with a mix of residential, mixed-use, public facility, recreational and open space uses. Specifically, its purpose is to:

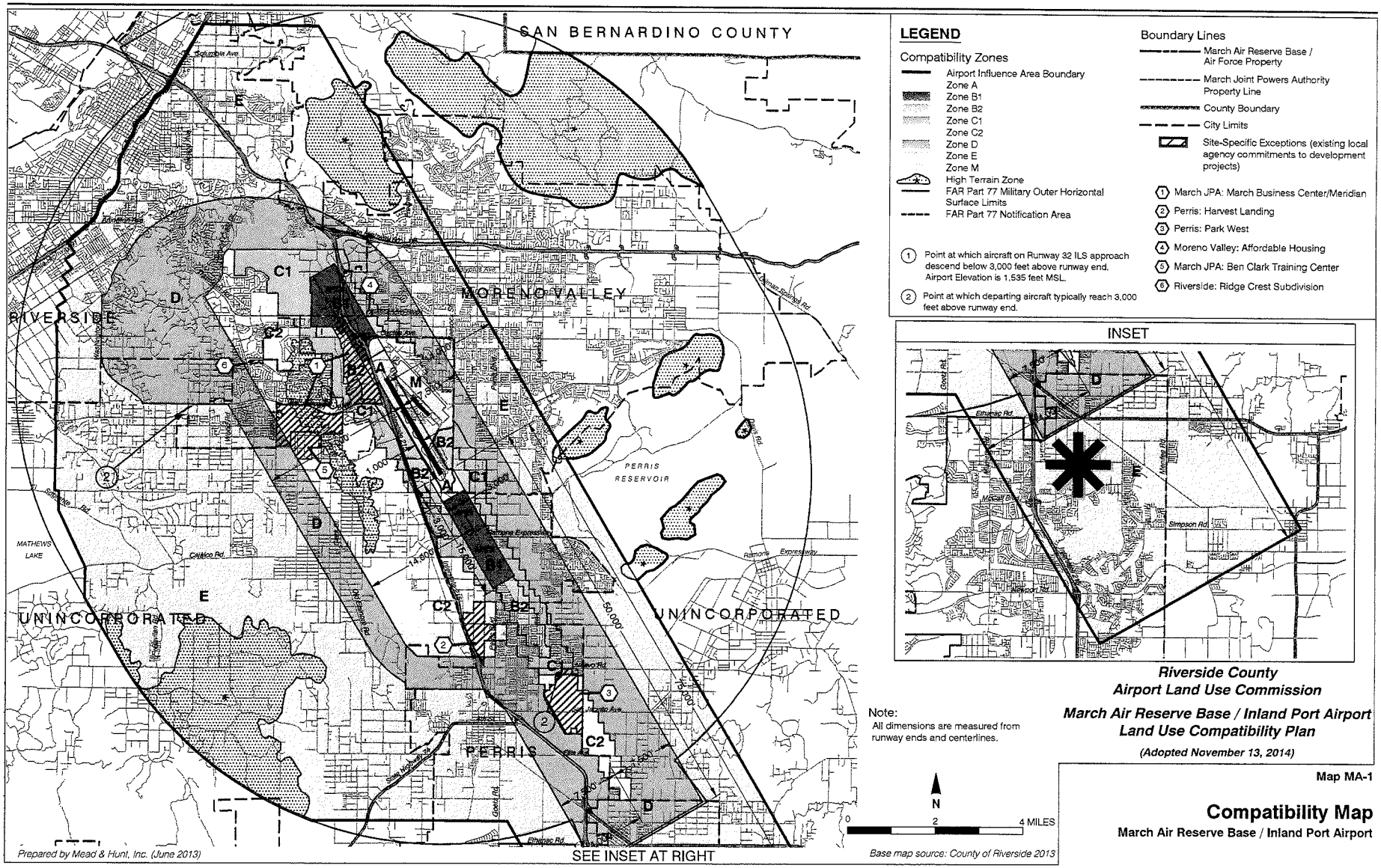
- Determine the appropriate location and intensity of development and mix of land uses within the SP area;
- Guide the character of land planning to ensure that high-quality improvements are made to create a safe and inviting community;
- Establish public and private sector implementation measures and responsibilities that adequately address both local and regional needs;
- Define the future location and dimensions of roadways and other access ways;
- Identify basic utilities, infrastructure, and public services necessary to support the community; and
- Institute planning concepts, design guidelines, utility design, and building techniques that are environmentally responsible.

The SP provides the City of Menifee, developers, community groups and service districts with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development. In addition to approval of this SP, four other accompanying actions were concurrently approved:

- Change of Zone No. 2017-XX to modify the existing zoning of R-1 (One-Family Dwelling) and C-P-S (Scenic Highway Commercial) to SP (Specific Plan).
- TTMs XXXXX and XXXXX to subdivide the property into lots and implement improvements as outlined in this SP.
- EIR No. 2017-XX to disclose potential environmental impacts resulting from implementation of the SP, in accordance with the CEQA.

The SP has been prepared pursuant to the provisions of California Government Code § 65451, Article 8, authorizing local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §§ 65450-65456 establish the authority to adopt a SP, identify the required contents of a SP, and mandate consistency with the agency's General Plan. According to § 65451, a SP shall include a text and a diagram or diagrams, which specify the following details:

- The distribution, location and extent of land uses, including open spaces within the area covered by the Plan.
- The distribution, location, extent and intensity of major components of the public and private transportation, sewage, water, drainage and other essential facilities located within the area covered by the Plan and are necessary to support the land uses described in the Plan.



Site Location

FIGURE 1.9: AIRPORT LAND USE COMPATIBILITY MAP

- The standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the items listed above.

In response to government requirements, this SP has been prepared to provide the essential link between the policies and objectives of the General Plan and the development plan for the Fleming Ranch property. By functioning as a regulatory document, this SP implements the General Plan within the boundaries of the SP area. In this regard, all future development plans and entitlements for the Fleming Ranch property shall be consistent with the regulations set forth in this document and applicable City regulations. This SP identifies site-specific design requirements applicable within the Fleming Ranch property and, as such, adherence to this SP will ensure that new development meets or exceeds City standards for environmental safety, infrastructure and site planning while providing provisions for maintenance, aesthetic quality and community identity.

SECTION 2

COMMUNITY DEVELOPMENT PLAN

This Specific Plan features a traditional neighborhood lifestyle with a variety of housing types that are within easy walking distance to recreational amenities. Pedestrian connectivity is provided through a system of pedestrian trails, sidewalks and bicycle lanes that link residential neighborhoods to one another, to open space, and to recreational amenities.

2.1 The Vision

The Land Use Plan for Fleming Ranch evolved from the following basic objectives:

- Design a Plan that blends seamlessly into the fabric of the existing community and development that surrounds the site.
- Establish two residential villages with recreational opportunities and nearby places to work or shop.
- Provide a mix of residential lot sizes to serve the needs of future residents.
- Allow the potential for a private, gated and age-qualified (55 and older) Village within the community.
- Incorporate amenities, open spaces, trails and public facilities throughout the entire Plan.
- Implement and utilize sustainable principles during all phases of project design, implementation and construction.

Within the community, residents will be able to utilize an integrated system of pedestrian trails, sidewalks and bike lanes to access recreational amenities. Streets within are planned to function as a "promenade" and will feature lush community-based landscaping, helping define the sense of arrival. Meandering sidewalks and trails throughout the community will connect neighborhoods.

2.2 Proposed Land Uses

Table 2.1: Land Use Summary provides a summary of the proposed land uses shown on Figure 2.1 Land Use Plan.

Table 2.1: Land Use Summary

Land Use	Gross Area (Acres)	Density Range (DU/AC)	Maximum Intensity (SF)	Maximum Dwelling Units
Commercial	20.4	-	225,000**	-
Medium Density Residential (MDR)	222.5*	3.3-5.7		1,080
Open Space Recreation (OS-R)	17.7	-	-	-
Open Space Conservation (OS-C)	6.3	-	-	-
Water Quality/ Detention Basins(OS-W)	27.5	-	-	-
Roadways	36.6	-	-	-
Total	**331.0**	**3.3-5.7**	**225,000****	**1,080**

* A 68.3-acre Age-Qualified Overlay allowing 310 dwelling units is allowed on Planning Areas 8-11

** Retail square footage may be converted to 275,000 SF of office or 350,000 SF of other non-residential uses

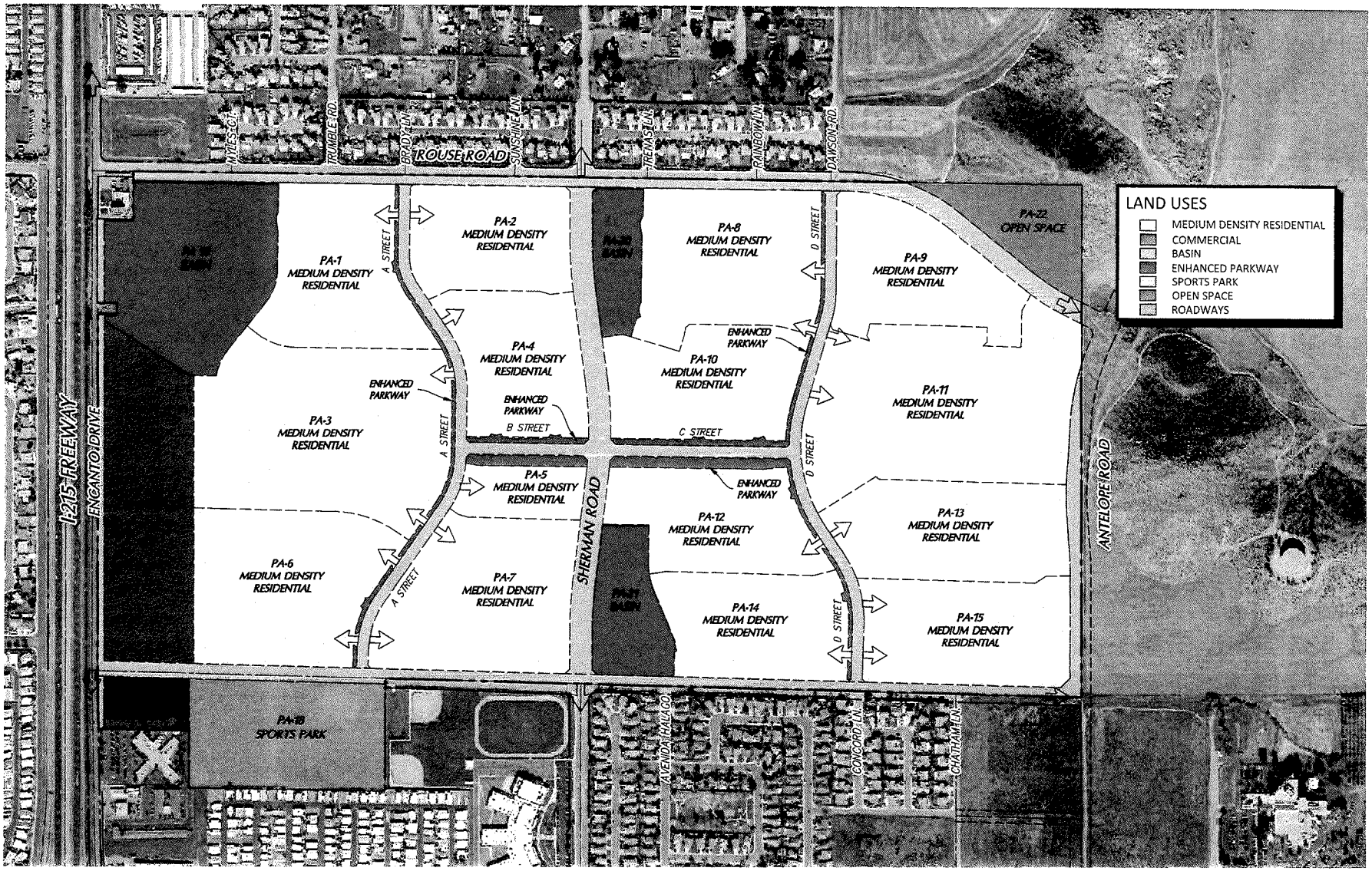


FIGURE 2.1 LAND USE PLAN

As shown on Figure 2.2: Conceptual Development Plan, the SP can be designed with smaller neighborhood units to reinforce social interaction among residents and to facilitate aesthetic differentiations between neighborhoods. The Plan is also designed with a local street network of short blocks and cul-de-sacs that allow very little through-traffic.

2.2.1 Commercial

Two parcels within the Specific Plan are designated as Commercial similar to the Economic Development Corridor land uses north and south along Encanto Drive facing the I-215 freeway. Up to 225,000 square feet of commercial development is permitted. However, in an effort to maintain flexibility to respond to changing community needs and market conditions over the build-out Fleming Ranch, commercial square footage could be converted to either office or other non-residential uses provided that trip generation is less that commercial. A parking lot for an off-site use (the adjacent mortuary) is allowed. A 20-foot landscape buffer is required adjacent to residential use.

Table 2.2: Commercial Planning Area Summary

Planning Area	Acreage	Maximum Intensity
Planning Area 16	17.8	200,000
Planning Area 17	2.6	25,000
Total	20.4bn	225,000**

** Retail square footage may be converted to 275,000 SF of office or 350,000 SF of other non-residential uses

2.2.2 Residential Land Uses

Medium Density Residential (MDR) land uses account for 67% of the entire SP area. A total of 1,080 homes are allowed an average density of 4.9 du/ac. The MDR land use classification includes conventional single-family detached homes on minimum lot sizes varying between 5,000 and 7,000 square feet. Front yard setbacks vary along the street scene. Private yard space is concentrated on the side and rear of the home.

Adjacent to Chambers Avenue and Rouse, Sherman and Antelope Roads, a 10-foot landscape easement will be provided adjacent to the paseos creating additional landscape and separation between the roadways and the residential lots.

Though the conceptual development plan is illustrative in nature and the final placement of lots will be determined during the tentative tract map process, preliminary lotting studies indicate that 9 to 16% of the lot sizes have an average lot size up to 20% larger than the minimum lot size standards.

Table 2.3: Residential Planning Area Summary

	Land Use		Acreage	Density	DUs
	West Village				
	PA1	5,000 S.F. Lots	13.8	5.4	74
	PA2	6,000 S.F. Lots	10.7	4.6	49
	PA3	5,500 S.F. Lots	26.6	5.1	135
	PA4	6,500 S.F. Lots	11.5	4.1	47
	PA5	6,500 S.F. Lots	4.2	4.5	19
	PA6	5,000 S.F. Lots	17.8	5.6	100
	PA7	6,000 S.F. Lots	17.2	4.7	81
		Subtotal West Village	**101.8**	**5.0**	**505**
	East Village				
	PA8	5,000 S.F. Lots	16.2	5.4	88
	PA9	6,500 S.F. Lots	12.7	3.3	42
	PA10	5,500 S.F. Lots	12.8	5.0	64
	PA11	5,500 S.F. Lots	26.6	4.7	124
	PA12	7,000 S.F. Lots	12.2	4.0	49
	PA13	5,000 S.F. Lots	14.4	5.7	82
	PA14	6,500 S.F. Lots	12.1	4.5	54
	PA15	5,500 S.F. Lots	13.7	5.3	72
		Subtotal East Village	**120.7**	**4.8**	**575**
		Total	**222.5**	**4.9**	**1,080**

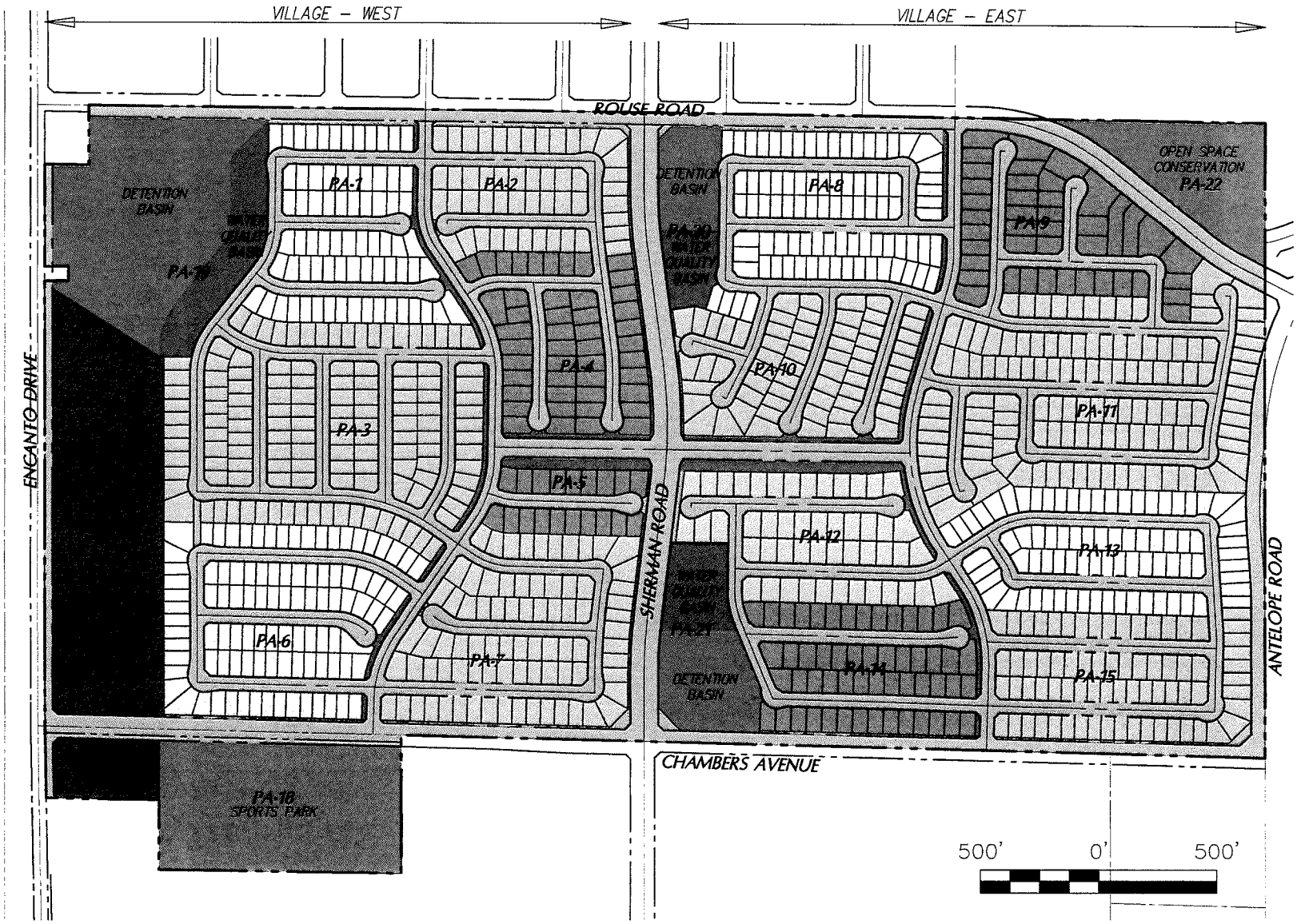


FIGURE 2.2: CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan illustrates a land use combination that could be implemented under the provisions of this SP. As such, the Conceptual Development Plan is illustrative in nature and the final alignments of streets and the placement of lots will be determined during the tentative tract map process. Chapter 4.0, Development Standards contains specific development standards and zoning criteria that would apply.

2.2.3 Age-Qualified Overlay

An Age Qualified Overlay is permitted in the northwest portion of the East Village. This Overlay reduces the number of homes allowed because a private one-acre recreation facility is included for exclusive use by the age-qualified residents. Refer to Figure 2.3: Age-Qualified Overlay.

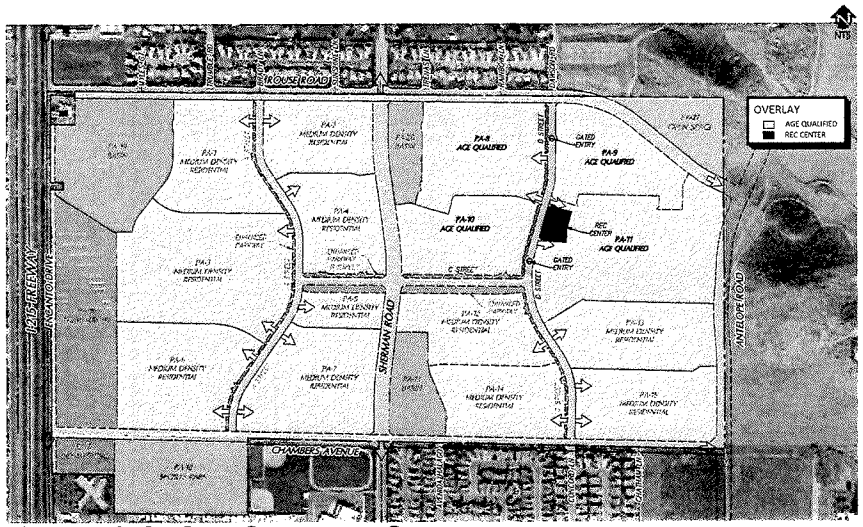


Figure 2.3: Age-Qualified Overlay

2.2.4 Open Space and Recreational Land Uses

An important element of the SP is the provision of recreation and open spaces to enhance the quality of living for residents of the community. As illustrated in Figure 2.4: Park and Open Space Conservation Diagram and Figure 2.5: Basin Diagram, the SP includes a network of parks, natural open space areas, enhanced landscape areas, and water quality and detention basins. Individual components of the open space system are discussed and graphically depicted on the following pages. Conceptual plans of the open space and recreation areas are provided to present initial designs that could be included in future design proposals. Overall, the Plan provides for open space and recreational uses, supplemented by a series of smaller activity nodes. Table 2.4: Open Space & Recreation Planning Area Summary summarizes each of the open space and recreational elements within the SP and the subsections that follow provides a more thorough discussion of each.

Table 2.4: Open Space & Recreation Planning Area Summary

Specific Use	Acres
Sports Park (OS-R)	12.9
Enhanced Paseos (OS-R)	4.8
Open Space Conservation (OS-C)	6.3
Subtotal Parks and Open Space	**24.0**
Water Quality and Detention Basins (OS-W)	27.5
Grand Total	**51.5**

A. Parks

As shown in Figure 2.4: Park and Open Space Conservation Diagram, a major component of the SP is the Sports Park and the enhanced paseos with activity nodes and multi-use trails that are strategically distributed throughout the site. As conceptually shown, every home would be located within 1/4 mile of a trail.

The multi-purpose Sports Park allows for lighted sports fields and picnic areas to meet the needs of the region, as well as to the future residents of the SP. The Sports Park will be accessible from Chambers Avenue and will be open to the public.

The enhanced paseos provide passive and active recreational uses (walking, biking, tot lots and amenities) and an open space buffer between collector streets and neighborhoods. The enhanced paseos include eight-foot wide multi-purpose trails

providing non-vehicular access (with the exception of maintenance vehicles). The width of these 20- to 60-foot enhanced paseos provide a landscaping opportunity. Activity nodes are planned providing active recreational amenities that may consist of adult exercise stations, tot lots or other similar recreational elements. The enhanced paseos do not include right-of-way area in the area calculations.

B. Quimby Requirements

California Government Code §66477 (passed as a part of the 1975 Quimby Act) requires cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements and/or pay fees for park improvements.

The City of Menifee has set a goal of providing 5 acres of active parkland for every 1,000 residents. Menifee Municipal Code (MMC) §9.55.060 outlines both the required parkland dedication and the average number of persons per residential development.

The following table highlights the SP's consistency with the City of Menifee requirements.

Table 2.5: Park Calculations

Required Park Calculations		
Up to 1,080 homes	3.164 persons per household	3,417 persons (population)
	Divide by 1,000	3.41
	Required parkland acreage (X 5)	17.1
	Active park acres planned	17.7
	Over/Under a Minimum of	+ 0.6 acres

C. Open Space Conservation

The Open Space - Conservation (OS-C) land use designation provides for the preservation of a landmark knoll with the highest elevation on-site. This open space area consists of grassland, rock outcroppings and includes dirt trails. Adjacent approved tract maps also provide for the preservation of open space surrounding this space that will ultimately result in a larger, continuous conservation area. This area of open space conservation is not within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. It's important to note that while the land use category is Open Space Conservation, the designation is not intended to imply that this area serves as a habitat conservation area. Rather, for the purposes of this SP, the land is not counted towards developable area and it will remain in its natural habitat.

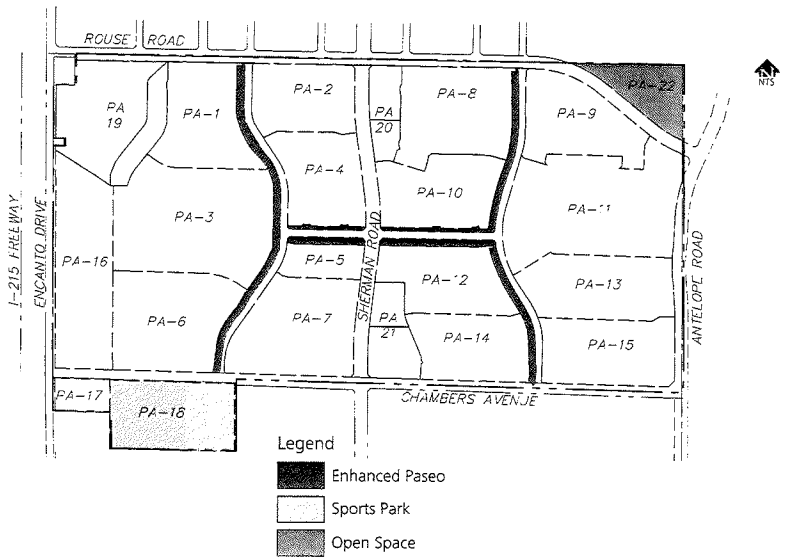


Figure 2.4: Park and Open Space Conservation Diagram

D. Water Quality and Detention Basins

The Open Space - Water (OS-W) Land Use designation provides for three water quality and detention basins. The basins will serve as an open space amenity for the community. A conceptual basin concept is depicted in Figure 2.5: Basin Diagram. The basins are envisioned to contain a special landscape treatment that will reinforce the community landscape theme and serve as an open space amenity.

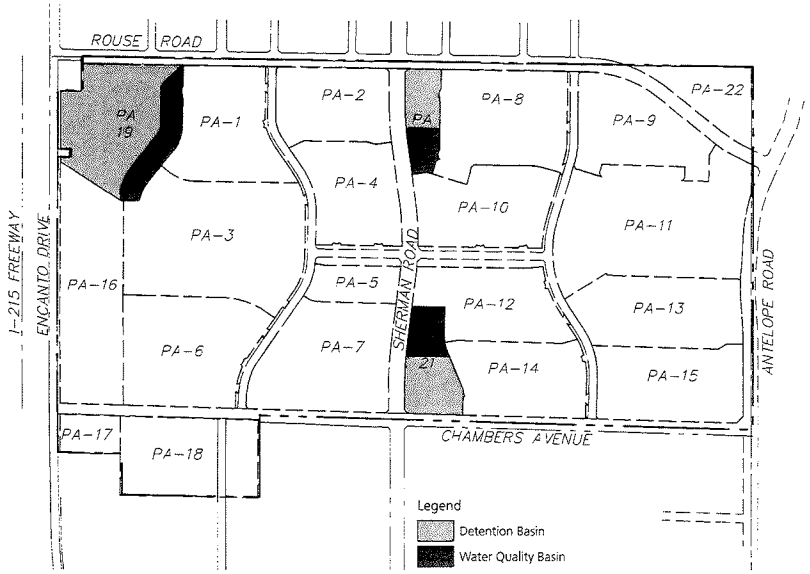


Figure 2.5: Basin Diagram

2.3 Circulation Plan

The Circulation Plan reinforces the concept of traditional neighborhood design and proposes a circulation system comprised of roadways, pedestrian pathways and trails to provide for efficient and effective access to and through the site. The Circulation Plan is designed to provide optimal circulation efficiency and safety for guests and residents.

2.3.1 Roadways

At the time of Specific Plan approval, the roadways surrounding the Fleming Ranch Specific Plan were in various stages of improvement from fully paved rights-of-way to dirt roads. Figure 2.6: Vehicular Circulation Diagram highlights the primary vehicular routes available to serve the SP area. The General Plan Roadways also provide significant opportunities to enhance vehicular access and traffic flow in and around the SP area.

Five General Plan Roadways are designated adjacent to within the SP area:

- Encanto Drive - Modified Major Roadway (Freeway Frontage Road),
- Sherman Road - Major Roadway,
- Antelope Road - Major Roadway,
- Chambers Avenue - Secondary Roadway, and
- Rouse Road - Secondary Roadway.

A brief description of each of these roadways is listed on the next pages.

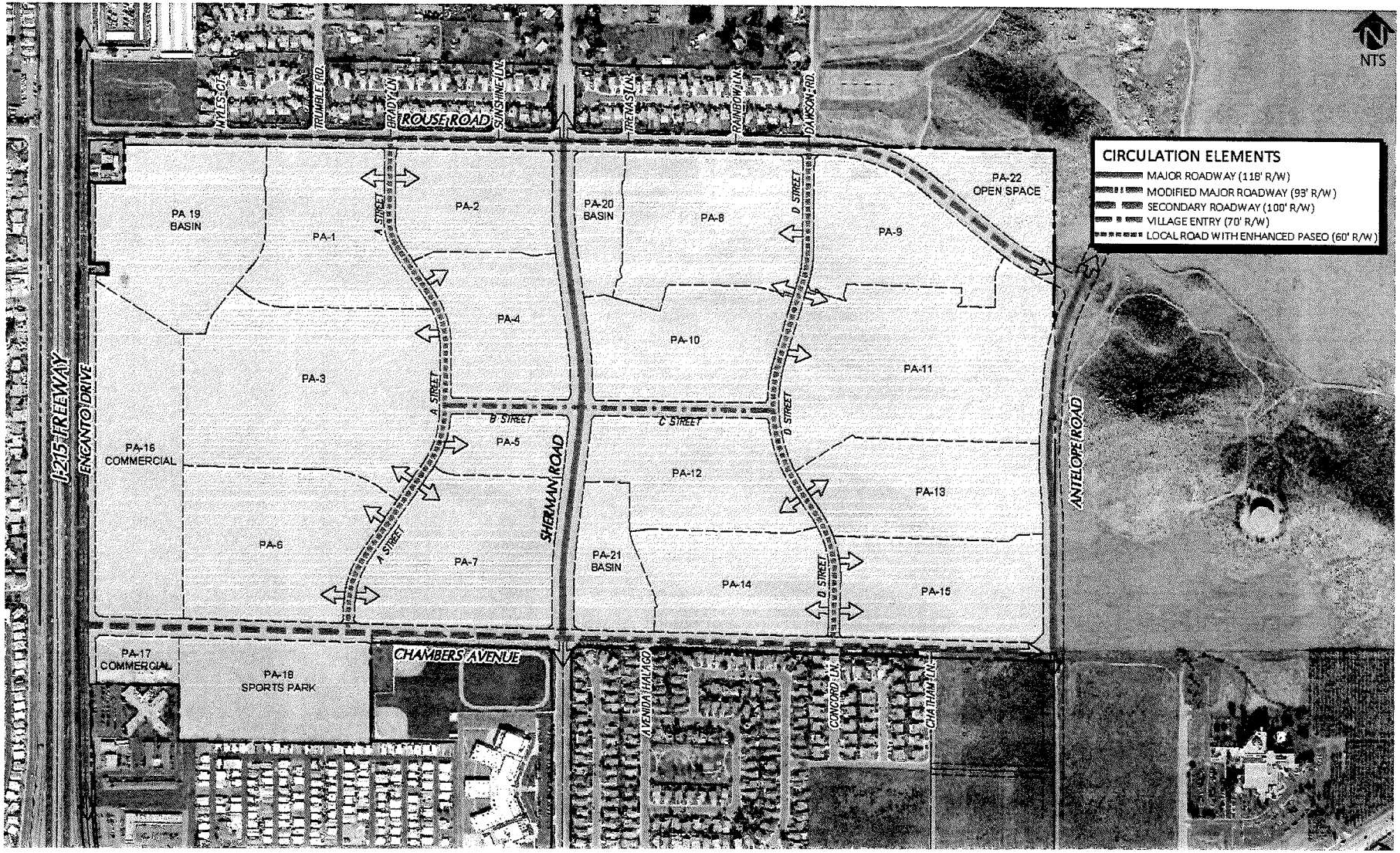
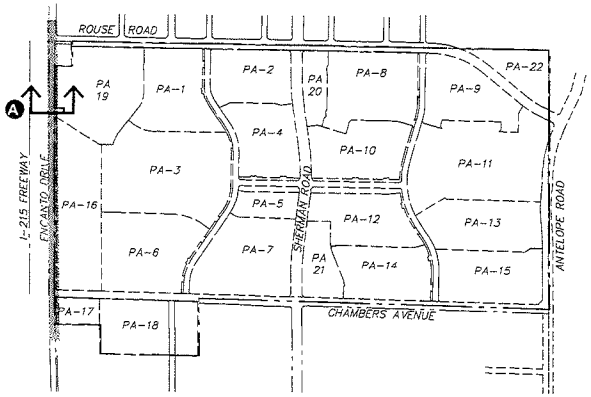


FIGURE 2.6: VEHICULAR CIRCULATION DIAGRAM

A. Encanto Drive

Encanto Drive is designated as a Major Roadway on the General Plan. A modification of the ultimate right-of-way is proposed to be 93 feet, four travel lanes (two in each direction) and a striped center median. Encanto Drive is a local frontage road (fronting the eastern right-of-way of I-215) that links to McCall Boulevard (1/2 mile south of the SP area) and terminates in a planned roundabout in a planned commercial center north of McLaughlin Road (3/4 mile north of the SP area). Encanto Drive provides primary access to the commercial areas of the SP.



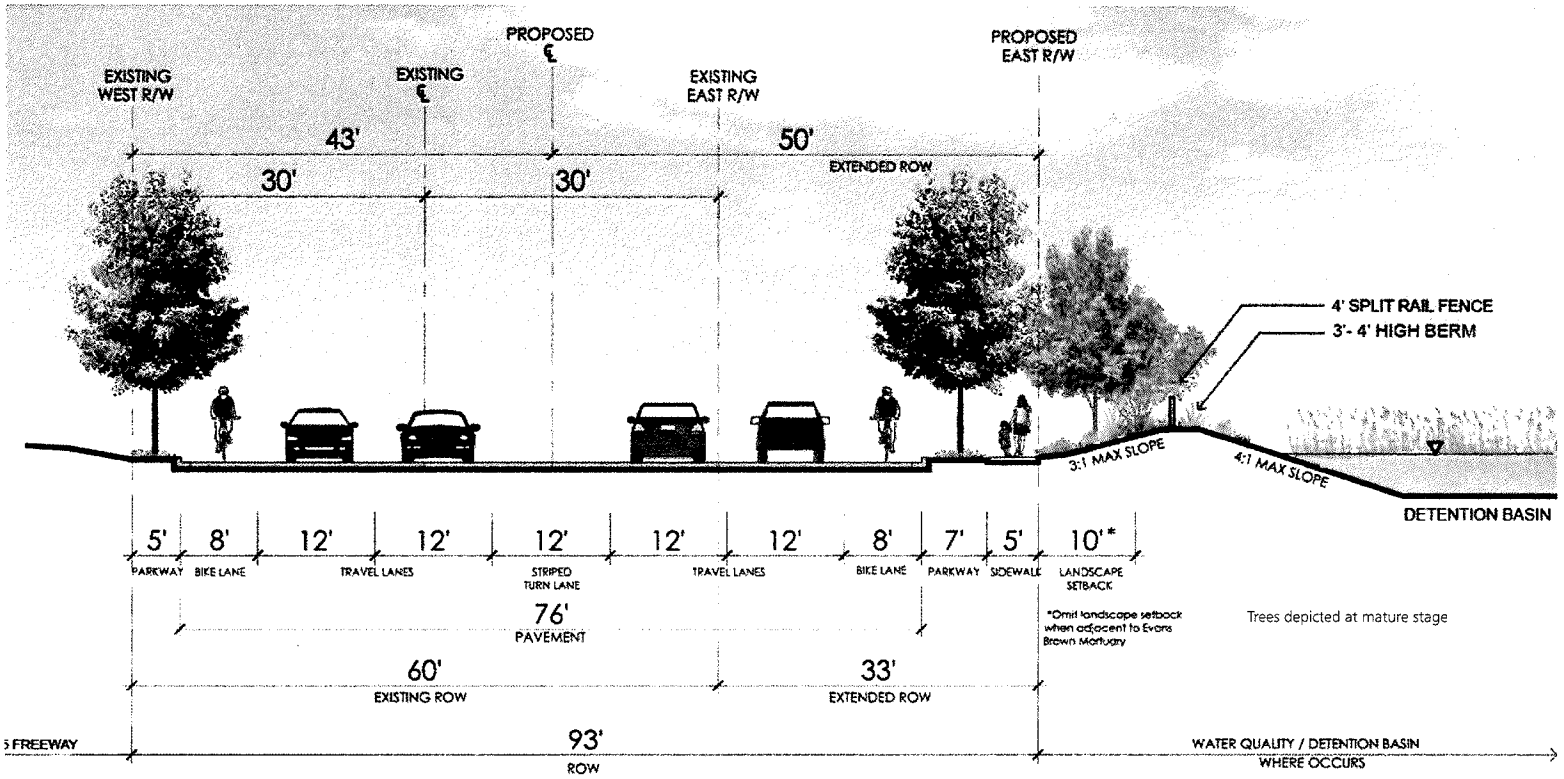
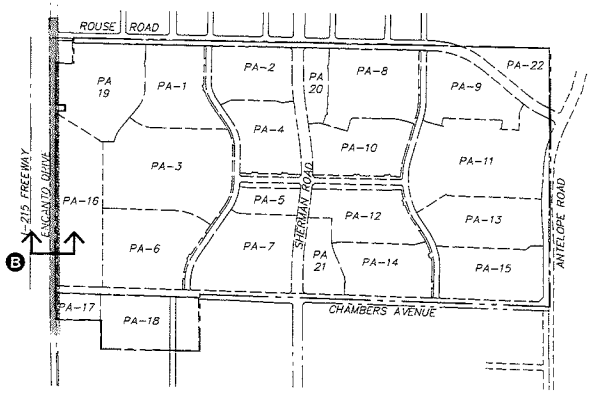


Figure 2.7a: Encanto Drive

An additional 33 feet of right-of-way will be added to the existing condition. Only the eastern right-of-way of Encanto Drive is planned to include a landscaped area with a seven-foot wide landscape parkway and a five-foot sidewalk. The eastern side of the roadway also includes an eight-foot wide on-street class II bike lane. The western side of the roadway (adjacent to I-215) includes a five-foot wide landscape area with no sidewalk and a eight-foot wide on-street class II bike lane. Adjacent to the right-of-way will be a 15-foot wide landscaped setback on PA-16 and PA-17.



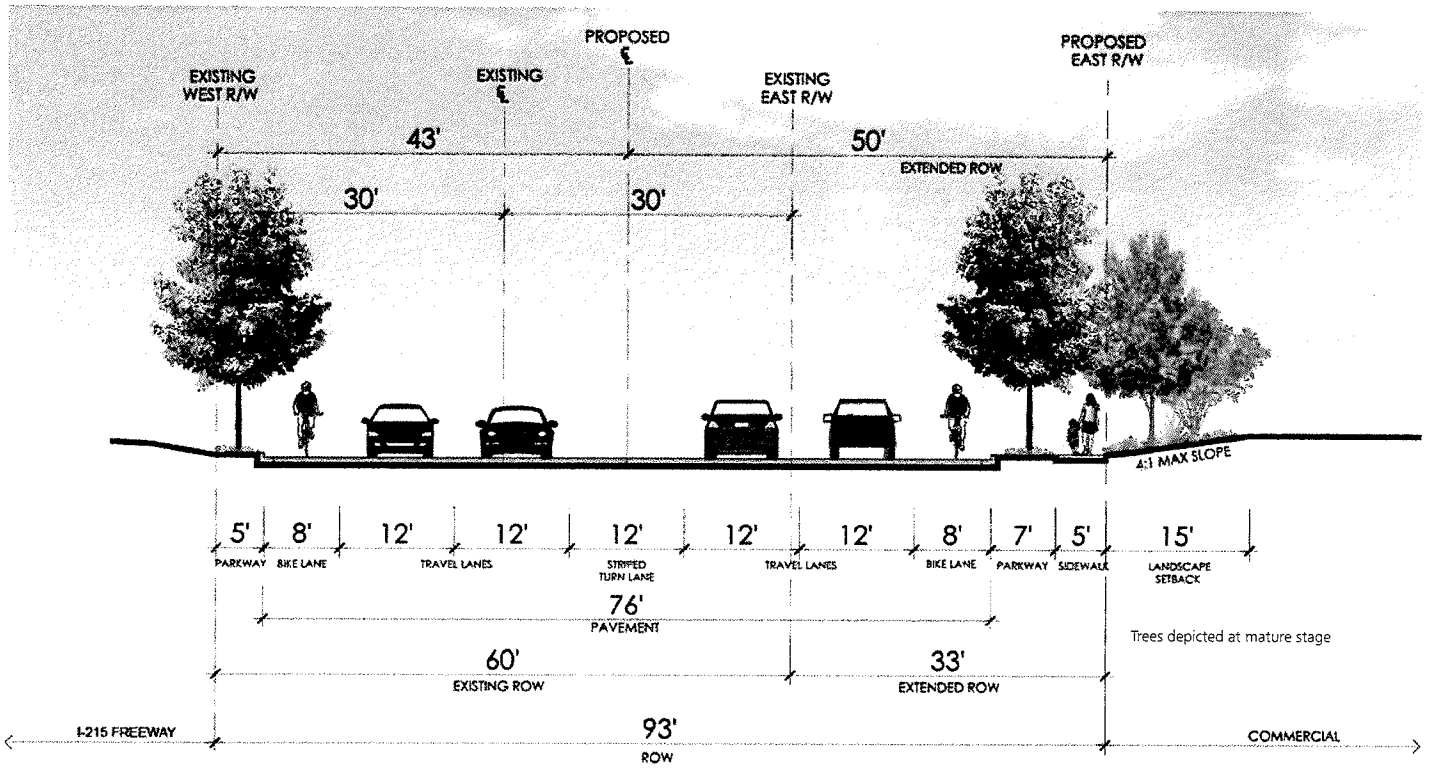
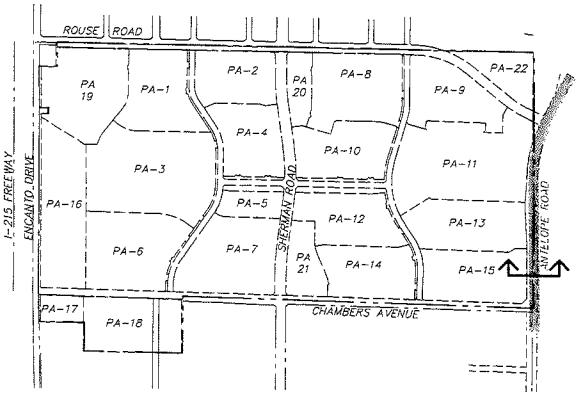


FIGURE 2.7B: ENCANTO DRIVE

B. Antelope Road

Antelope Road is designated as a Major Roadway with an ultimate right-of-way of 118 to 128 feet with four travel lanes (two in each direction) and a center median to match adjacent planned improvements. The segment of Antelope Road that defines the easterly boundary of the SP area begins at McCall Boulevard (1/4 mile south of the SP area) and terminates at the intersection of Rouse Road. In addition, Antelope Road is planned to continue north as a Secondary Roadway, ultimately intersecting with Ethanac Road (one mile north of the SP area). Antelope Road provides secondary access to the SP area.



Antelope Road also includes an eight-foot wide NEV/Class II Bicycle lane on both sides of the street. The right-of-way also includes a meandering eight-foot wide trail within a 21-foot wide landscape area. The east side of the Antelope Road will be improved by others. Figure 2.8: Antelope Road is consistent with current planning efforts on the adjacent parcel.

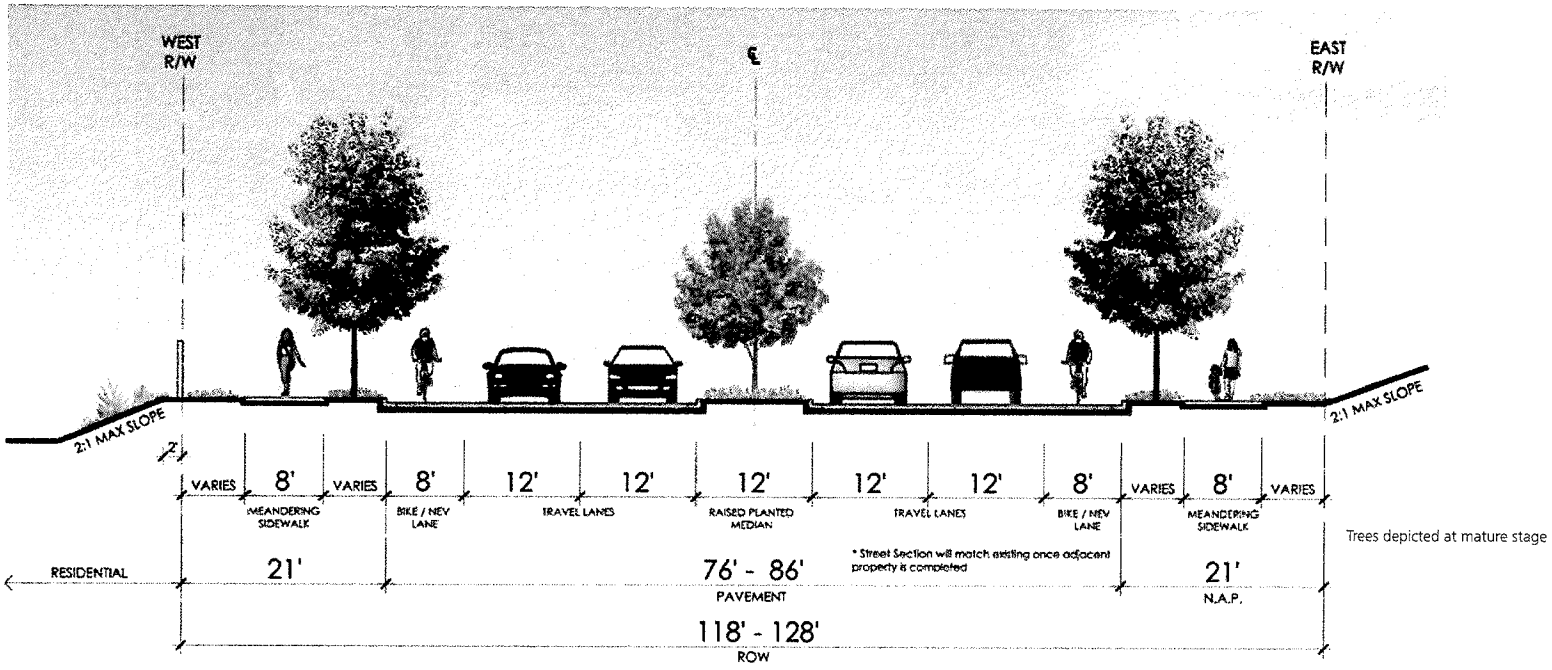
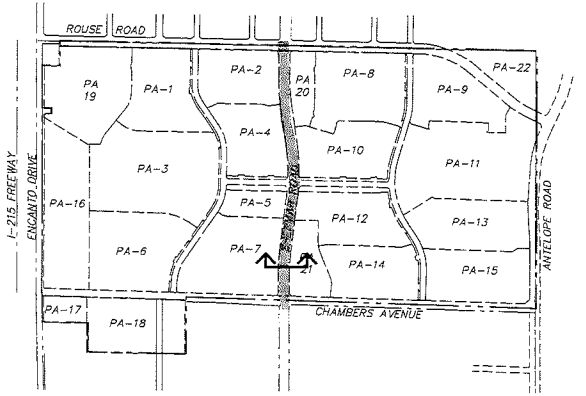


Figure 2.8: Antelope Road

C. SHERMAN ROAD

Sherman Road is designated as a Major Roadway with an ultimate right-of-way of 118 feet with four travel lanes (two in each direction) and a center raised planted median. Sherman Road is planned to originate at McCall Boulevard (1/2 mile south of the SP area) and ultimately connect to Watson Road and SR-74 (approximately 1.5 miles north of the SP area). Sherman Road provides the primary vehicular access to the SP area.



The right-of-way includes a meandering eight-foot wide trail within a 21-foot landscape area with an additional 10-foot wide landscape easement for a total of 23 feet of landscape areas on both sides of Sherman Road. The meandering trail will connect to the curb adjacent sidewalks at the north and south end of the SP area. Sherman Road has been identified as a location for potential future transit service. Future bus turnouts may be accommodated in the proposed parkway.

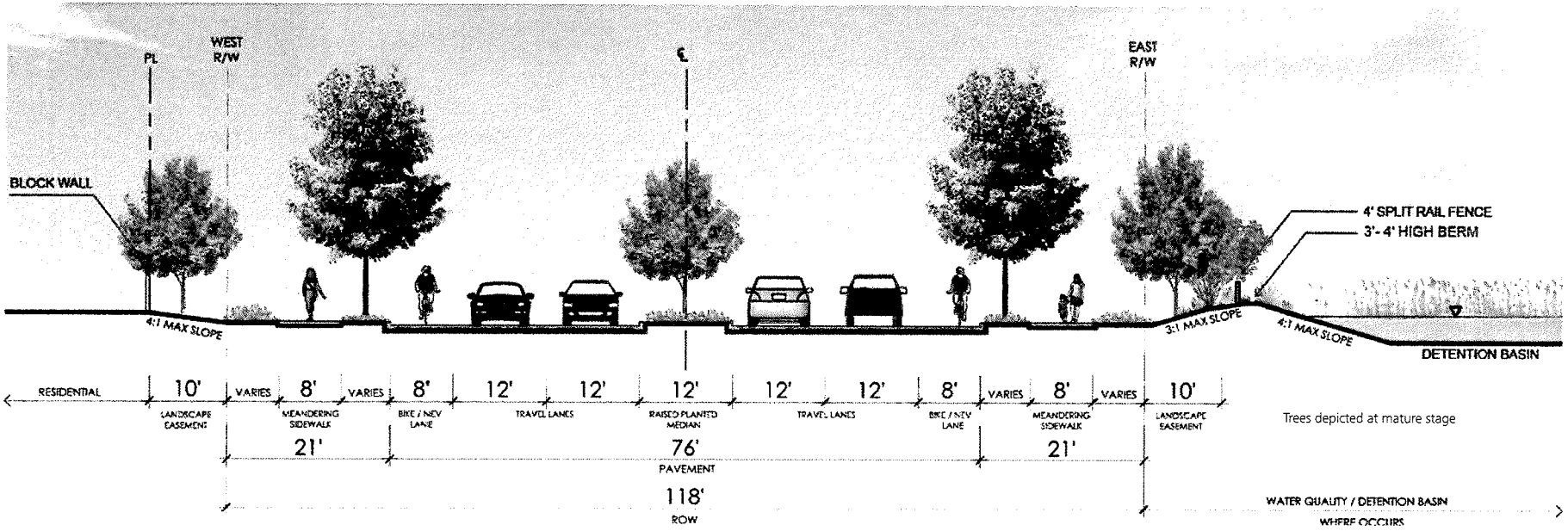
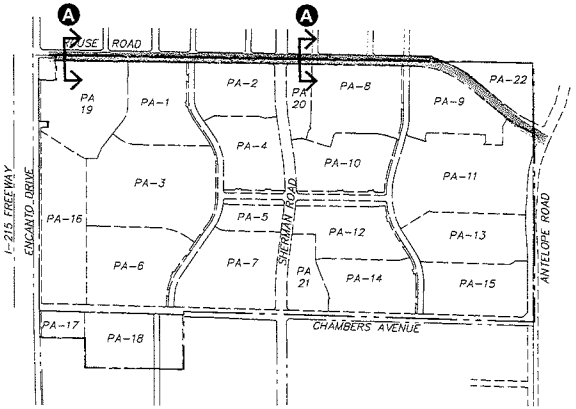


FIGURE 2.9: SHERMAN ROAD

D. Rouse Road

Rouse Road is partially improved and is designated as a Secondary Roadway with an ultimate right-of-way of 100 feet with four travel lanes (two in each direction) and a painted median. The segment of Rouse Road that forms the northerly boundary of the SP area originates at Encanto Drive to the west and terminates at a planned intersection with Antelope Road. According to the General Plan, Rouse Road is planned to continue eastward and ultimately connect with Menifee Road (one mile east of SP area). In addition, a separate segment of Rouse Road exists west of I-215. Adjacent to the detention basins, additional landscape will be provided on a three- to four-foot high berm next to the basin.



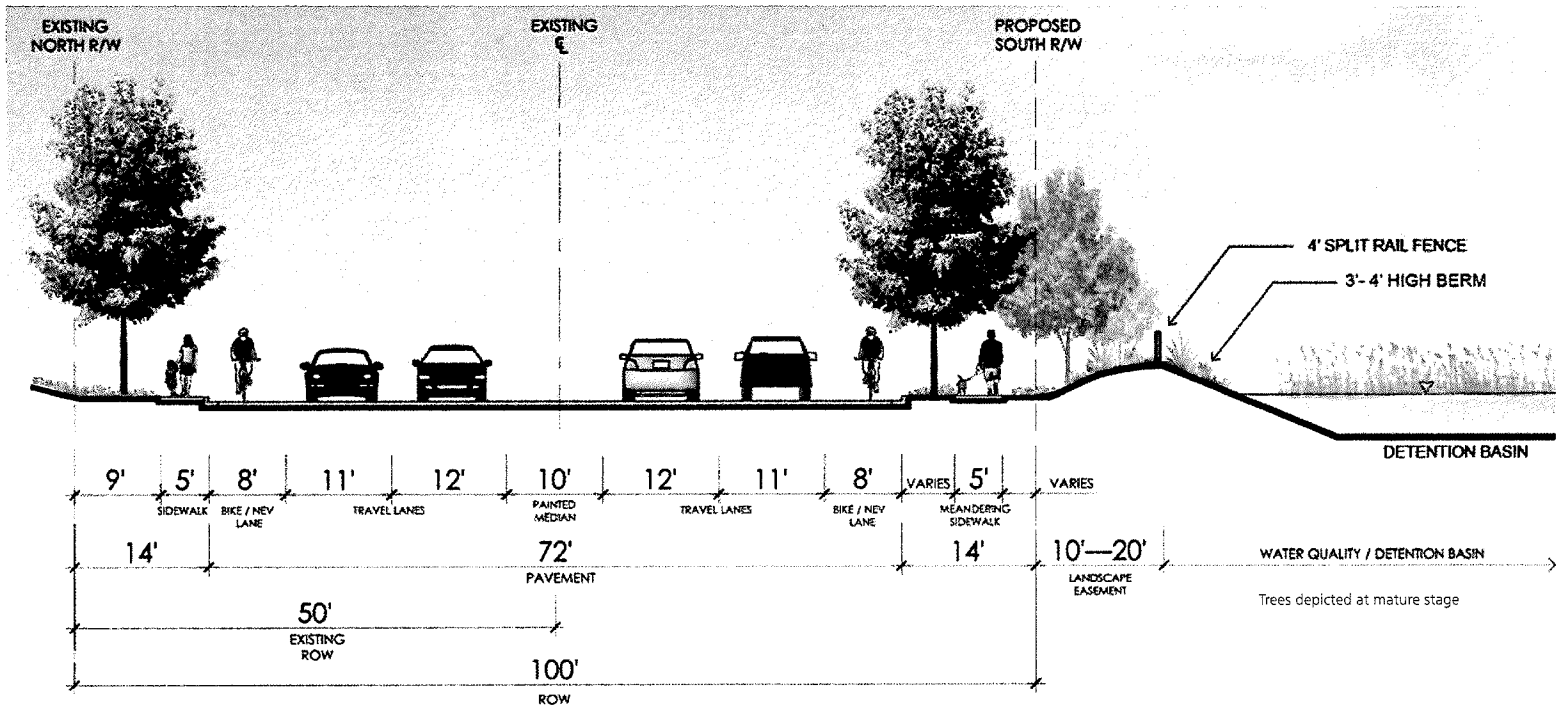
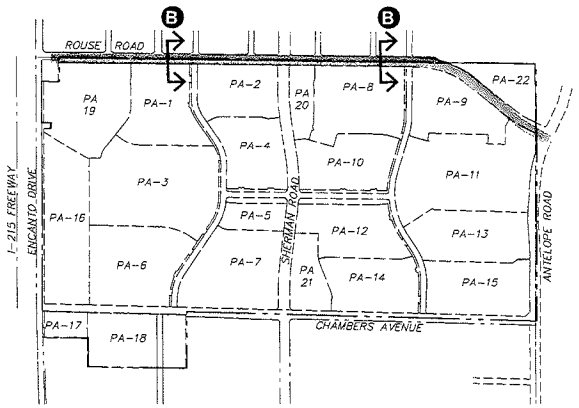


Figure 2.10A: Rouse Road

Rouse Road also includes an eight-foot wide NEV/Class II Bicycle lane on both sides of the street. The right-of-way on the south side adjacent to the SP area includes a meandering five-foot wide trail within a 14-foot landscape area with an additional 10- to 20-foot wide landscape easement for a total of 19 to 29 feet of landscape areas.



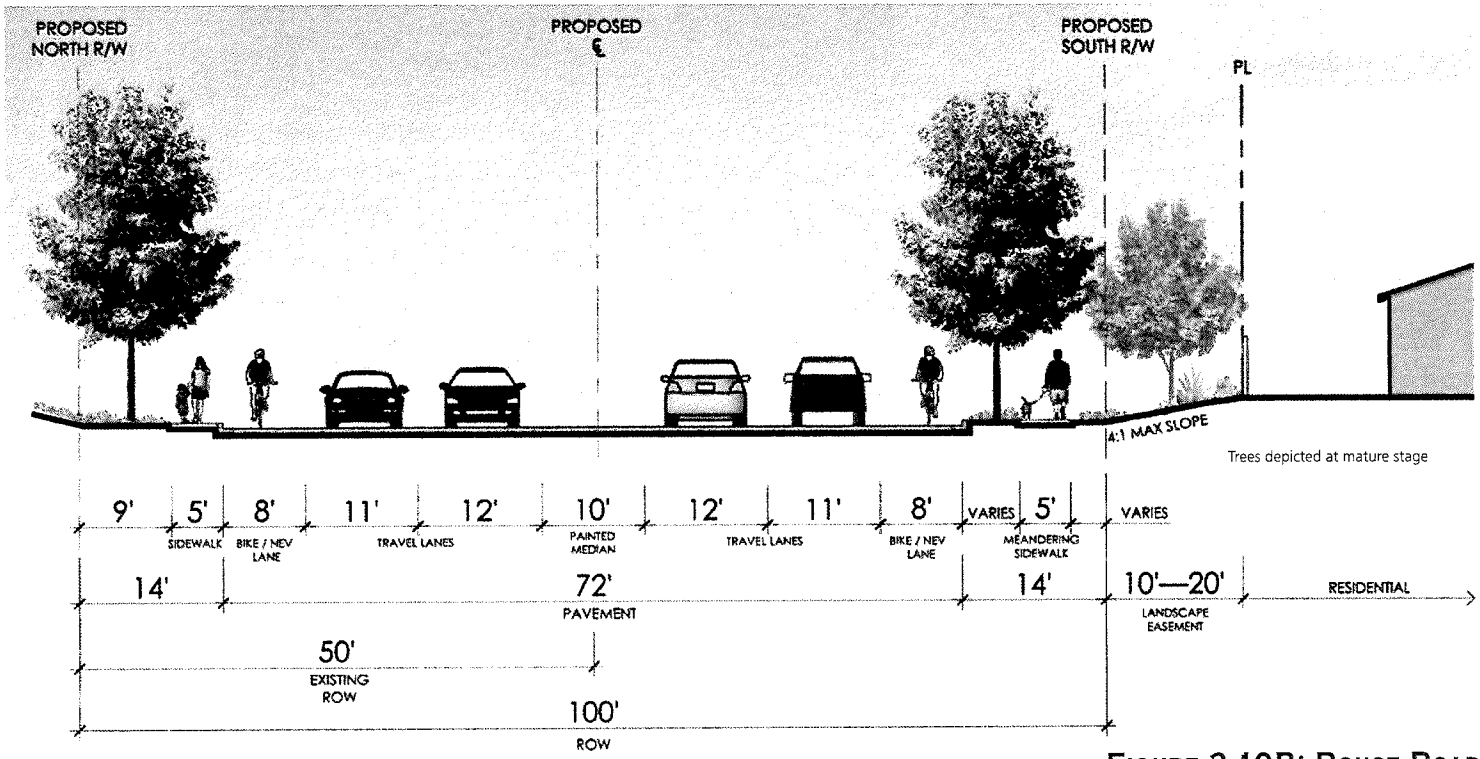
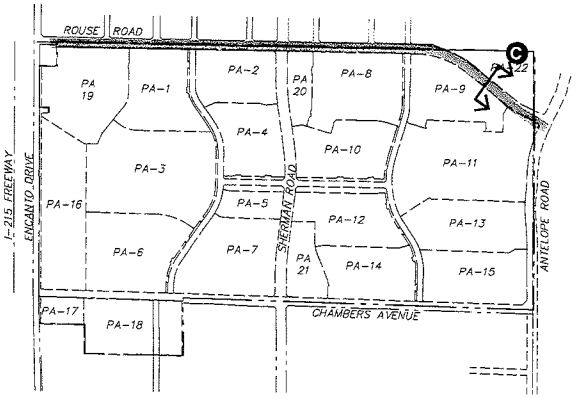


FIGURE 2.10B: ROUSE ROAD

On the north side of Rouse Road there is an existing curb adjacent sidewalk within a fourteen-foot wide parkway. This curb-adjacent sidewalk will continue on the north side adjacent to PA-22.



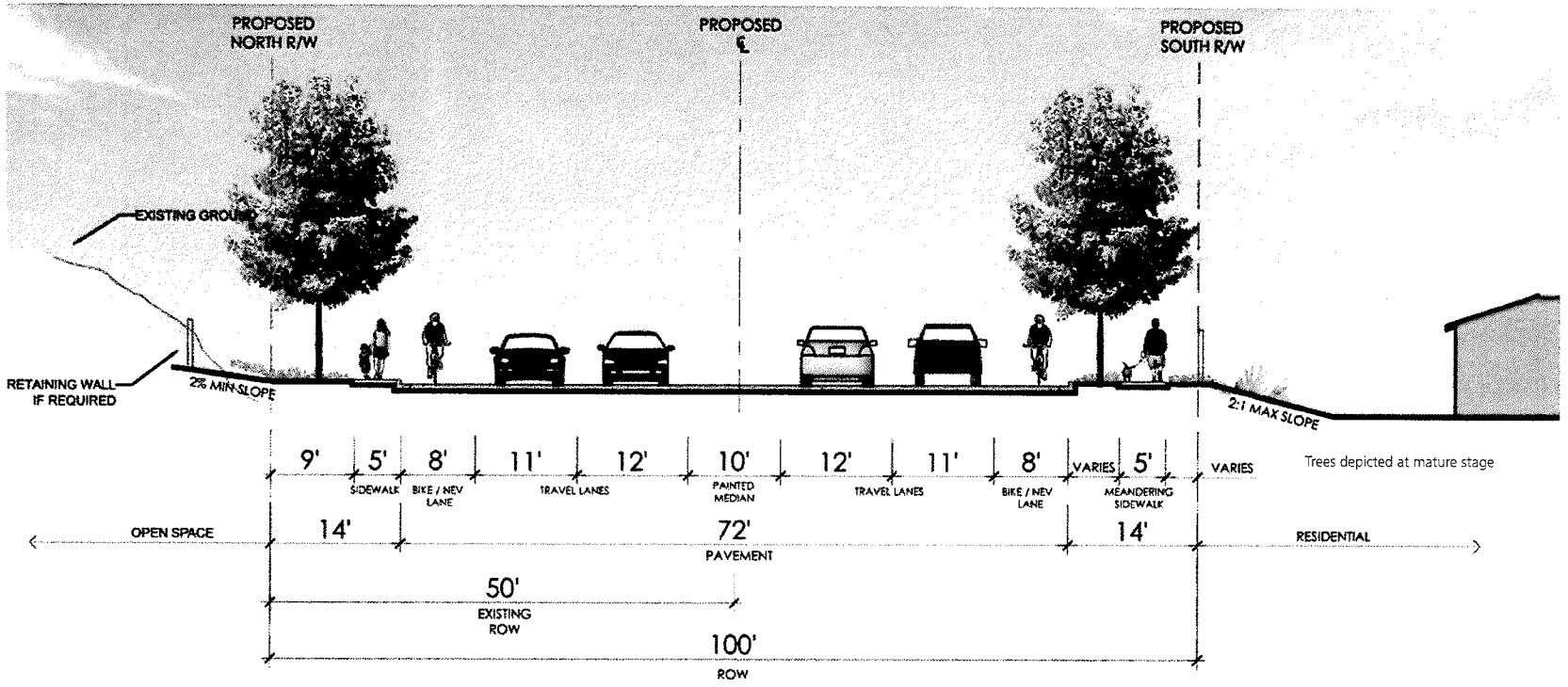
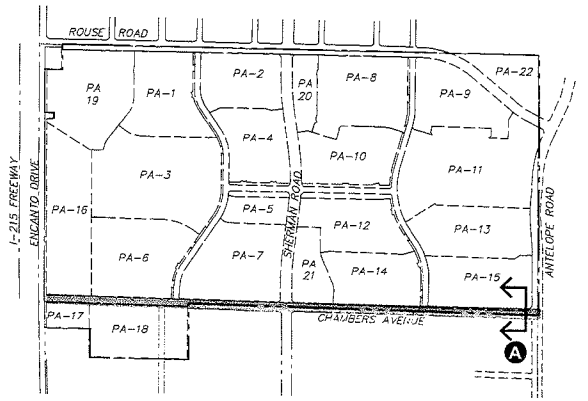


FIGURE 2.10C: ROUSE ROAD

E. CHAMBERS AVENUE

Chambers Avenue is designated as a Secondary Roadway with an ultimate right-of-way of 100 feet with four travel lanes (two in each direction) and a painted center median. Chambers Avenue makes up a portion of the southerly boundary of the SP area and is planned to connect to Encanto Drive on the west and Antelope Road on the east. However, east of Sherman Road the existing condition was not improved to this standard. The northern side of Chambers Avenue will be improved to City standards; therefore the right-of-way will be 94 feet wide. Twenty additional feet of right-of-way will be added with a ten-foot landscape easement.



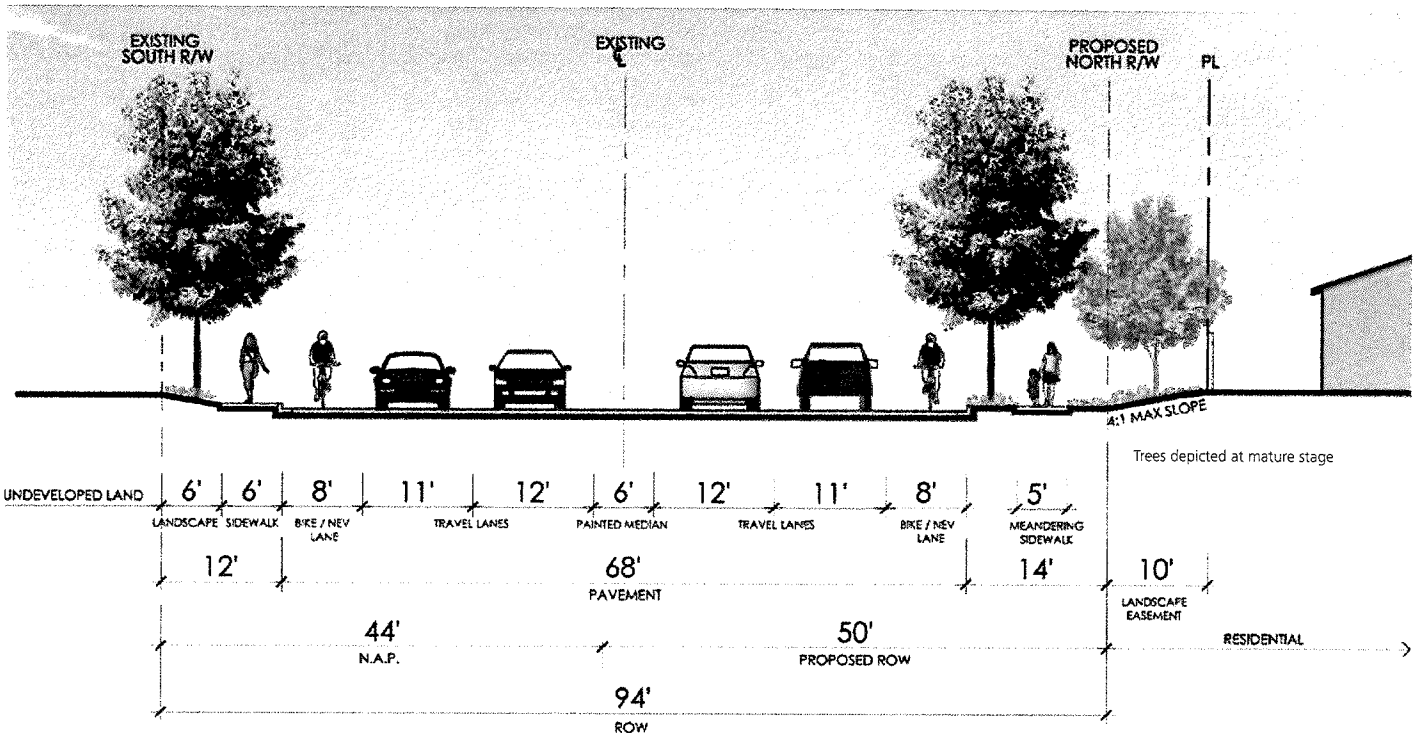
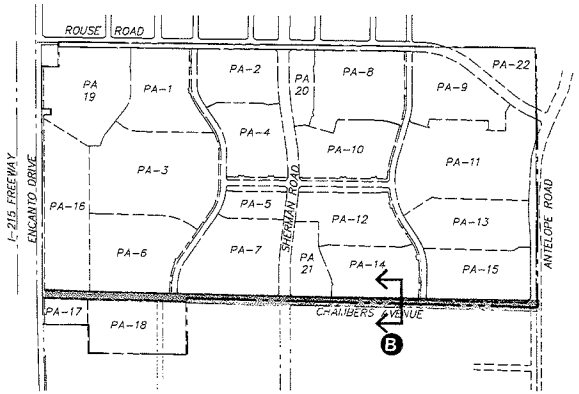


FIGURE 2.11A: CHAMBERS AVENUE

Chambers Avenue includes an eight-foot wide NEV/Class II Bicycle lane on both sides of the street. The right-of-way on the north side adjacent to the SP area includes a meandering five-foot wide trail within a 14-foot landscape area with an additional 10-foot wide landscape easement for a total of 19 feet of landscape.



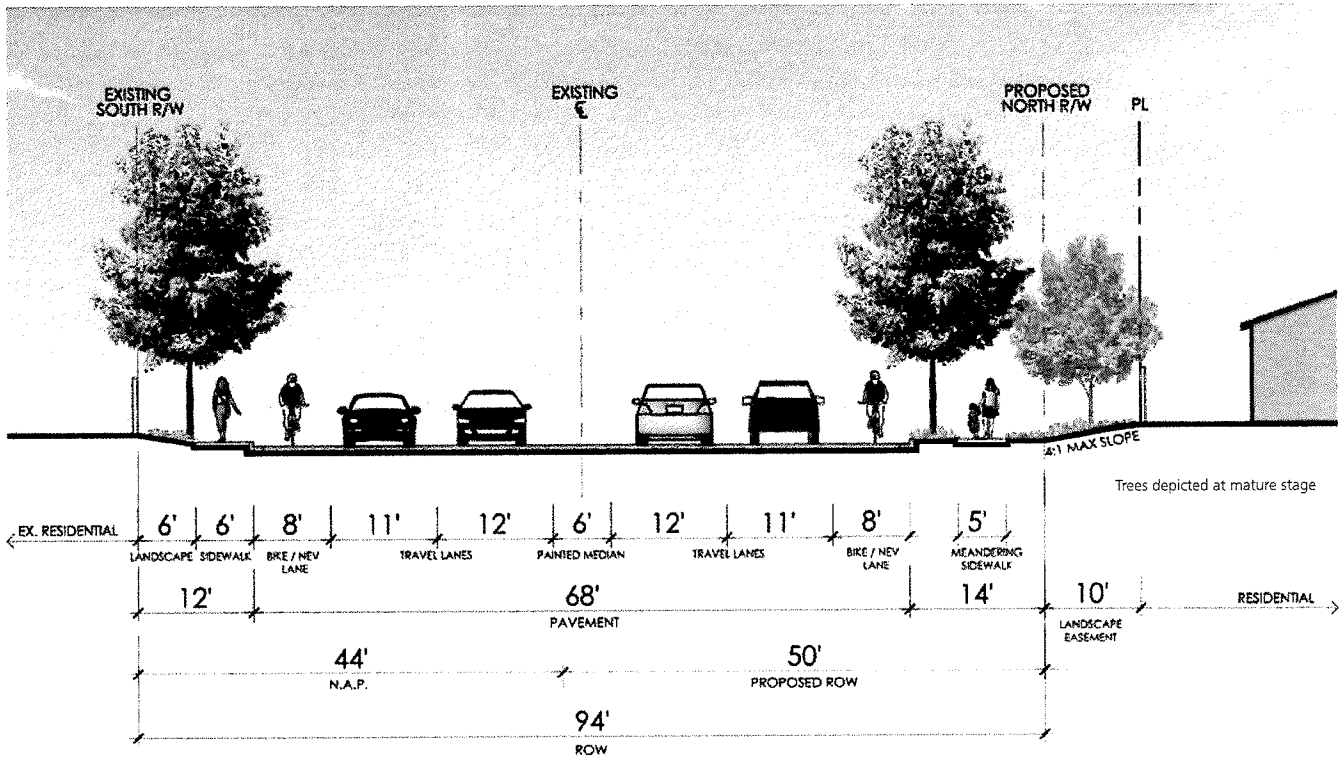
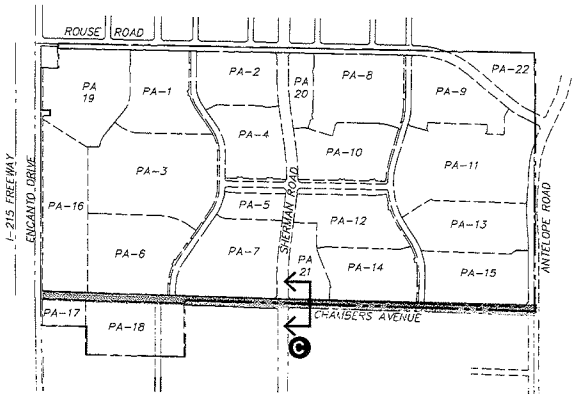


FIGURE 2.11B: CHAMBERS AVENUE

Adjacent to the water quality basin, there will be a three- to four-foot high berm with additional landscaping.



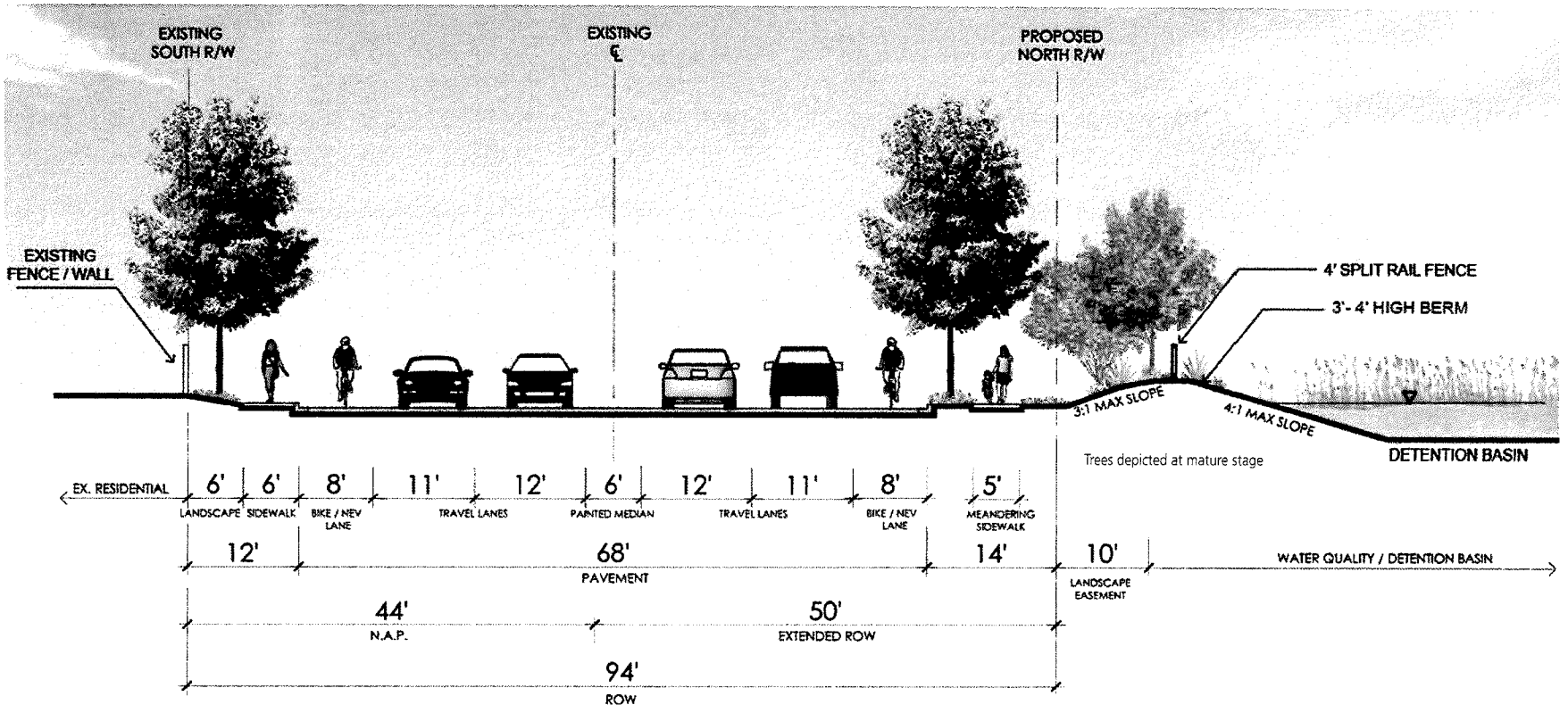
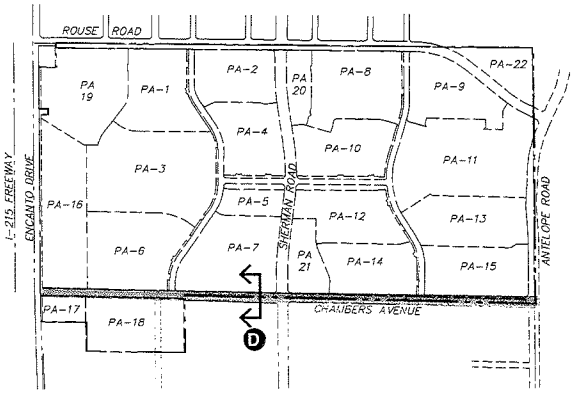


FIGURE 2.11C: CHAMBERS AVENUE

West of Sherman Road the right-of-way widens to 100 feet. Adjacent to the Sports Park, there will be an eight-foot wide curb adjacent sidewalk on the south side.



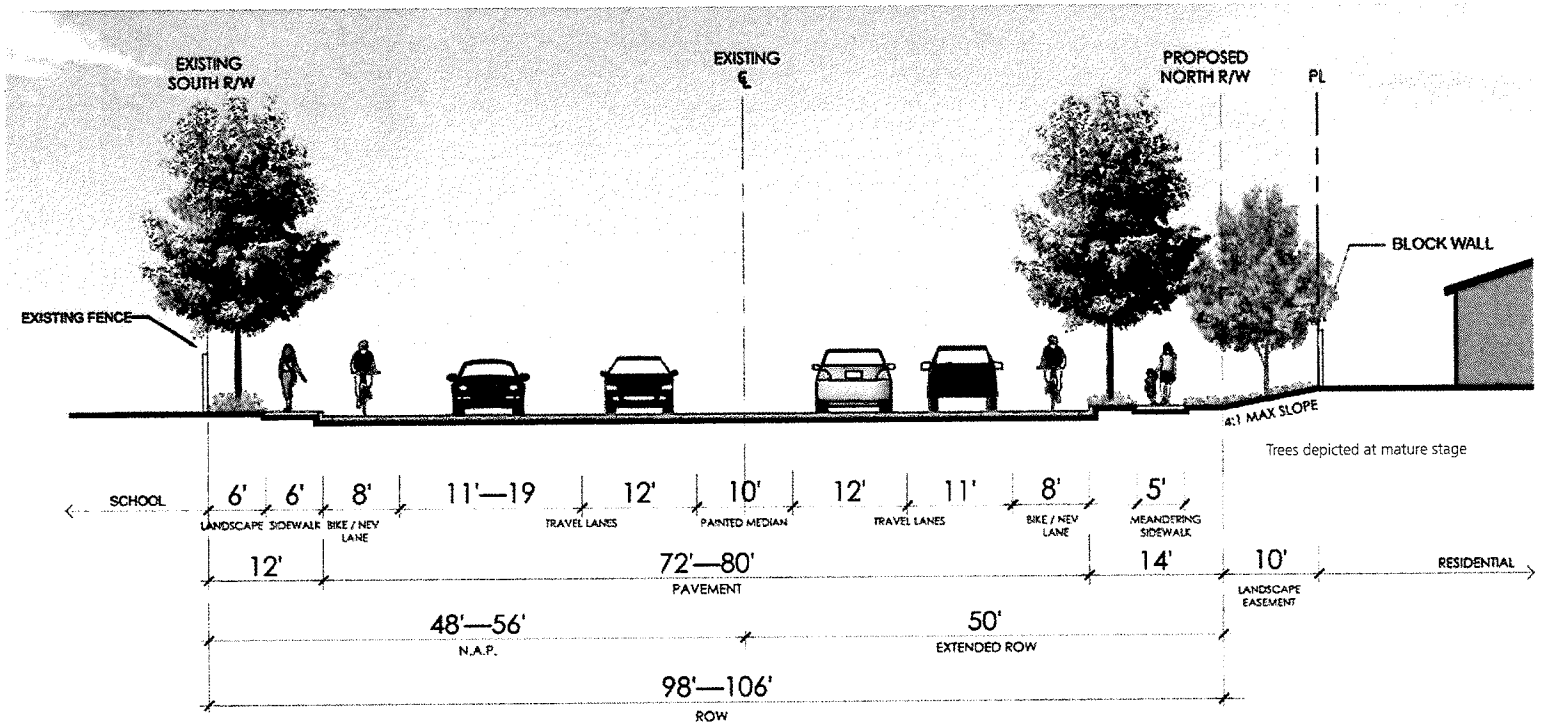
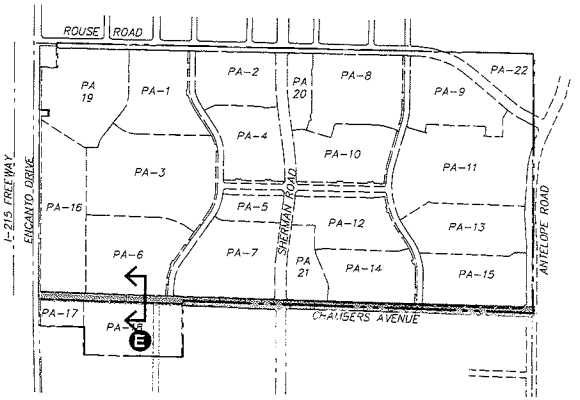
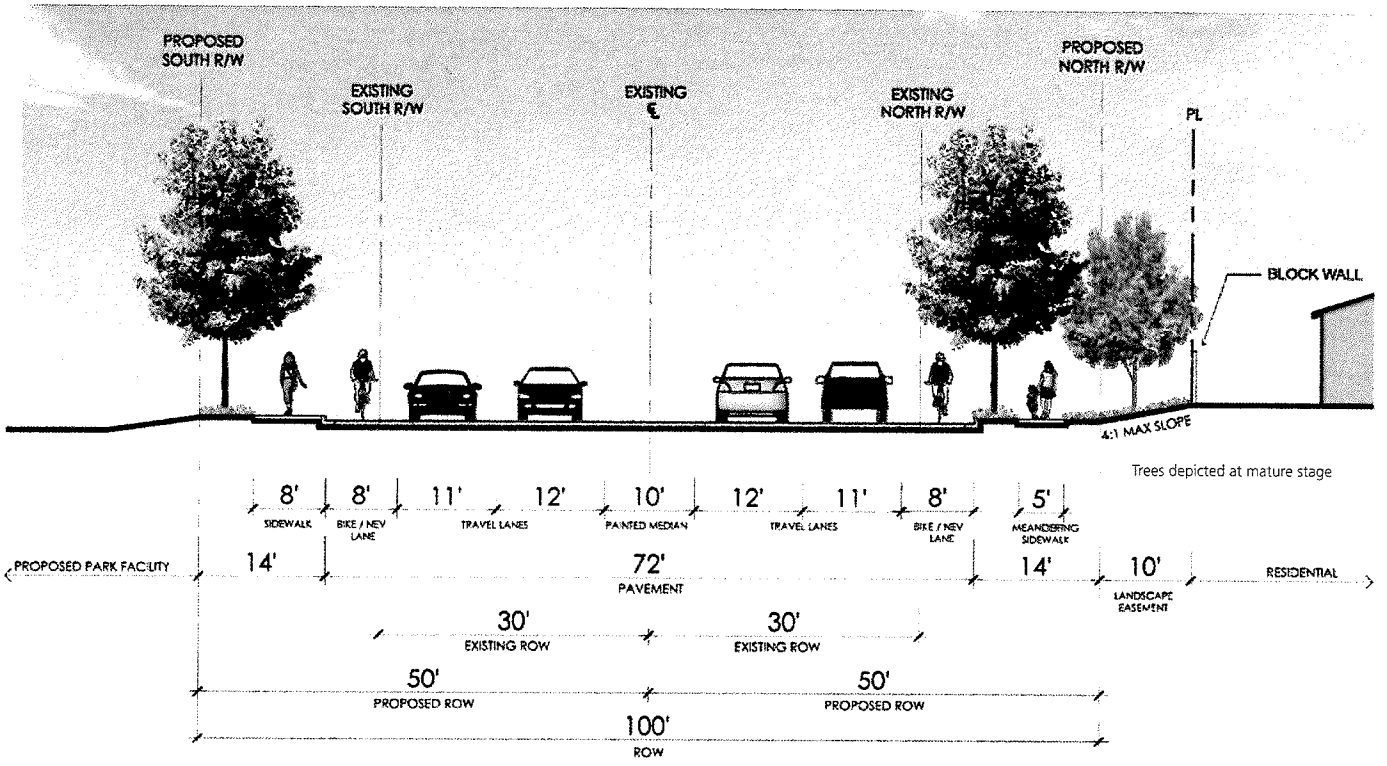


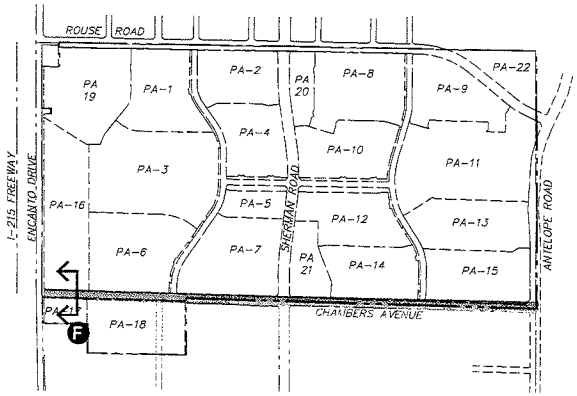
FIGURE 2.11D: CHAMBERS AVENUE

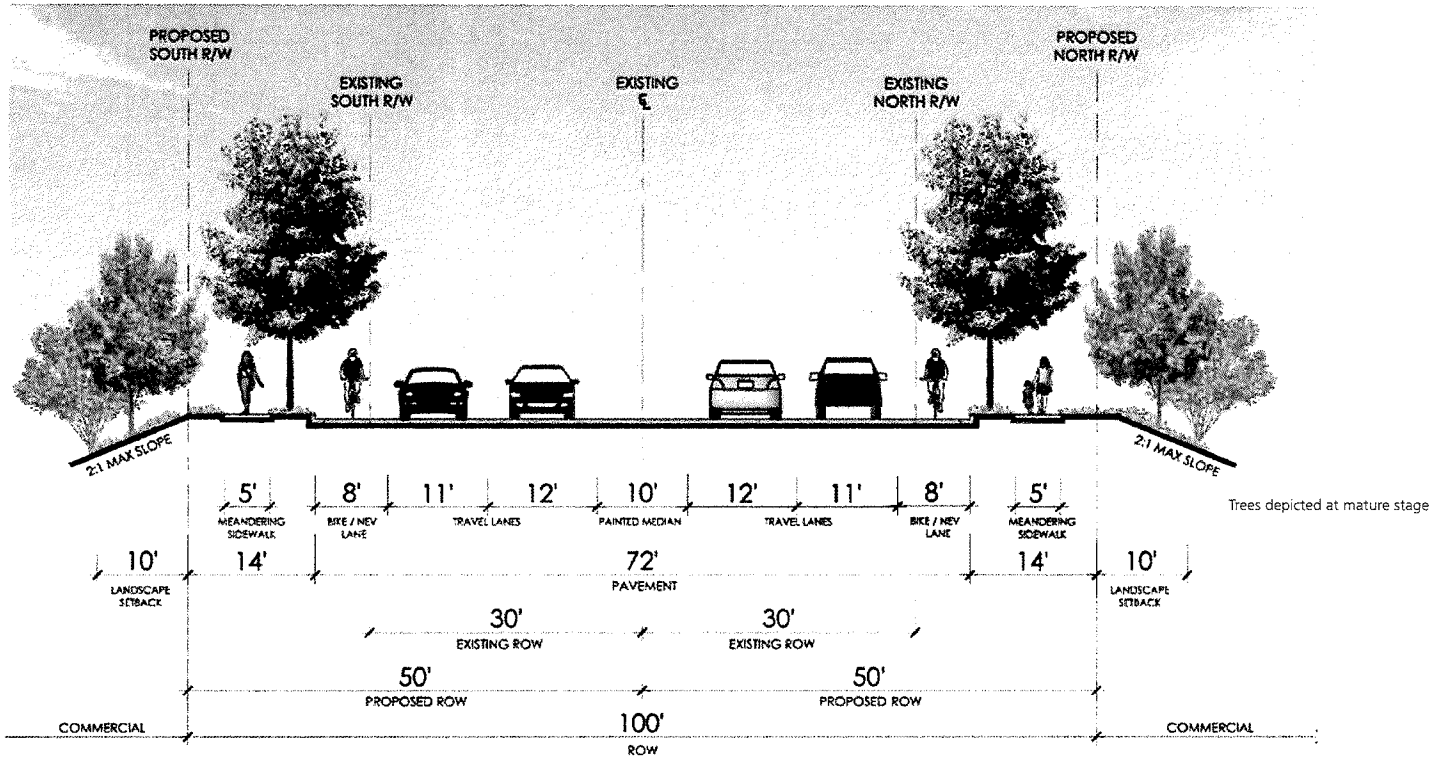




Trees depicted at mature stage

FIGURE 2.11E: CHAMBERS AVENUE





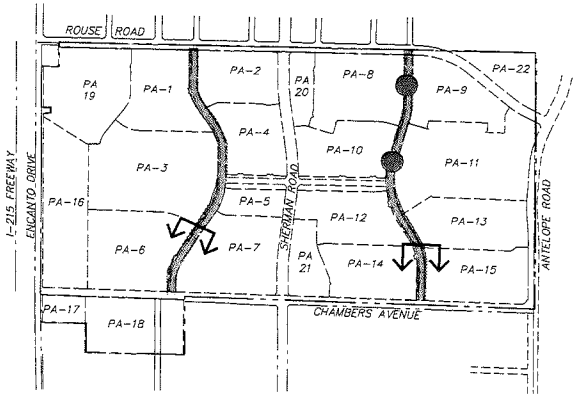
Trees depicted at mature stage

FIGURE 2.11F: CHAMBERS AVENUE

F. Local Road with Enhanced Paseo

There are two Local Roads with Enhanced Paseos that connect to both Rouse Road and Chambers Avenue. These roads include two travel lanes (one in each direction) and parking on either side. One side of the local road includes a 20-foot wide enhanced paseo with activity nodes with and eight-foot wide meandering trail. The other side of the local road has a 5-wide sidewalk with a 7-foot wide landscape area. Should the East Village be developed under the Age-Qualified Overlay, entry gates shall be constructed just south of Rouse Road and north of the Village Entry (highlighted in blue on the key map). The segment behind the gates would be a privately owned and maintained roadway.

The Local Road with Enhanced Paseo Roadway classification is unique to this SP.



Entry Gates at Age-Qualified Overlay

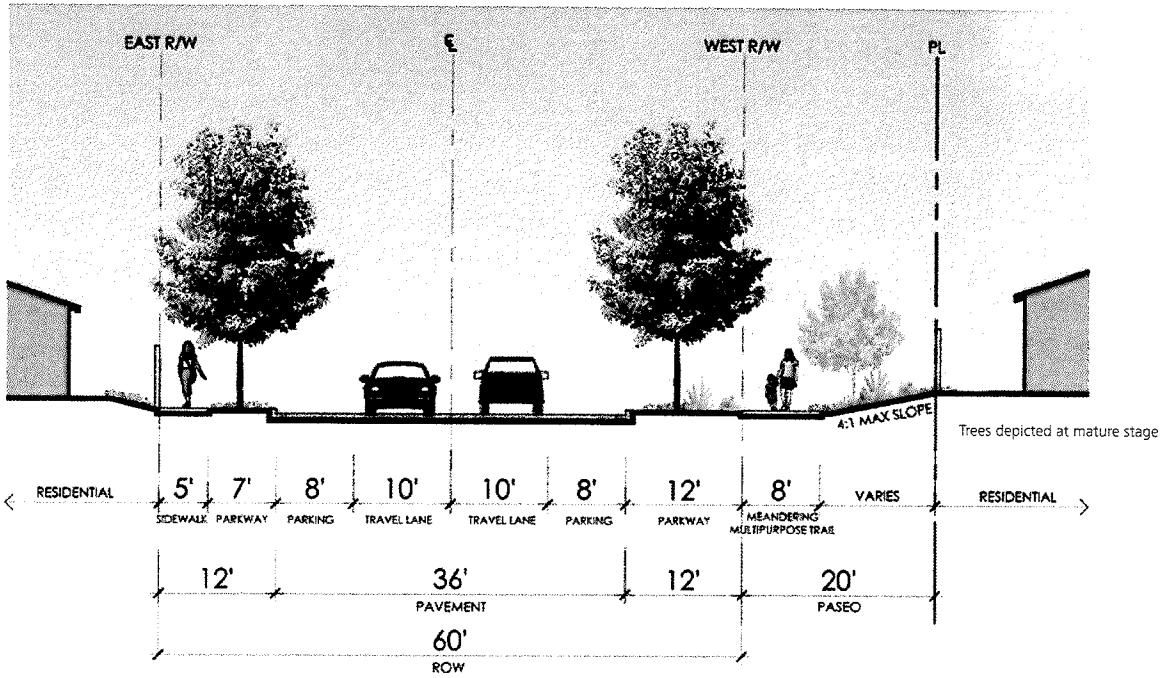
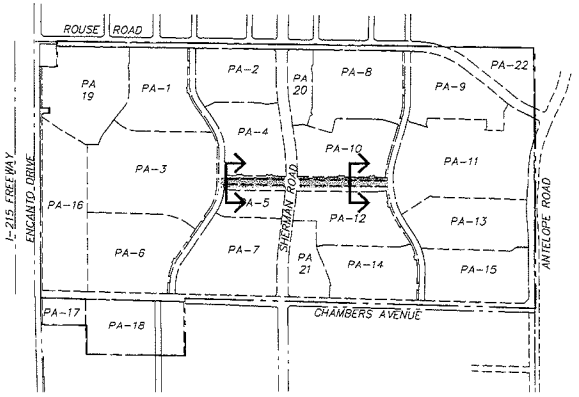


Figure 2.12: Local Road with Enhanced Paseo

G. Village Entry with Enhanced Paseo

The Village Entry Roadway is the primary entry road to both the West and East Villages and serves as a major thematic roadway for the community. Designed with four travel lanes (two in each direction) with a ten-foot wide landscaped median, the streetscape and treatment of the Village Entry plays a strong role in defining the overall character for the community. The right-of-way includes a meandering eight-foot wide trail and the 20-foot to 60-foot wide enhanced paseo with activity nodes located on both sides of the roadway providing amenities such as adult exercise stations and tot lots for the residents.

The Village Entry Roadway with Enhanced Paseo classification is unique to this SP.



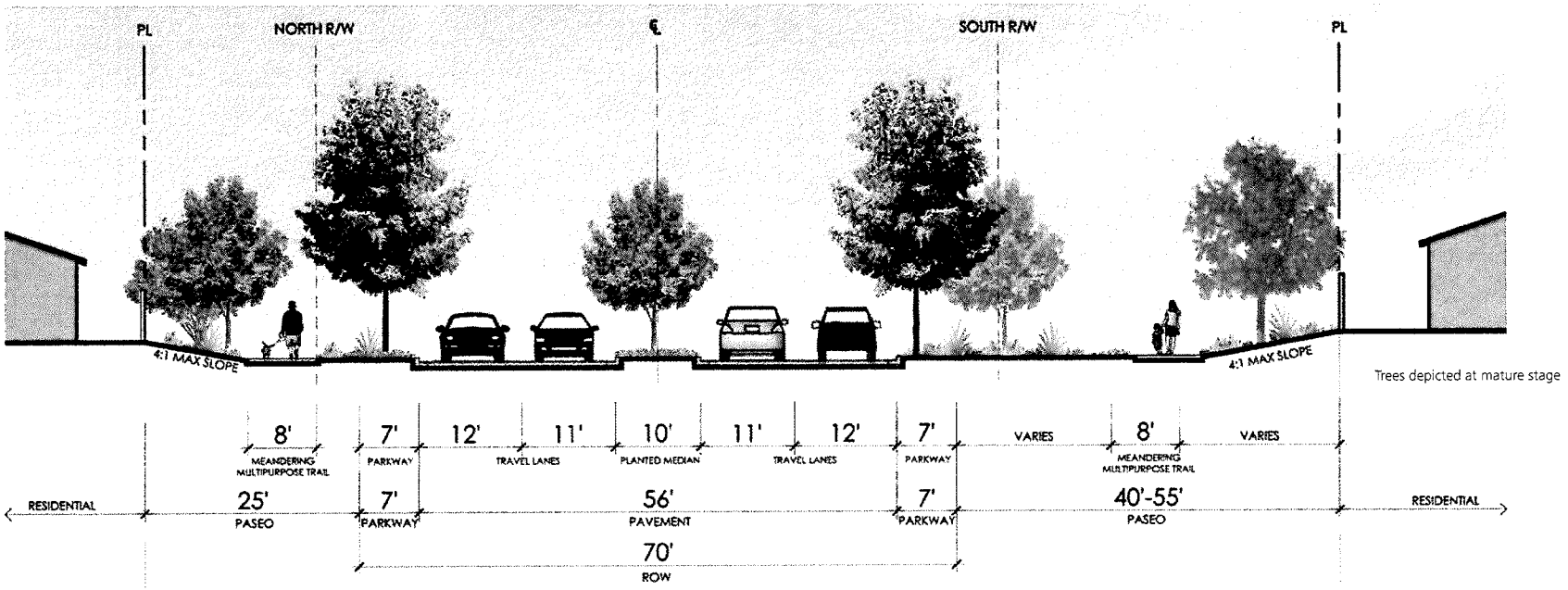


Figure 2.13: Village Entry

H. Local Roads

The precise location and alignment of Local Roads are not outlined in this SP and shall be subject to approval of subsequent entitlement actions such as Tentative Tract Maps, Parcel Maps, Plot Plans and/or Site Plans.

Local Roads are planned to accommodate two lanes of vehicular travel (one in each direction) and parking on both sides in a 36-foot wide paved area. Additionally, a five-foot wide landscape area adjacent to the curb and a five-foot sidewalk on both sides of the paved roadway are included in the right-of-way. Should the East Village be developed as an age-restricted community, the local roadways behind the gates shall be a privately owned and maintained.

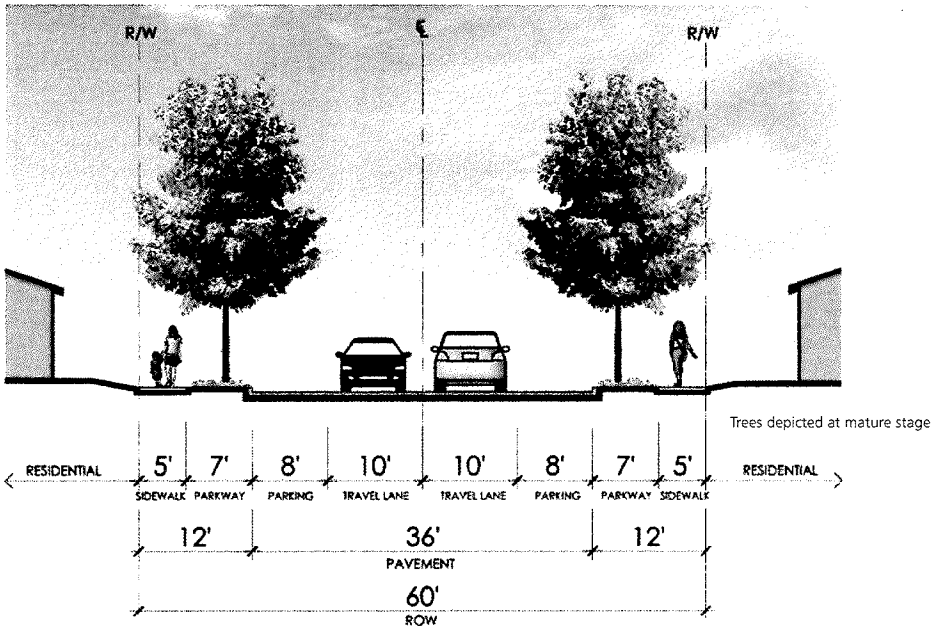


Figure 2.14: Typical Local Roadways

2.3.2 Intersections

After the Traffic Impact Study has been completed, text will include descriptions of the intersection improvements.

2.3.3 NEV, Bikeway and Pedestrian Network Plan

The NEV, Bikeway and Pedestrian Network Plan provides a well-connected network that allows for alternative methods of transportation. As illustrated in Figure 2.15: NEV, Bikeway and Pedestrian Network Diagram, the network provides access to a majority of the residential neighborhoods and community amenities within the SP.

The NEV, Bikeway and Trail network consists of four primary trail types:

- NEV and Bikeway Lanes
- Class II Bikeway Lanes
- Multi-purpose Trails
- Sidewalks

A. NEV and Bikeway Lanes

Neighborhood Electric Vehicles (NEVs) and golf carts have similar characteristics and can connect into City's network of NEV routes and the Menifee Bikeway and Community Pedestrian Network to provide a framework for low-speed vehicle usage within the City. Within the SP, the 8-foot wide lanes allow for the Bicycles and NEVs to share the same lane.

It is important to note that the bike lanes planned within the Fleming Ranch Specific Plan may not immediately connect to bike lanes within existing, adjacent roadways. It is assumed that the master plan bike lanes will be a part of an overall bike lane system once implementation and construction of General Plan roadway system has been completed.

B. Pedestrian Connections

In order to provide maximum connectivity throughout the SP area, trail and sidewalk connections are provided between residential neighborhoods and the enhanced paseos. Crosswalks and enhanced paseos provide meaningful trail connections within the master plan. Meandering eight-foot wide multi-purpose trails within the enhanced paseo consist of either concrete or decomposed granite material and are ADA accessible. All streets include five-foot wide sidewalks where there are no paseos. Refer to Figure 2.15: NEV, Bikeway and Pedestrian Network Diagram for location of the meandering Multi-purpose trails.

A Traffic Impact Analysis (TIA) will determine if a traffic signal is warranted at Chambers Avenue and Sherman Road. If a traffic signal is not warranted, a protected and enhanced crosswalk will be constructed to allow safe crossing between the homes and the school and sport park.

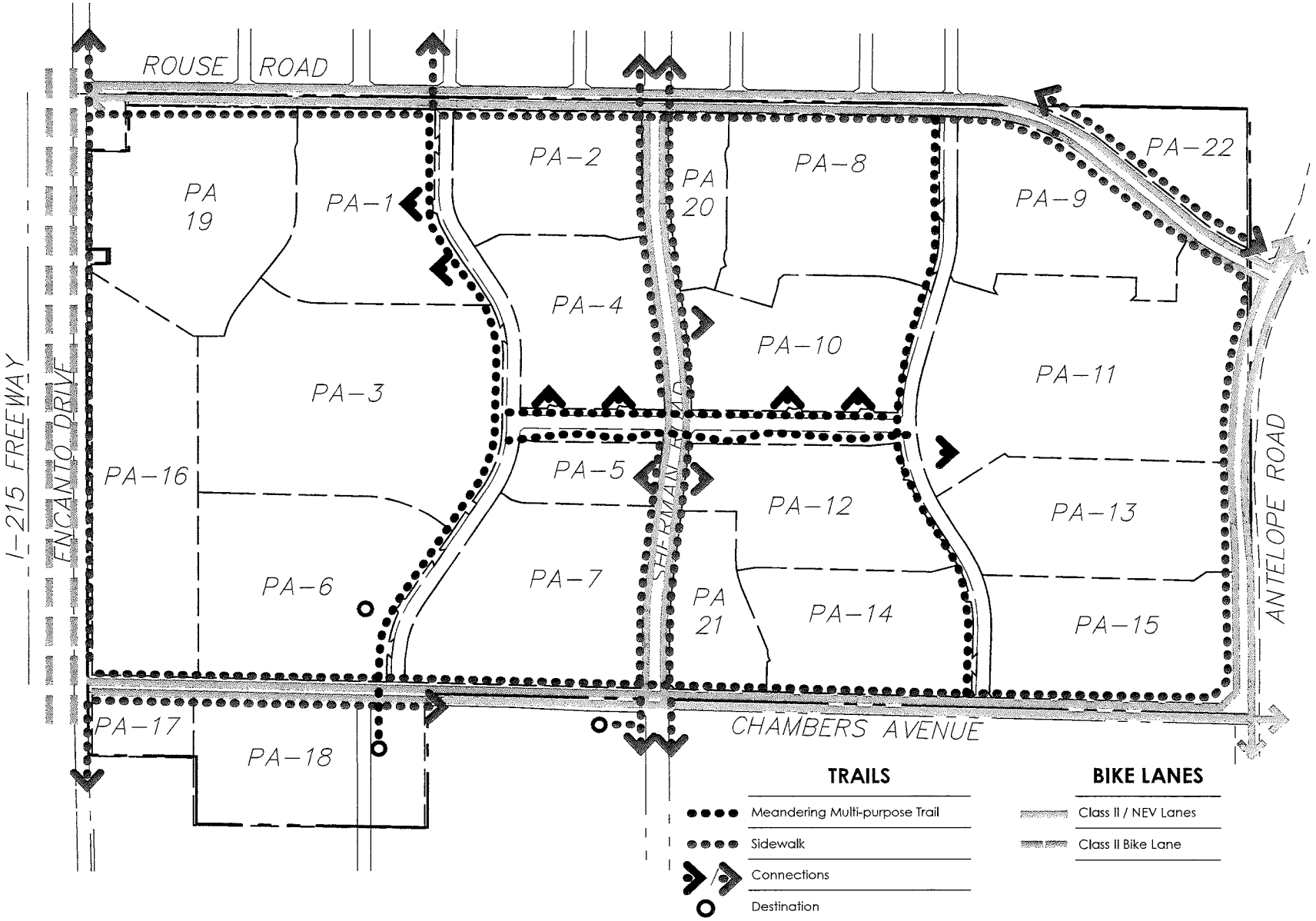


FIGURE 2.15: NEV, BIKEWAY AND PEDESTRIAN NETWORK DIAGRAM

2.4 Soils & Topography

The majority of the topography of the SP area ranges from 1,425 to 1,511 feet above sea level and consists primarily of flat lands. A knoll exists in the northeastern portion of the SP area which is 1,650 feet above sea level at its highest point and is a constraint to the design of the roadway system in this area.

The property underlying the SP area has been significantly altered over the years by agricultural uses. The SP area consists primarily of grazing land and does not contain prime farmland, unique farmland, or farmland of Statewide significance. Grazing land is not considered to include important soils as classified by the California Environmental Quality Act (CEQA) or the Farmland Protection Policy Act (FPPA).

In addition, the SP area is not located within a 100-year floodplain as identified by the Federal Emergency Management Agency.

As a part of the Specific Plan process, a series of geotechnical evaluations were conducted to determine the suitability of the SP area for development. The following three reports were prepared and are included as appendices in the EIR for this SP.

- Preliminary Geotechnical Investigation, by Leighton and Associates, Inc., 2005
- Preliminary Geotechnical Evaluation, by LGC Geotechnical, Inc., 2017
- Phase 1 Environmental Site Assessment

Based on preliminary geotechnical evaluation, there are no major constraints to development within Fleming Ranch. Evidence of active faulting was not identified and there is a low potential for liquefaction due to the presence of underlying clay and stiff silty layers with dense physical characteristics of granular soil layers. Shallow groundwater is also not expected to be a constraint to site development.

Additionally, a site-specific Phase 1 Environmental Site Assessment was prepared for this site, and concludes that there are no Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) that could adversely affect future development of the site with residential, commercial and recreational land uses.

2.5 Grading Plan

The land development area that makes up the SP falls from east to west in a gentle manner with approximately 255 feet of elevation difference over nearly a mile in length, averaging a 1.6% slope. From north to south approximately 13 feet of elevation difference exists over approximately 3,200 feet resulting in 0.4% slope.

Figure 2.16: Grading Plan follows the form of the existing terrain. Generally, the grading plan proposes a scenario that slopes from east to west and from south to north. As described in the 2.6 Drainage section, the grading plan conforms to a drainage concept that directs storm water runoff to various basins within the SP area which have a dual purpose of water quality treatment and flood water detention. In addition, the basin on the southern boundary of the SP area serves to intercept and detain off-site storm water runoff coming from the southeast while the basin on the west boundary of the project will also intercept additional storm water runoff from the south.

Development of the SP area will generate approximately 1.0 million cubic yards of earthwork volume. Additionally, there will be roughly 1.2 million yards of remedial earthwork volume consisting primarily of over-excavation. In total, development and over-excavation (with adjustment factors such as shrinkage, bulking and subsidence) will generate approximately 2.2 million yards of earthwork volume. The fill earthwork quantities are expected to match the cut earthwork quantities resulting in an overall balanced earthwork operation requiring no importing or exporting of earthwork materials. In general, the grading plan generates mostly cut earthwork operations on the east side of the SP area which provides the needed fill materials on the west side.

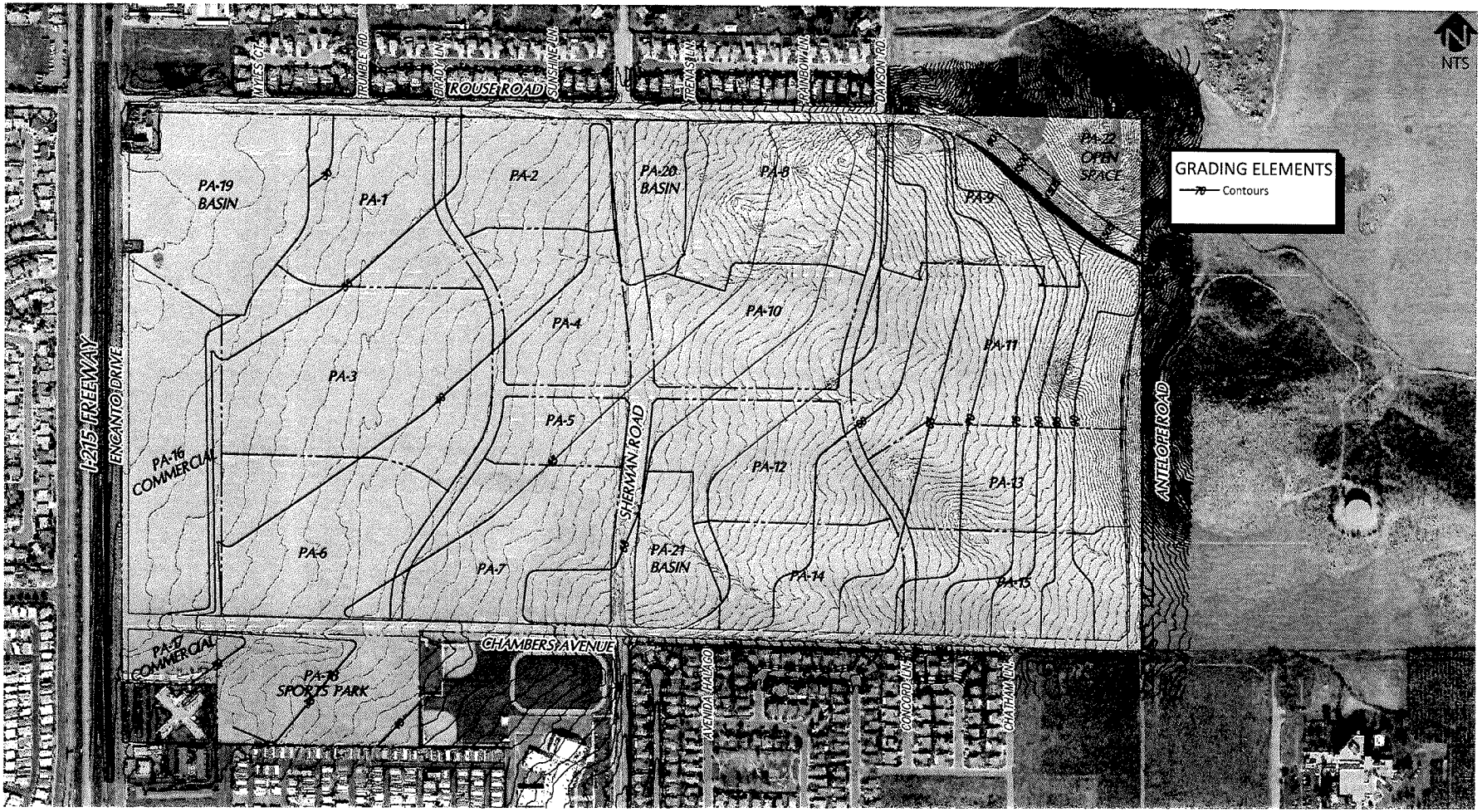


FIGURE 2.16: GRADING PLAN

2.5.1 Grading Plan Development Standards

1. All grading activities shall conform to City of Menifee standards, shall be in substantial conformance with the Figure 2.16: Grading Plan, and shall implement any grading-related mitigation measures.
2. Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and will include appropriate measures to control erosion and dust.
3. All streets shall have a gradient not to exceed 15 percent.
4. Prior to any development within this SP, a detailed rough grading plan for the project shall be submitted to the City of Menifee for approval. The detailed grading plan submitted to the City for approval shall include: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading; and pad elevations and roadway elevations. Grading work shall be balanced on-site whenever possible.
5. All manufactured/graded slopes shall be at a minimum 2:1 gradient and shall follow the recommendation of the geotechnical engineer. A geotechnical report shall be submitted to the City for approval with the rough grading plan. The slope stability report shall also contain recommendations for landscaping and erosion control. City Ordinance No. 457 will be observed regarding setback and landscaping requirements with regard to slopes.
6. Where cut and fill slopes are created higher than three feet, detailed landscaping and irrigation plans shall be submitted to the City for review and approval prior to Grading Plan approval. Plans shall be reviewed for type and density of ground cover, shrubs, and trees.
7. The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
8. Potential brow ditches, terrace drains, or other minor swales, determined necessary by the City of Menifee shall be lined with natural erosion control materials or concrete.
9. A grading permit shall be obtained from the City of Menifee, as required by the City Grading Ordinance, prior to any grading operations.
10. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance, as specified in the project EIR. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be followed, including notification to the County Coroner. If Native American remains are present, the County Coroner shall contact the Native American Heritage Commission to designate a Most Likely Descendant.

11. Pursuant to requirements of the State Water Resources Control Board, a statewide general NPDES construction permit will apply to construction activities associated with the proposed project to prevent erosion and sediment/ pollutant transport off-site during rain events. Construction activities covered under the permit include cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area or activity which is part of a larger common plan of development of five acres or greater. Therefore, the developer or builder of the project shall be required to obtain coverage under the appropriate state NPDES permits prior to commencing grading activities.
12. Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building Code, City of Menifee General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in the City of Menifee.

2.6 Drainage

2.6.1 Existing Conditions

The SP area lies within a watershed that is part of Riverside County's Santa Ana Region. The SP area is a seasonally disked grassland that generally drains from east to west in a sheet-flow manner averaging a 1.6% grade over one mile in length. From north to south approximately 13 feet of elevation difference exists over approximately 3,200 feet resulting in 0.4% slope. As highlighted on Figure 2.17: Drainage Plan, flows originating from within the SP area (and adjacent tributary area) ultimately drain to the existing Caltrans 10-foot x 5-foot reinforced concrete box (RCB) culvert at the western edge of the SP boundary which conveys the existing flows under Encanto Road and the I-215 Freeway to an existing Riverside County Flood Control and Water Conservation District maintained concrete trapezoidal channel (Channel G-G) on the opposite side. This trapezoidal channel continues in a southwestern direction, while also accepting additional flows from other drainage areas and ultimately outlets in the regional Salt Creek Channel which then flows to Canyon Lake.

The total on-site and off-site tributary area is 818 acres in the existing condition. This includes the on-site area and off-site areas to the north, east, southeast and south as follows:

- 379.2 acres on-site and east of the SP area (draining directly to the existing Caltrans RCB culvert on the westerly side of the SP Area);
- 106.5 acres off-site to the north (currently draining to existing Encanto Road via dual 51-inch storm drains and rectangular channel on west side of Encanto);
- 214.2 acres off-site to the southeast (Menifee Valley Medical Center and adjacent tracts currently draining overland through the SP area and being discharged via box culvert into the SP Area); and
- 119 acres off-site to the south (currently draining to Encanto Road directly to the existing Caltrans RCB culvert).

The total flow rate of the existing undeveloped 100-year, 3-hour storm flow is 1,174 cubic feet per second (cfs) at the most downstream outlet of the site at the Caltrans RCB crossing Encanto Road. The capacity of this culvert using existing Encanto Road is approximately 450 cfs, which limits collection of upstream surface water. As such, the developed condition of the SP provides mitigation measures to decrease flows to the acceptable capacity of the existing downstream facility.

Additionally, Encanto Road has an extremely flat grade, with less than 0.2% grade in some sections from south to north, which conveys off-site storm flows along Encanto Road from parcels (both developed and vacant) located south of the SP Area (between the southern boundary of the SP Area and McCall Boulevard). A majority of Encanto Road is not constructed with curbs and therefore utilizes graded swales west of the road to convey storm water drainage. This condition is highly inadequate and creates seasonal flooding during large storm events along the segment of Encanto Road that forms the western SP Area boundary.

Currently, storm water flows for the entire southerly tributary area (119 acres) are routed in a northerly direction along Encanto Drive, are then conveyed under the freeway at the existing Caltrans RCB and then drain southward toward the Salt Creek channel via the Sun City Golf Course. Stom water flows from the north are captured in double 51-inch Reinforced Concrete Pipes within the Rouse Road right-of-way and then conveyed via an open rectangular concrete channel along the western edge of Encanto Drive to the existing Caltrans RCB culvert. Furthermore, storm water flows from the southeast travel across McCall Boulevard and through the Menifee Valley Medical Center property to an earthen channel which outlets into the adjacent tract developments to the south of the SP area. These storm water flows proceed to travel overland through the local streets and eventually are captured in a storm drain system and which outlets via a 6-foot x 4-foot RCB culvert at the intersection of Chambers Avenue and Sherman Road into the SP Area.

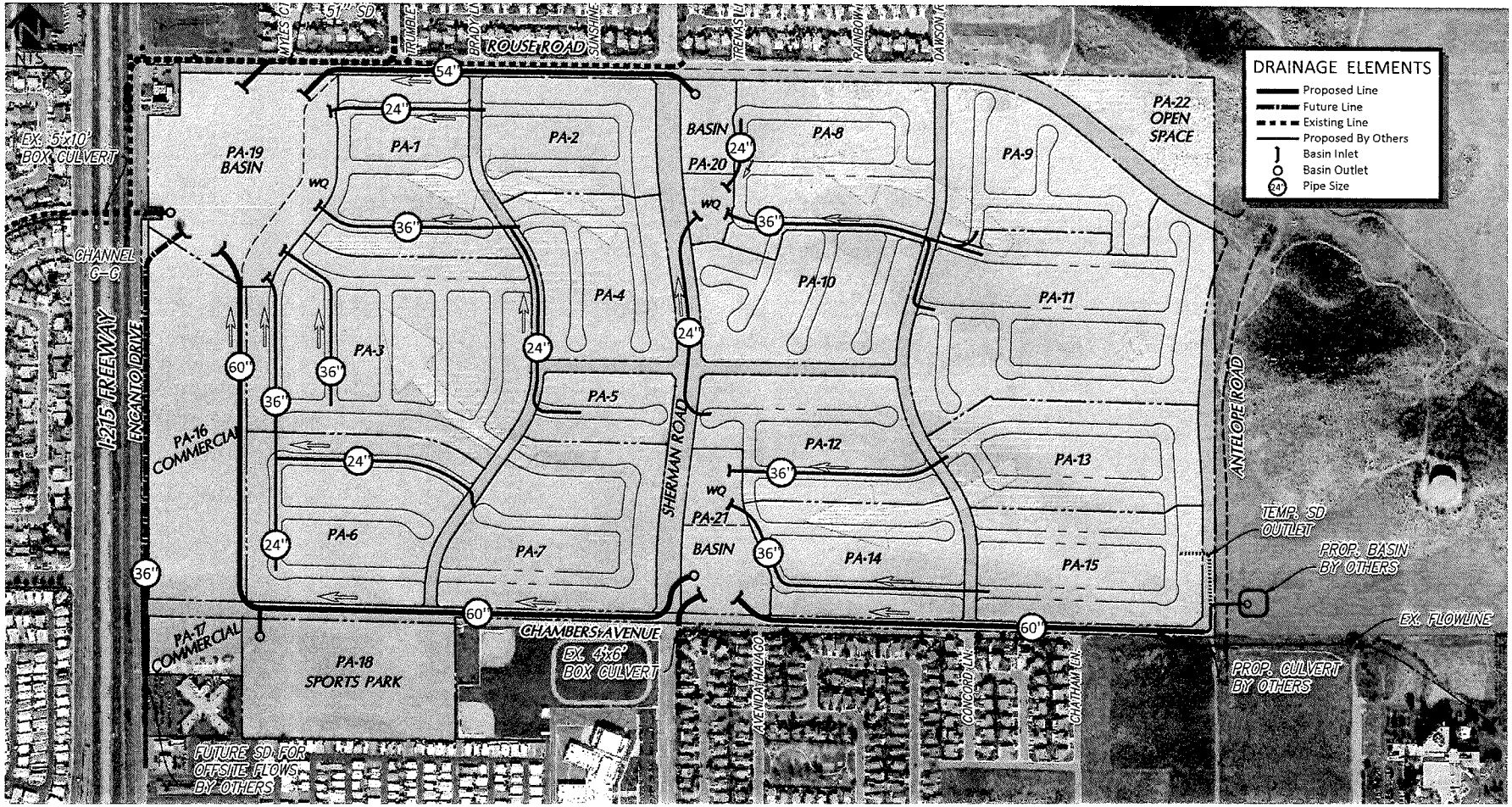


FIGURE 2.17: DRAINAGE PLAN

These storm water flows along with the existing RCB culvert and the very flat grades create a storm flow capacity challenge for development within the SP. To address this, there are two primary drainage goals: 1) Safely convey on-site and off-site flows through the SP area to the existing Caltrans RCB culvert under I-215 to the existing RCFCWCD Channel G-G; 2) Mitigate the SP outlet flow rates to the acceptable capacity of the existing downstream system.

The following sections describe the primary elements that make up the Drainage Plan and how the overall system will safely convey the flows through the SP area. In addition, details for the detention basins are provided and describe how they will decrease storm water flows, while also providing water quality treatment.

2.6.2 Overall Drainage Area Conveyance System (Developed Condition)

As previously mentioned, the SP Area has off-site drainage areas that are tributary to the site. For the 106.5-acre off-site tributary area north of the SP Area, the existing 51-inch dual storm drain conveyance system in Rouse Road will be rerouted to drain into the westerly detention basin instead of inletting directly to the existing Caltrans RCB culvert via a rectangular channel to the west of Encanto Drive. Due to the widening of Encanto Drive, the existing rectangular channel to the west of the road will remain in place.

For the 214.2-acre off-site tributary area southeast of the SP area, the storm water runoff will be intercepted at the perimeter of the SP area at two locations (near the intersections of Chambers Avenue/Antelope Road and Chambers Avenue/Sherman Road) and conveyed via underground storm drain pipe to the southerly detention basin. In addition, the outlet pipe from the detention basin for the 43.4-acre proposed development area east of the SP area will also be conveyed to the southerly basin.

The remaining 119 acres of off-site area to the south and along Encanto Road will be intercepted from draining directly into the Caltrans RCB culvert and be conveyed to the SP area via a new storm drain system within or adjacent to Encanto Drive. This underground piped system collects flows at the low points and conveys them northerly to the proposed westerly detention basin.

2.6.3 Specific Plan Area Conveyance System (Developed Condition)

In general, Figure 2.17: Drainage Plan, shows the storm drain conveyance to multiple basins that serve as both a water quality and flood detention facilities. The northeast quarter of the SP area uses an underground storm drain system to collect storm water flows and convey them to the on-site northerly detention basin. The southeast quarter of the SP area uses an underground storm drain system to collect storm water flows and convey them to the on-site southerly detention basin. The westerly half of the SP area uses an underground storm drain system to collect storm water flows and convey them to the on-site westerly detention basin. These multiple systems are designed to safely convey and contain 100% of the 100-year storm event flows within the storm drain pipe once collected from the street via curb opening catch basins.

The storm drain network also includes mainline pipes that intercept and convey off-site flows. All of the pipes intercept water at the perimeter of the SP Area. Off-site areas that are intercepted include:

- The Encanto Drive storm drain which intercepts off-site flows at the southwest SP area boundary corner and conveys them to the westerly detention basin;
- The Chambers Avenue storm drain which intercepts flows from the proposed adjacent development to the east of the SP area and the existing flows from the southeast and the developments to the south of Chambers Avenue and east of Sherman Road and conveys them to the southerly detention basin; and

- The Rouse Road storm drain which intercepts flows from the north and will be reconfigured to discharge into the westerly detention basin within the SP area.

2.6.4 DETENTION BASINS & HYDROMODIFICATION (DEVELOPED CONDITION)

The multiple detention basins within the SP area serve many purposes including: water quality treatment, detaining increased runoff due to development (Hydrological Conditions of Concern (HCOC) mitigation), detention of off-site runoff coming to the SP area, mitigating flooding in Encanto Drive, and reducing the peak runoff flow rate to a level that can be conveyed by the existing Caltrans RCB culvert that runs under I-215.

The on-site detention basins are in series with the northerly and southerly detention basins upstream of the westerly detention basin. Both the northerly and southerly basins serve to treat the water the easterly half of the SP area and contain both the on-site and off-site 100-year flood volume while reducing the peak flow rates to more manageable levels. The northerly detention basin is designed to reduce the peak flow by approximately 155 cfs and detain approximately 10.8-acre-feet of flood volume. The southerly detention basin is designed to reduce the peak flow by approximately 350 cfs and detain approximately 27.9-acre-feet of flood volume. The outlets for the northerly and southerly basins discharge directly into the westerly basin detention area.

The westerly detention basin site is located in the lowest elevations of the SP area in the northwest corner near the intersection of Encanto Road and Rouse Road. The primary purpose of this basin is to mitigate the increased runoff from the development, mitigate the off-site runoff that comes into the SP area, detain the peak storm water flows so they do not exceed the capacity of the existing RCB culvert under I-215 and treat the water from the westerly half of the SP area. This detention basin is designed to reduce the peak flow by approximately 455 cfs and detain approximately 51.6-acre-feet of flood volume. As a result, the total peak flows to the RCB is approximately 422 cfs.

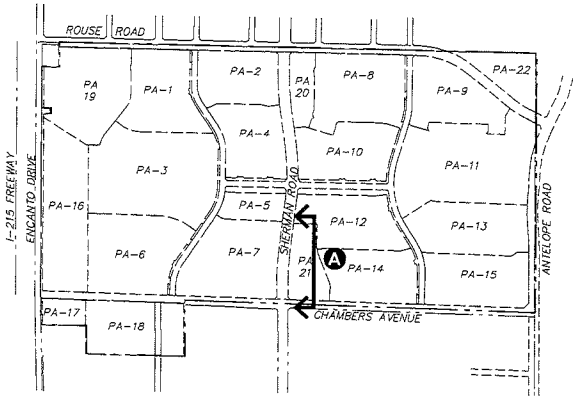
The westerly detention basin area consists of a sloping bottom and 4:1 side slopes and is designed to temporarily detain or mitigate the increased runoff from the SP area as well as unacceptable capacity volumes to the downstream system. Only during larger storm events will the water quality basin spill over the berm and utilize the capacity of the detention basin. Maximum basin depths are 7 feet to 8 feet furthest downstream and 3 feet to 4 feet upstream. It is expected that the detention basin will be fully drained and dry within a 24 to 72 hour period.

2.6.5 WATER QUALITY

A Water Quality Management Plan (WQMP) shall be prepared for the SP area to identify pollutants and best management practices (BMPs) to treat those pollutants. The WQMP shall conform to the Santa Ana Region WQMP template and be approved by the City of Menifee. The preparation and approval of the WQMP will make the SP area in compliance with Santa Ana Regional Water Quality Control Board (Santa Ana Regional Board) requirements for Priority Development Projects. These requirements are specified in the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit issued to the Riverside County Flood Control and Water Conservation District, County of Riverside, and other Cities within the Santa Ana River watershed in the 2010 MS4 Permit. The area covered by this MS4 Permit is referred to as the Santa Ana Region (SAR).

The three basins within the SP area contain both detention and water quality features. The detention features are described in Section 2.6.4. Each basin has a distinctive area for water quality treatment and for detention. However, during large storm events, both areas can be used for detention purposes.

Both the northerly and southerly basin have approximately a 1-acre area reserved for water quality treatment. This area is sized to retain and treat 100% of the easterly half of the SP area's tributary water quality volume need. The westerly basin water quality area consists of an approximately 2.5-acre water quality treatment zone located in the eastern portion of the basin. This area is sized to retain and treat 100% of the westerly half of the SP area's tributary water quality volume need.



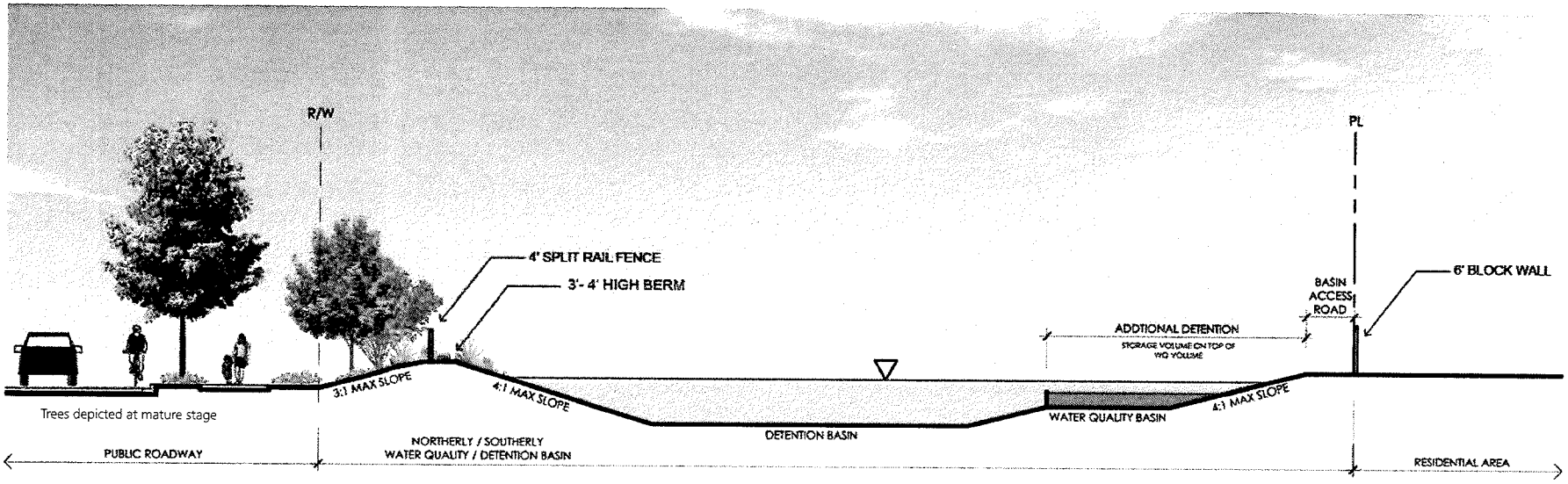
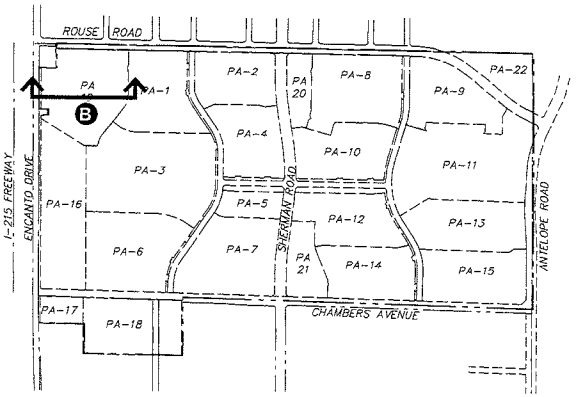


FIGURE 2.18A: NORTHERLY AND SOUTHERLY CONCEPTUAL BASIN SECTION FOR PA 20 & 21

The water quality areas are separated from the detention areas by either a berm or a small retaining wall. They are designed to temporarily retain water and slowly release it over a 48- to 72-hour period while allowing time for particles and associated pollutants to settle out. The floor of the water quality areas will be level and will consist of an engineered soil media which will serve as a pollutant filter. Due to the low infiltration rates, subdrains will be placed beneath the engineered soil media to convey the treated water to the detention basin area. Refer to Figure 2.18A: Northerly and Southerly Conceptual Basin Section for PA 20 & 21 and Figure 2.18B: Westerly Conceptual Basin Section for PA 19.



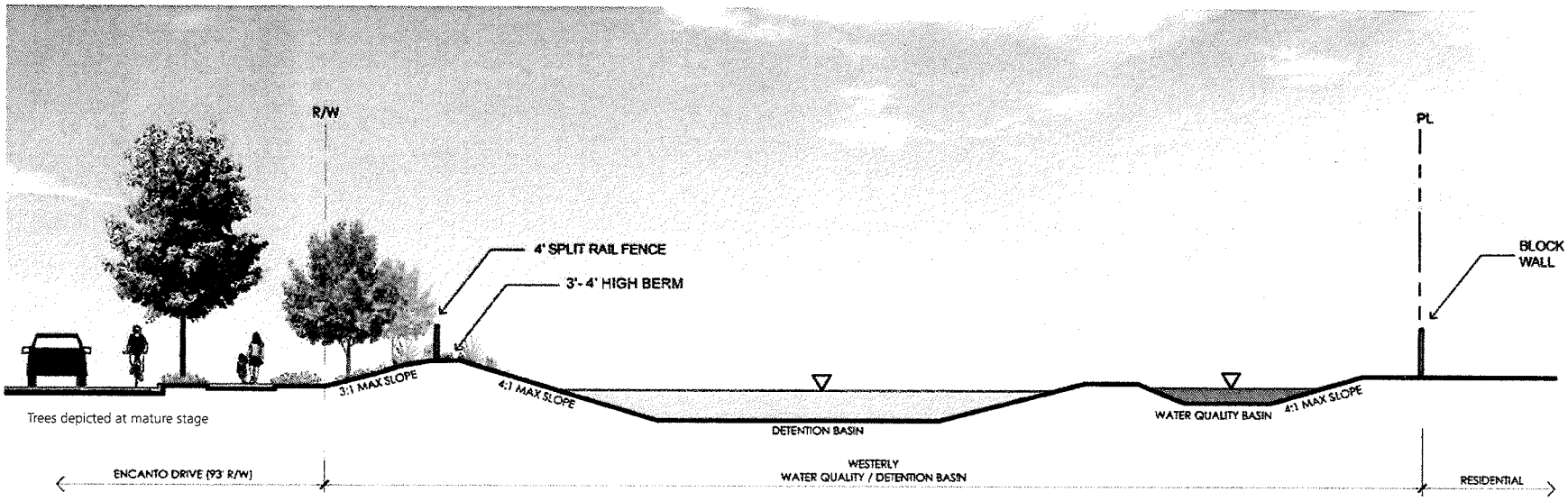


FIGURE 2.18B: WESTERLY CONCEPTUAL BASIN SECTION FOR PA 19

2.7 Potable Water Plan

The Fleming Ranch Specific Plan area lies within the Eastern Municipal Water District (EMWD) . The project is located within EMWD's 1627 Pressure Zone (PZ). The Menifee Village 1627 PZ storage tank is located south of the SP area, with a high water elevation of 1627 feet. Existing pipelines surround the SP area on the west, south, and north. An 18-inch pipeline runs within the right-of-way of Encanto Road and connects to two 12-inch pipelines located within the rights-of-way of Chambers Avenue and Rouse Road.

Figure 2.19: Potable Water Plan shows the water system consisting of a network of 8-, 12- and 18-inch diameter pipelines. Pipelines located within the right-of-way for Encanto Drive are sized at 18 inches. Pipelines located within the rights-of-way of Antelope Road, Rouse Road, Sherman Road, and internal collector roads are sized at 12 inches. Pipelines located within the rights-of-way for internal local roads are sized at 8 inches.

Three connection points are planned to the existing 12-inch pipeline in the Chambers Avenue right-of-way and three connection points are planned to the existing 12-inch pipeline in the Rouse Road right-of-way. Lateral connections to the existing 18-inch pipeline in Encanto Drive are planned to serve the proposed commercial areas.

Demands were calculated for the project based on the SP's proposed land uses and EMWD demand factor criteria. In summary, the site as a whole has a proposed average daily demand of 711,550 gallons per day with peak hour demands at 1,730 gallons per minute.

The fire flow requirement for the residential areas are assumed to be 1,500 gpm, while requirements for the potential recreation center area in the Age-Qualified Overlay is assumed to be 3,000 gpm (further hydraulic analysis must be performed by the developer and approved by EMWD to confirm the water pipeline sizes indicated in this Overlay area on Figure 2.19: Potable Water Plan). A Conditional Plan of Service with EMWD is being processed concurrently with the SP; however, approval of a Final Plan of Service is required prior to final design.

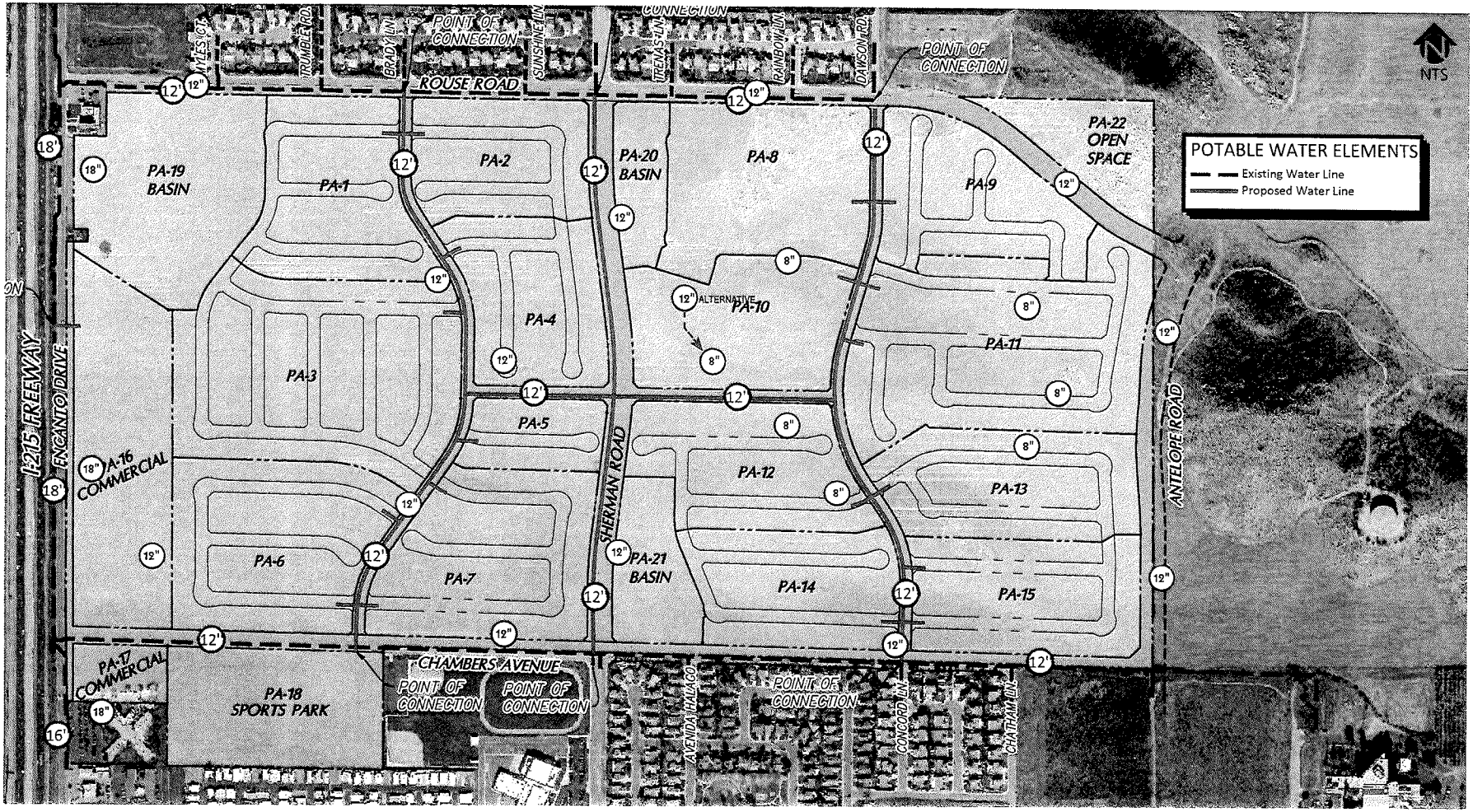


FIGURE 2.19: POTABLE WATER PLAN

2.8 Recycled Water Plan

Fleming Ranch lies within the EMWD service area for recycled water use. As previously outlined, a number of public landscaped areas and parks are proposed. At major intersections, landscaped development monument areas are planned, as well as landscaped paseos along a majority of the primary roadways. An active park and landscaped community enhanced paseo system are planned throughout the SP area. A private recreation center may be located in the Age-Qualified Overlay. All of these landscaped and recreational amenities are expected to be irrigated with recycled water.

The closest existing recycled water supply source pipeline (and recycled water storage tank) is located east of the SP area, running north-south approximately 700 feet off-site. This system is part of the 1627-zone recycled water system. An extension of the 8-inch water pipeline system, commencing from an existing 12-inch pipeline approximately 700 feet east of the intersection of Chambers Avenue and Antelope Road is proposed to be constructed. Portions of this off-site pipeline are designated to be constructed by the adjacent development per their approved tentative map to provide a connection point at the intersection of Chambers Avenue and Antelope Road.

Figure 2.20: Recycled Water Plan shows the recycled water system proceeding south within the Chambers Avenue right-of-way towards Sherman Avenue. At Sherman Avenue, the pipeline splits and heads west along the right-of-way of Sherman Avenue and continues south within Chambers Avenue. The pipeline within Chambers Avenue will serve the existing school which is currently operating on only potable water but is dual plumbed. The pipeline will also serve the proposed public park west of the school and the commercial areas. The pipeline within the Sherman Road right-of-way will split at the village entry streets and head east and west to serve the proposed landscaped areas, passive parks and potential recreation center.

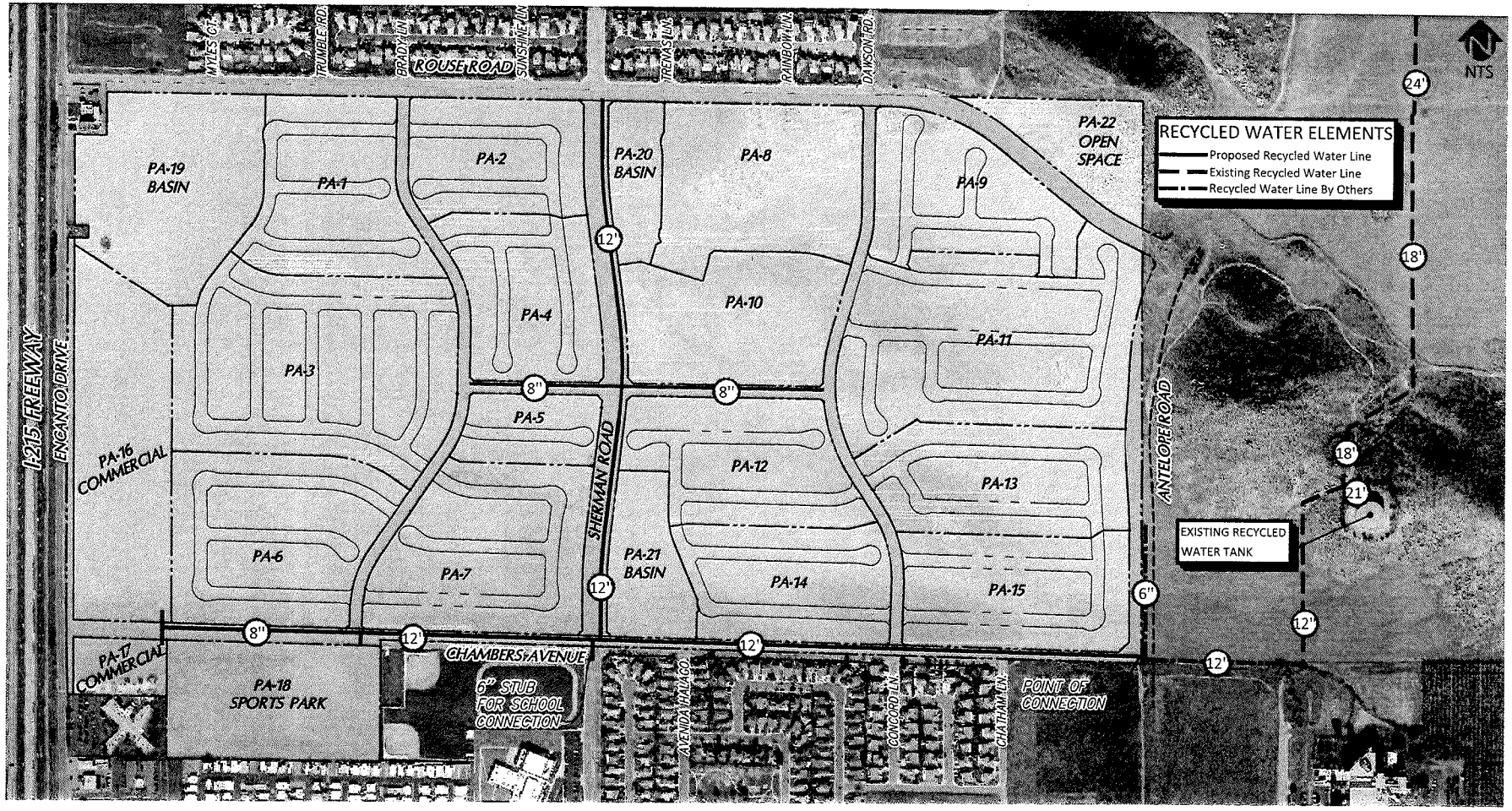


FIGURE 2.20: RECYCLED WATER PLAN

2.9 Sewer Plan

The Fleming Ranch Specific Plan lies within the EMWD. The SP area consists primarily of residential planning areas, a commercial area on the western boundary and a sports park to the south. The project consists of approximately 1,100 proposed DUs creating approximately 415,000 gallons per day with peaked gallons per day at approximately 845,000 gallons.

The general downstream connection point is located within the Encanto Road right-of-way approximately 1,250 feet north of Rouse Road. At this location, the existing sewer system consists of a 15-inch mainline stub-out from an existing manhole. Since there are no other mainline intersections with this 15-inch system for some distance downstream, it appears that this 15-inch stub-out was constructed to provide sewer service for the Fleming Ranch development.

The existing topography drains from southeast to northwest. Consequentially, Figure 2.21: Sewer Plan shows the sewer system following a similar flow pattern. The infrastructure sewer system conveys flows from east to west through a 12-inch to 15-inch system that moves through the middle of the SP area. The north and south halves of the easterly SP area, flow to the center and then flow west and north. The westerly SP area flows primarily west, ultimately connecting to the 15-inch line located within the Rouse Road right-of-way. At this point the 15-inch sewer line heads west on Rouse Road and parallels an existing system for a short length before it heads north again within the Encanto Road right-of-way. This new line connects to the existing 15-inch mainline stub-out located within the Encanto Road right-of-way.

As previously mentioned, the natural grade slopes from east to west. From south to north there is minimal, if any, slope gradation. As such, the south to north sewer system located within the west portion of the SP area runs at the EMWD specified minimum grade of S=0.0024 for 12-inch pipes. The 15-inch sewer pipe within the Encanto Drive right-of-way runs at the minimum 0.0016 all the way to the connection point. Although this grade is minimal, it is required due to the extreme lack of grade from south to north.

In all cases, the depth of flow does not exceed the maximum capacity standards of half full for pipes 12-inch and smaller as well as three-quarters full for pipes 15-inch or larger. As shown on Figure 2.21: Sewer Plan, the northern most part of the system begins with an 8-inch sewer main, then increases in size to 12 inches and 15 inches as needed when capacities hit their specified limits. The northern most part of the system begins with an 8-inch sewer main, then increases in size to 12 inches and 15 inches as needed when capacities hit their specified limits.

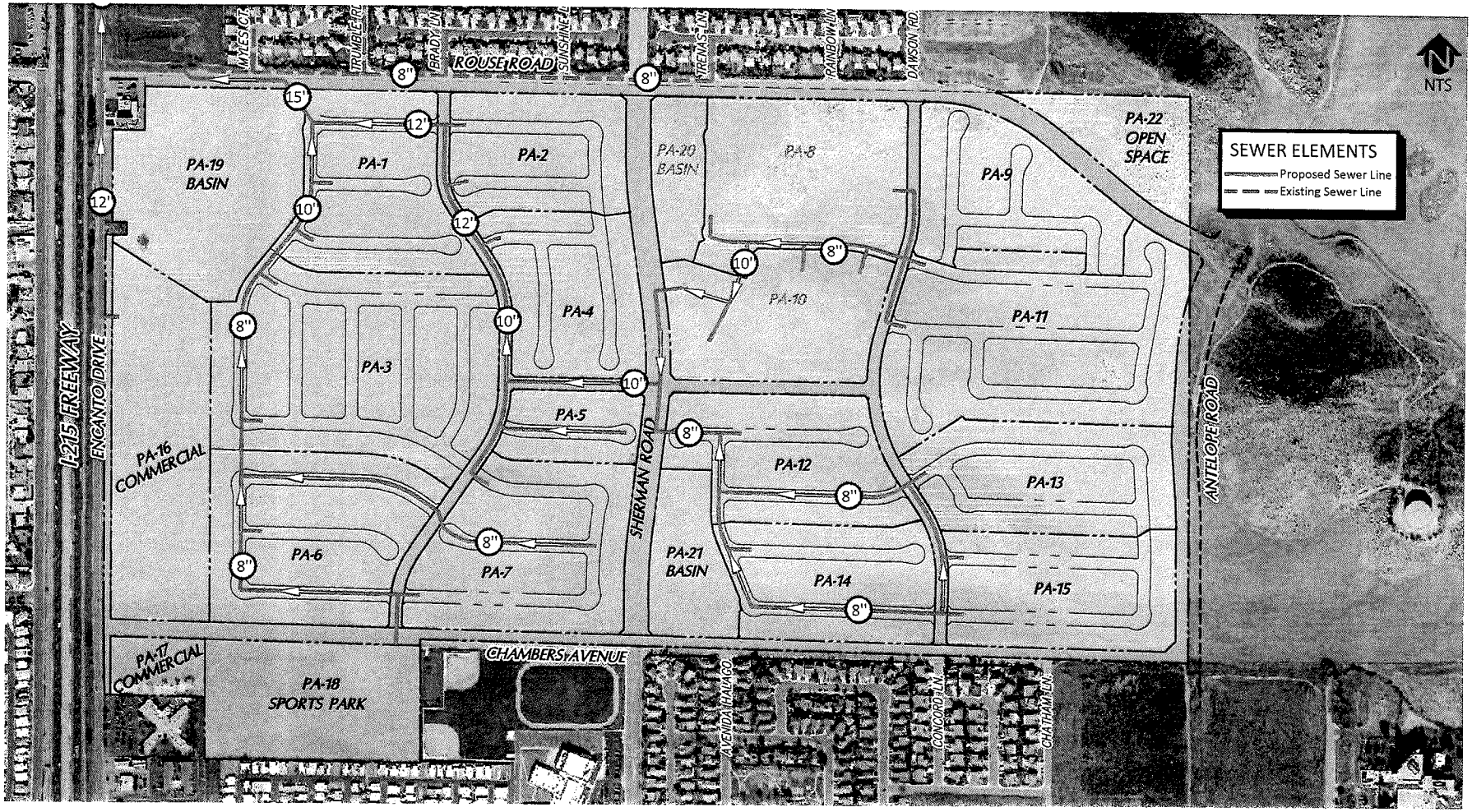


FIGURE 2.21: SEWER PLAN

2.10 Public Services

Police and Fire

The City of Menifee contracts all law enforcement and fire protection services through the Riverside County Sheriff's Department and the Riverside County Fire Department, respectively. The closest police station to the site is located approximately one mile southwest of the site in Sun City. There are four fire stations in the City and each station has a paramedic engine company.

2.11 Utilities

Natural Gas

Southern California Gas Company is the main provider for natural gas in this area. Existing gas line exists on Rouse Road and Chambers Avenue and will be the proposed point of connections for the SP. A loop gas system will installed and Southern California Gas facilities will be placed underground.

Electricity

Southern California Edison (SCE) is the main power provider for the SP. Based on current conditions, SCE will provide a main backbone feeder system through proposed Sherman Road from existing SCE facilities on Rouse Road and will tie into Chambers Avenue. All proposed electrical facilities will be underground power distribution system.

Communication

Frontier communications will be the main telephone and fiber provider for the SP. Based on current conditions, Frontier will provide a main backbone feeder (fiber) system through proposed Sherman Road from existing Frontier facilities on Rouse Road. All proposed Frontier faculties will be an underground system

2.12 Schools

Future residents of the Fleming Ranch development would be served by the Menifee Union School District (Menifee USD) for grades K-8 and by the Perris Union High School District (PUHSD) (grades 9-12). Elementary school students would attend Boulder Ridge Elementary School located approximately 1.5 to 2.5 miles to the east of the SP area. Middle school students (7-8) would attend Hans Christensen Middle School located across Chambers Avenue from the SP area. High school students would attend Paloma High School located approximately 4.5 miles south of the SP area.

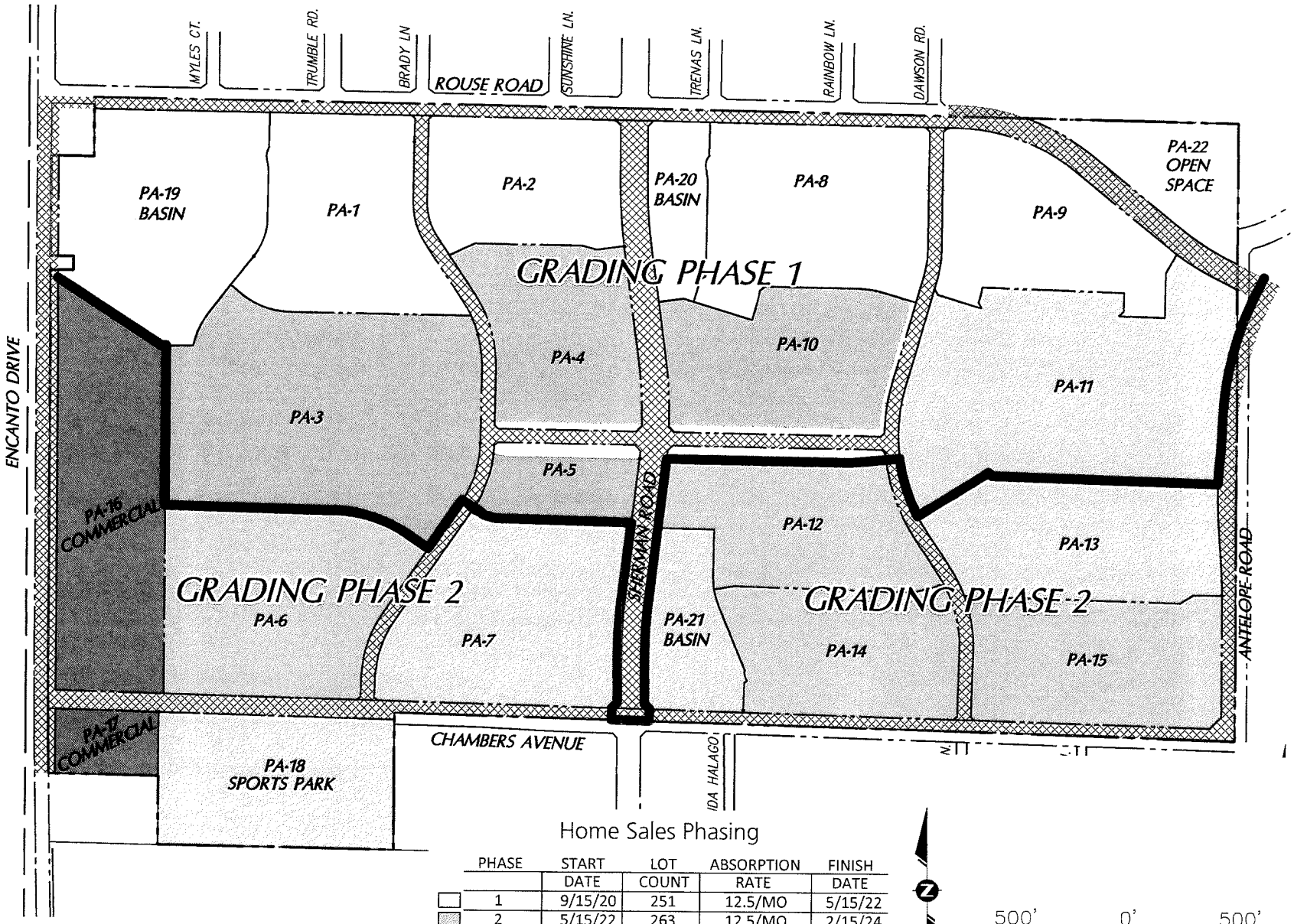
Development will be required to offset their impact to school districts with upfront development impact fees which are set and collected by each school district in addition to ongoing property taxes. The SP area is located within the boundaries of CFD No.92-1 of the Perris Union High School District.

2.13 Phasing Plan

As highlighted on Figure 2.22: Phasing Plan, development and implementation of the Fleming Ranch Specific Plan shall occur in five primary phases. These phases effectively divide the SP area into five areas, primarily utilizing major roadways as phasing boundaries.

The primary objectives for the Fleming Ranch Conceptual Phasing Plan are listed as follows:

- To ensure orderly and logical development of the Fleming Ranch;
- To confirm that adequate roadways and infrastructure exist as each phase develops;
- To validate that residents within a particular phase have sufficient open space and recreational amenities.



Home Sales Phasing

PHASE	START DATE	LOT COUNT	ABSORPTION RATE	FINISH DATE
1	9/15/20	251	12.5/MO	5/15/22
2	5/15/22	263	12.5/MO	2/15/24
3	2/15/24	284	12.5/MO	1/15/26
4	1/15/26	273	12.5/MO	11/15/27
5	1/15/26	-	-	11/15/27
INFRASTRUCTURE IMPROVEMENTS				

FIGURE 2.22: PHASING PLAN

It is anticipated that construction of the Fleming Ranch community will be initiated as soon as June 2019 and would be phased based on market demand. The grading of the northern site, Rouse Road frontage improvements and the internal collectors will be constructed in the initial phase of development. Off-site improvements will occur as defined in the Tentative Map application or as the City determines as part of City-wide infrastructure improvements.

It is anticipated that the backbone infrastructure within the Fleming Ranch boundary will be installed in three or more phases. These improvements include rough grading, basin construction, storm drain, water, sewer, dry utilities and street improvements.

The remaining residential internal street improvements, and sports park development would be constructed in phases as shown on Figure 2.22: Phasing Plan. It is expected that construction would occur over an approximate seven-year time frame.

Home construction will include multiple phases within each neighborhood. Starts will be based on sales of homes in the previous phase and market conditions, with the final number of phases to be determined accordingly. The number of phases and number of units in each phase may be altered from time to time, subject to City review and approval and consistency with the Specific Plan and any other City entitlement requirements, including the Fleming Ranch Tentative Maps.

SECTION 3

DEVELOPMENT STANDARDS

The primary implementation guidance tool for Fleming Ranch is this SP, which establishes the character of the development through the definition of permitted land uses, required infrastructure, development regulations and design guidelines. The standards and regulations contained in this Section, and the Design Guidelines contained in Section 4 provide the framework upon which all subsequent planning and implementation decisions are based, and criteria for determining consistency of site specific design with the SP objectives. It is the purpose of this Section to serve as the development regulations for Fleming Ranch.

3.1 SP-Wide Development Standards

3.1.1 March Air Reserve Base Compatibility

Disclosures that the property is located within the Airport Influence Area of March Air Reserve Base, as shown on Figure 1.9 Airport Land Use Compatibility Map, shall be provided to new property owners. The Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353 require as part of residential real estate transactions that information be disclosed regarding whether the property is situated within an Airport Influence Area. The Business and Professions Code applies the disclosure requirement to the sale or lease of newly subdivided lands and condominium conversions and to the sale of certain existing residential property. The Civil Code applies the disclosure requirement to existing residential property transfers only when certain natural conditions (earthquake, fire, or flood hazards) warrant disclosure. State Law provides the following disclosure language:

> NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

In addition to the preceding real estate transfer disclosure requirements, a deed notice shall be recorded for each parcel associated with any discretionary land use action affecting property within an Airport Influence Area.

3.1.2 Maximum Development

The Maximum development shall not exceed the total unit count and square footage shown on Table 2-1: Land Use Summary.

- Each Village contains a target number of dwelling units based on adjusted gross density. During the site plan and tentative tract map stage of the development process, the final number of dwelling units for a particular planning area may differ from those identified in the Specific Plan, so long as the density falls within the range specified by the land use designation. Furthermore, the actual amount of units may be less than, but shall not be more than the noted number of dwelling units for each Village as illustrated on the Land Use Plan (Figure 2.2: Land Use Plan).

3.1.3 Maintenance

Common areas identified in the SP shall be owned and maintained as follows:

- A permanent master maintenance organization shall be established for the SP area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. A merger with an area-wide or regional organization will satisfy this standard provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, as needed, and such associations may assume ownership and maintenance responsibilities for neighborhood common areas.

- Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- The maintenance organization shall be determined prior to or concurrent with recoordination of any final subdivision map.

3.1.4 WATER CONSERVATION

Landscape and irrigation shall comply with City of Menifee, Landscape Water Use Efficiency Requirements, Ordinance No. 2009-61; Parks, Landscaping, and Tree Preservation, Ordinance No. 2015-167; and State of California AB 1881, the Water Conservation in Landscaping Act (December 2015).

3.2 MEDIUM DENSITY RESIDENTIAL (MDR)

Medium Density Residential (MDR) land uses are proposed for the two Villages for a total of 1,080 homes at an average density of 4.9 dwelling units/acres as shown in Figure 2.2: Land Use Plan. This maximum number of homes shall not be exceeded. The envisioned housing types would be conventional single-family detached homes with attached garages. The homes will have a variety of floor plans and architectural elevations.

As illustrated in Figure 2.1: Conceptual Development Plan, a range of lots sizes is permitted The five minimum lot sizes proposed are:

- 5,000 square foot minimum,
- 5,500 square foot minimum,
- 6,000 square foot minimum,
- 6,500 square foot minimum, and
- 7,000 square foot minimum.

As previously discussed, the conceptual development plan depicts minimum lot sizes varying between 5,000, 5,500, 6,000, 6,500 and 7,000 square feet, the "average" lot size within each lot size is actually much larger.

Final alignments of streets and the placement of lots will be determined during the tentative tract map process. The underlying land use classification remains be Medium Density Residential and is subject to the standards in this subsection.

3.2.1 PRINCIPLE PERMITTED USES

Principle permitted uses include those listed below when developed in compliance with the purpose and intent of this SP.

- One-family dwellings,
- Temporary real estate tract offices located within a subdivision to be used for and during the original sale of the subdivision, and
- Any use that is not specifically listed herein may be considered a principle permitted use or a conditionally permitted use provided that the Community Development Director or designee (Director) finds that the proposed use is substantially the same in character and intensity as those listed in this SP.

3.2.2 Accessory Permitted Uses

Accessory permitted uses in the MDR area include:

- Utility facilities,
- Private recreation facilities,
- Recreation centers,
- Swimming pools and spas,
- Tot lots,
- Landscaped common areas, and
- Other accessory uses as determined by the Director to be substantially compatible with a principle permitted residential use.

3.2.3 Residential Development Standards

The development standards for Medium Density Residential (MDR) designated areas are listed in Table 3.1: Residential Development Regulations.

3.2.4 Plotting

All applications for a Plot Plan, CUP, or PUP shall be required to have a minimum number of different floor plans, different front elevations, and different rear elevations for each application as identified below:

- Neighborhoods with less than 100 units: There shall be three floor plans and three elevations for each floor plan.
- Neighborhoods with 100 or more units: There shall be four floor plans and four elevations for each floor plan.
- There shall be three different color schemes per elevation.
- Reverse floor plans should be included where possible to add variety to the street scene.

TABLE 3.1: RESIDENTIAL DEVELOPMENT REGULATIONS

STANDARD	5000 SF LOTS
LOT DIMENSIONS	
Minimum lot size	5,000 SF
Minimum width	50′
Minimum depth	100′
Minimum frontage[1]	45′
Minimum frontage on lots fronting knuckles or cul-de-sacs	35′
Flag lots[2]	20′
FRONT SETBACK (FROM PROPERTY LINE	
To living area	15′
To a front entry garage	20′
To a side-in garage	10′
To a porch, patio cover or 2nd-story deck	10′
SIDE SETBACK (FROM PROPERTY LINE)	
Minimum interior side yard	5′
Minimum corner side yard[3]	10′
REAR SETBACK (FROM PROPERTY LINE)	
To living area	10′
To California Room[4]	10′
To garage, patio cover, 2nd-story deck, trellis or support structure	5′
To a pool and/or pool equipment	5′
WALLS FENCES AND HEDGES	
Maximum height within front yard setback	3′
Maximum height at interior or rear property line	9′ on top of a 3′ retaining wall
OTHER REQUIREMENTS	
Maximum structural height	40′
Maximum lot coverage	65% for 1-story & 60% for 2-story
Yard encroachments (Uninhabitable architectural features than extend beyond the building face including eaves, chimneys, bay windows, stairways, and other architectural detailing)	2′

TABLE 3.1: RESIDENTIAL DEVELOPMENT REGULATIONS

STANDARD	5000 SF LOTS
AIR CONDITIONING	
Air conditioning (AC) units	ACs may encroach into the side yard setback, but must provide a 3′ clear flat area between the AC and the property line fence or wall. AC units shall be placed in the non-gated side yard when applicable.
MULTI-GENERATIONAL SUITE STANDARDS	
General standards	Multi-generational suites are defined as living areas connected to the home structurally and through an entrance from the main home, although a separate exterior door is allowable. Multi-generational suites may include a sleeping area, sitting area, kitchenette and closet.
Zoning requirements	Multi-generational suites are permitted on all lots, provided that it meets all of the zoning requirements described above.
Additional standards	• Single gas, water and electrical meters are required; Conformance with the City's parking standards are required (garage conversions prohibited); • Complete kitchen facilities containing a stove, range or oven are prohibited. Alternatively a kitchenette may be allowed. A kitchenette may contain a sink, refrigerator and an electrical outlet which may be used for a microwave oven. No 22V outlets for a range or oven shall be provided; • Incorporate Universal Design into multi-generational floor plan in order to accommodate transitional aging of seniors and have any multi-generational floor plan certified by a Universal Design Certified Professional; and • Unit must be integrated (connected to the main unit).

[1]The length of the defined front lot line measured at the street right-of-way.
[2]Flag lots shall meet all lot requirements except street frontage may have an access strip not less than 20′ wide. In instances where a driveway exceeds 150′ a turnaround area approved by the fire department will be required.
[3] In instances where a corner lot is located adjacent to a landscape area, and the landscape area separates the residential lot from the right-of-way, then the landscape area may be counted towards the setback requirement.
[4] A California Room is defined as a built-in covered patio incorporated in to the house design and roof line. California Rooms are located at the rear or side of the home are open to the outdoors, and may be enclosed on up to three sides

3.3 COMMERCIAL

The commercial land use within the SP, is similar to the Economic Development Corridor zoning district and similar uses and setbacks included in this SP.

3.3.1 PERMITTED USES

Administrative design review approvals and prohibited uses are shown in Table 3.2: Commercial Permitted Uses. Uses not listed in the table below are either not permitted as a part of this SP or require separate processing pursuant to the Menifee Municipal Code (MMC).

TABLE 3.2: COMMERCIAL PERMITTED USES

USE	NOTES	
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Commercial/Office		
Alcohol		
Alcoholic beverage sales:		
• On-site consumption;	C	
• Off-site consumption-Primary product of retail outlet;	C	
• Off-site consumption-Accessory product of retail outlet;	P	
• Breweries, distilleries, and wine making facilities with on-site tasting room and sales for off-site consumption.	P	
Automotive Related Sales and Services		
Automotive parts and accessory stores.	P	
Automotive services/repairs (e.g., tune-ups, emission tests, brakes, tires, batteries, electrical, etc.)	P	Activity must be conducted entirely within an enclosed building. Incidental, screened, outdoor storage is prohibited.
Automotive repairs - major (e.g., engine and transmission repair/ rebuild, etc.)	C	Services must take place entirely within an enclosed building.
Vehicle storage and impoundment within an enclosed building.	-	
Boat sales, new and used.	C	
Body, paint and upholstery shops.	C	
Car wash - full or self-service.	C	
Gas station with/without a mini-market.	-	
Motorcycle sales/service.	P	Services conducted entirely within an enclosed building.

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Motor vehicle sales, new and used (Including repairs associated with sales).	C	
Motor vehicle, trailer or boat storage. • Indoor • Outdoor	 C -	Services conducted entirely within an enclosed building.
Parking:		
• Commercial lot/garage.	C	Parking stalls must be within a building or screened with a combination of walls and landscaping. Alternative screening structure/device may be approved by the Planning Commission.
Towing services (with tow truck parking - no auto storage).	-	
Trailer and mobile home sales and rental.	-	
Rental:		
• Automobiles;	C	
• Truck, trailer and van;	C	
• Equipment;	-	
• Construction equipment.	-	
Day Care Facilities		
Commercial - more than 14 children.	C	
Large family home day care (8-14 children).	-	
Small family home day care (fewer than 8 children).	-	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Eating/Drinking Places and Food Services		
Banquet facilities.	C	
Bar/cocktail lounge.	C	
Catering establishment (Includes truck parking).	C	
Coffeehouse: • No Live Entertainment; • With live entertainment.	 P C	
Fast food/quick service: • With drive-through; • Without drive-through.	 C P	
Food Truck.		See Chapter 9.98 "Mobile Food Vendors" of the MMC.
Restaurants: • Sit down/full service; • Outdoor dining.	 P P	
Restaurants with breweries, distilleries and wine making facilities with sales for on-site and off-site consumption.	P	
Entertainment and Recreation		
Adult-oriented business.	-	
Amusement park (including multiple activities such as simulated flying, racing, dragster, slick track, skate park, etc.): • Within a building; • Outside.	 C -	A CUP is required for the sale/provision of alcohol.
Athletic fields	-	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Auditoriums and other public/ private assembly facilities (including live entertainment): • Indoor; • Outdoor.	 C -	A CUP is required for the sale/provision of alcohol.
Batting cages: • Indoor; • Outdoor.	 P -	
Motocross Facilities: • Bicycle (BMX) course; • Off-road mini-bike course.	 - -	
Billiard parlor/pool hall.	C	A CUP is required for the sale/provision of alcohol.
Bowling center.	C	A CUP is required for the sale/provision of alcohol.
Cybercafe.	P	
Go-cart track: • Indoor; • Outdoor.	 C -	
Golf course - Miniature.	-	
Golf course - Full Course.	-	
Golf driving range (not in association with full scale course).	-	
Health club/gymnasium; Indoor.	P	
Private clubs and lodges.	C	
Movie theater.	C	A CUP is required for the sale/provision of alcohol.
Recording and sound studios.	P	
Simulated shooting games: • Indoor (laser tag, etc.); • Outdoor (paintball, etc.).	 C -	Freeway frontage allowed for indoor facilities.

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Shooting range; Indoor.	C	
Skate park: • Commercial; • Private.	 - -	
Skating rink (ice/roller).	C	
Smoking Lounge.	C	
Stadium/sport arena.	-	
Tennis/swim club; Outdoor (not assoc. with larger sporting facility).	-	
Video/electronic/computer game arcade.	P	Services must be conducted within an enclosed building.
Lodging		
Hotel.	P	
Motel.	-	
Bed and Breakfast Inn.	-	
Recreational vehicle parks and campgrounds, not exceeding a density over (10) units to the acre.	-	
Retail/Wholesale Sales		
Adult book store.	-	
Antique shop.	P	
Art galleries and art supply store.	P	
Auction facility (non vehicle): • Indoor (includes storage); • Outdoor.	 P -	Temporary or one-time event, see Chapter 9.48 "Temporary Uses" of the MMC.
Auction facility (vehicle).	-	
Bakeries: • Retail only; • Wholesale.	 P -	
Bicycle shop, sales and repair.	P	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Hardware store • Within enclosed building; • With outdoor storage/sales.	P C	Outdoor nursery/plant sales up to 25% of building floor area. 26% nursery/plant sales, see "Agriculture."
Camera and photographic supplies.	P	
Farmer's market, open air market, craft or job fair.	C	See Chapter 9.72 "Farmer's Market, Open Air Market, Craft or Job Fair" of the MMC.
Candy, confectionery.	P	
Computer, radio, television, and small electrical appliance shop (with incidental repair).	P	No outdoor storage.
Drug store.	P	A CUP is required for the sale/provision of alcohol.
Feed store.	-	
Florist shop.	P	
Furniture and home furnishing store.	P	
Department store.	C	
Discount/Variety store (new items only).	P	CUP required to sell alcohol.
Gift and/or souvenir store.	P	
Grocery store.	P	CUP required to sell alcohol if grocery store is under 20,000 square feet in retail sales area.
Guns and ammunition store.	-	
Hobby, toy and game store.	P	
Household appliance store.	P	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Multi-tenant retail shopping center.	P	New merchandise, collectables and antiques only (Not a "Swap Meet.")
Kiosk, non-vehicular.	P	
Music, record and video sales.	P	
Office supply and/or stationary store.	P	
Pawnbroker/pawnshop facilities.	-	
Pet and pet supply store.	P	
Secondhand and thrift store.	C	No outdoor display or storage.
Sporting goods store.	P	Gun/ammunition sales, see "Gun and ammunition store" above.
Swap meets: • Indoor; • Outdoor.	C -	May not be located where visible from the freeway.
Warehouse/club store: • Stand alone facility under 50,000 sq. ft.; • Stand alone facility 50,000 sq. ft. or larger.	P C	
Warehouse/club store: • Within a complex/center regardless of size.	C	
Wholesale stores and distributors.	C	Services must be conducted entirely within an enclosed building.

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Services		
Ambulance service.	C	
Blueprinting.	P	
Facilities where charitable donations are: • Received and/or processed and/ or sold.	C	Stand alone donation boxes are prohibited.
Exterminating.	C	Offices only, no hazardous materials storage.
Small equipment rental (lawn mowers, cement mixer, mobile pumps, trailers, pick-up trucks, etc.)	-	
Large equipment rental (trucks with beds over 18 feet in length, eighteen plus (18+) wheelers, bulldozers, construction lifts and cranes).	-	
General office uses.	P	
Photocopying/duplicating.	P	
Photographic studio.	P	
Physical Therapy.	P	
Financial services: • Banks/credit unions; • Check cashing/payday advance; • Mortgage/lending.	 P C P	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Personal services: • Barber shop; • Beauty or nail salon; • Dry cleaner; • Massage parlor; • Massage therapy office; • Pet grooming; • Tailor; • Tattoo/body piercing.	 P P P - - C P -	
Cemeteries and mausoleums.	-	
Funeral parlor, mortuary with crematorium.	-	
Laundry-Commercial: • 2,500 sq. ft. or less; • More than 2,500 sq. ft. • Self-serve.	 P - P	
Medical marijuana dispensary or facility.	-	
Taxidermy.	-	
Fortune telling.	-	
Kennel, public or private. Indoor only.	C	See Chapter 9.64 "Animal Regulations" of the MMC.
Recycling collection facilities: • 500 or less square feet; • More than 500 square feet.	 - -	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Repair service: • Computer, home electronic and small appliances; • Electrical equipment, industrial; • Furniture refinishing; • Furniture re-upholstery • Home appliances; Jewelry/ watches/clocks; Lawnmower/ garden equipment; • Locksmith/key shop; • Shoe repair.	 P P P P P P P	Services must be conducted entirely within an enclosed building, outdoor storage is not allowed.
Agricultural		
Plant nurseries: • Retail Sales, indoor or outdoor; • Cultivation of plants, indoor or outdoor.	 C C	Excludes materials yards.
Marijuana Cultivation.	-	
Institutional Uses		
Animal hospital: • Small animals • Large animals.	 P -	No exterior kennels, pens or similar enclosures.
Assisted living/community care facilities.	C	
Churches, synagogues, temples and other religious facilities.	C	
Community center.	P	
Congregate care facility.	C	
Convalescent hospital/care facility.	P	
Governmental facility.	P	
Hospital.	C	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Research and development laboratory.	P	Services must be conducted completely within an enclosed building.
School: • Private; • Public; • Vocational/trade school; • University/college.	 C P C C	Public schools are regulated by the State.
Storage		
Contractor storage yard (no retail sales).	-	
Public Self-Storage.	-	
Private materials yard (outdoor storage of privately owned materials not associated with a commercial activity).	-	
Lumber yard.	-	
Material storage yard (wholesale sales).	-	
Parcel delivery service.	P	
Warehouses and storage buildings.	C	Services must be conducted entirely within an enclosed building.

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Transportation, Communication and Utilities		
Communication facilities; • Cell towers.	C	See Chapter 9.100 "Wireless Communications" and 9.102 "Antenna and Satellite Regulations" of the MMC.
Transportation facilities: • Bus stops; • Truck stops; • Heliport; • Airport; • Carpool facility/lot;	 P - - - P	
Utility: • Service uses and structures; • Utility offices.	 P P	Regulated by the PUC; Commercial solar fields or wind farms are expressly prohibited.

TABLE 3.2: COMMERCIAL PERMITTED USES

USE		NOTES
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Industrial Uses		
Light Manufacturing of food, lumber, wood, and paper products: • Grain and bakery products; • Sugar and confectionary products; • Nonalcoholic beverages; • Ice; • Manufacture of furniture and fixtures including cabinets, partitions, and similar items; • Mulch production; • Printing and publishing or newspapers, periodicals, books, forms, cards, and similar items; • Binding of books and other publications; • Rendering (no on-site slaughtering).	 - - - - - - - - -	
Textile and leather products: • Wearing apparel and accessory products; • Manufacture of handbags luggage, footwear, and other personal leather goods.	 - -	
Chemical and glass products: • Pharmaceutical manufacture; • Glassblowing, pressing, cutting and other glassware products.	 - -	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE	NOTES	
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
Metal, machinery, and electrical products: • Jewelry manufacture and repair; Manufacture, assembly, testing and repair of components, devices equipment and systems of an electrical, electronic, or electro mechanical nature, such as, but not limited to:	-	
a) Television and radio equipment and systems;	-	
b) Phonographs and audio units;	-	
c) Metering instruments, equipment and systems;	-	
d) Radar, infrared and ultraviolet equipment and systems;	-	
e) Coils, tubes, semiconductors and similar components;	-	
f) Scientific and mechanical instruments;	-	
g) Data processing equipment and systems;	-	
h) Communications, navigation control, transmission and reception equipment, control equipment and systems, guidance equipment and systems;	-	
j) Musical and recording equipment.	-	

TABLE 3.2: COMMERCIAL PERMITTED USES

USE	NOTES	
ADR = Administrative Design Review; P = Permitted Uses; C = Conditional Uses; - =Expressly Prohibited Uses		
• Office and computing machine manufacturing. • Control devices and gauges. • Manufacture of light fixtures and supplies.	- - -	
Engineering and scientific instruments: • Manufacture and repair of engineering, scientific, and medical instrumentation including but not limited to:		
a) Measuring devices, watches, clocks, and related items;	C	
b) Optical goods;	C	
c) Medical, and dental instruments;	C	
d) Engineering, survey, and drafting instruments;	C	
e) Photographic equipment.	C	
Solar power generating facilities.	-	
Recycling processing facilities conducted on an industrial scale.	-	
Accessory Uses		
Attached, unenclosed patio roofs, decks, porches, awnings, canopies and other similar shading devices and structures.	P	

3.3.2 Commercial Development Standards

The development standards for the Commercial area are listed on Table 3.3: Commercial Development Standards. Enhanced dense landscape is required adjacent to Encanto Drive and the residential zones.

Table 3.3: Commercial Development Standards

Element	Standard
Minimum Lot Area	None.
Front Setback	15' densely landscaped.
Street Side Setback	10' landscaped.
Rear Setbacks	20' densely landscaped.
Building Height	45'; Structural features which are not an essential and/or integral part of the structure such as chimneys or similar features, as well as flag poles may exceed height limits by up to 15'.
Parking	As required by Section 18.12 of City of Menifee Zoning Code.
Walls	Prior to occupancy a six foot high solid masonry wall shall be constructed on each property line that adjoins any parcel designated for residential land use. A view fence shall be permitted when adjoining open space uses.
Landscaping	A minimum of 10% of the site for parcels less than one acre shall be landscaped and irrigated and 5% of the total lot area for parcels exceeding one acre, excluding the portion of the lot contained within the required front setback area.
Trash Collection Areas	Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential or open space areas.
Outside Storage Areas	Prohibited.
Mechanical Equipment	All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320'.
Lighting	All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
Building Articulation	Facades shall be modulated to create visual and architectural interest. Architectural elements including bays and recesses, balconies and terraces, inset windows that allow for the expression of wall thickness, patterns of shade and shadow at facades, changes of material and color, use of architectural details such as horizontal and vertical banding, cornices, door and window surrounds, and use of high-quality materials, such as smooth finished stucco, brick and stone are encouraged.

*Setback areas may be used for driveways, parking and landscaping.

3.4 PARK AND RECREATION

As shown in Figure 2.2: Land Use Plan, Fleming Ranch contains 17.7 acres of park land.

3.4.1 PRINCIPLE PERMITTED USES

The principle permitted uses in the Parks and Recreation zone include those listed below when developed in compliance with the purpose and intent of this Specific Plan:

- Public or private parks;
- Public playgrounds;
- Flood control basins, detention basins, retention basins and related facilities; and
- Athletic fields.

3.4.2 ACCESSORY PERMITTED USES

Accessory permitted uses in the Parks and Recreation zone include parking lots, only for the above permitted uses:

- Utility facilities;
- Recreation facilities;
- Trails;
- Shade structures; and
- Other accessory uses as determined by the Director to be substantially compatible with a principle permitted open space recreation/park use.

3.4.3 REQUIRED AMENITIES–SPORTS PARK

At a minimum, the Sports Park shall include the following amenities:

- Athletic field(s);
- Play area(s);
- Walkway(s);
- On-site parking;
- Shade tree plantings and rolling turf areas;
- Restrooms; and
- Field lighting.

3.5 OPEN SPACE CONSERVATION

As shown in Figure 2.2: Land Use Plan, approximately 6.3 acres are designated as Open Space Conservation. The Open Space Conservation (OS-C) area is not considered suitable for development and will therefore remain as unimproved land.

3.5.1 PRINCIPLE PERMITTED USES

The principle permitted uses in the open space conservation area include those listed below when developed in compliance with the purpose and intent of this Specific Plan:

- Unrestricted open space; and
- Utility facilities.

3.5.2 Accessory Permitted Uses

The accessory permitted uses in the Open Space and Conservation area include:

- Trails, and
- Other accessory uses as determined by the Planning Director to be substantially compatible with a principle permitted open space conservation use.

3.6 OS-W

As shown in Figure 2.2: Land Use Plan, approximately 27.5 areas are designated as OS-W for flood control and water quality. The purpose of this designation is to allow for drainage corridors and water treatment facilities.

3.6.1 Principle Permitted Uses

The principle permitted uses of the Open Space Water zone include:

- Detention facilities, and
- Water quality treatment facilities.

3.6.2 Accessory Permitted Uses

The accessory permitted uses of the OS-W zone include:

- Off-site parking for existing facilities adjacent to Encanto Drive only, and
- Landscape that doesn't interfere with drainage facilities.

3.7 Lighting

All lighting shall comply with the following regulations and provisions:

- All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping,
- Similar areas shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property; and
- All outdoor lighting shall comply with the requirements of Chapter 6.01: Dark Sky; Light Pollution of the MMC.

3.8 Community Gateway Sign

One Community Gateway Sign with an electronic message board is allowed within the SP, adjacent to I- 215. This Gateway shall be in compliance with the following:

- Maximum sign height shall be 45 feet;
- Maximum sign area shall be 100 square feet;
- The Electronic Message Board portion of the allowable freestanding sign may not exceed seventy-five (75) percent of the total sign area and must be integrated with the remainder of the sign to form a cohesive design unit; and
- The Electronic Message Board shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

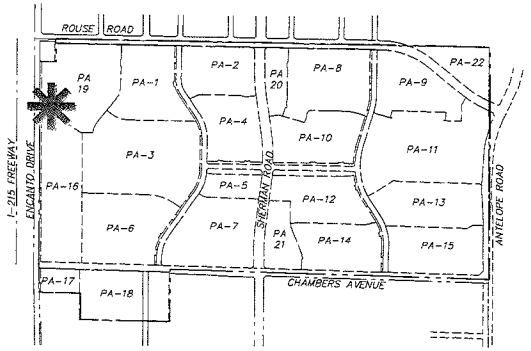


Figure 3.1: Proposed Community Gateway Plan

SECTION 4

DESIGN GUIDELINES

The Design Guidelines Section provides the design framework for streetscape, landscape, and buildings to convey a cohesive master plan identity. They establish the pattern and intensity of development for Fleming Ranch to ensure a high-quality and aesthetically cohesive environment. While these guidelines establish the quality of the architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

The design guidelines chapter is organized as follows:

4.1 Guiding Principles,
4.2 Landscape Guidelines,
4.3 Residential Site Planning,
4.4 Residential Architectural Requirements,
4.5 Residential Architectural Styles, and
4.6 Non-Residential Guidelines.

4.1 Guiding Principles

The following guiding principles will positively influence the design of the Fleming Ranch to ensure quality development:

- Create a community that encourages interaction and evokes a "pride of place" where people want to live;
- Encourage linkages and connectivity though land use adjacencies, trails, and open space;
- Create a variety of walkable neighborhoods;
- Encourage physical, social and economic diversity; and
- Integrate environmentally responsible practices.

These Design Guidelines are also intended to be flexible and are, therefore, illustrative in nature. As a flexible document, the Guidelines can, over time, accommodate changes in lifestyles, consumer preferences, economic conditions, community desires and the marketplace.

The landscape and architectural guidelines complement each other. Together they combine to form a distinctive master plan offering a high quality, sustainable environment and a sense of identity.

4.2 Landscape Design Guidelines

4.2.1 Community Design Theme

Landscape architectural design plays an important role in establishing the visual identity and character of a community. Consistency in theme and the application of major community-level elements such as entries, collector enhanced paseos, walls and fences, interface/edge conditions, and plant material must be maintained to communicate and strengthen this identity. This subsection establishes guidelines to ensure that a cohesive landscape fabric will be created to unify the community at all levels of development.

Careful consideration has been given to integrate structural and aesthetic elements of Fleming Ranch to create a balanced, aesthetically appealing community. Several identifying design and landscape elements will be incorporated:

- Stone veneer for monuments and accessory structures,
- Natural landscaped areas designed with an ecological approach,
- Native and other climate-appropriate plant material,
- Natural materials such as stone or wood, or
- Multiple paving materials such as stone, concrete, decomposed granite and concrete pavers.

Fleming Ranch captures and enhances the unique character of the Menifee area, offering residents an environment where wallkability, recreational activity and social interaction are encouraged. A semi-formal design aesthetic has been used to create structure and movement without rigidity. Extreme temperature fluctuations of Menifee have been taken into consideration. The high heat of the summer months makes shade a primary consideration. This SP focuses on these aspects by providing generous landscape setbacks, aesthetically pleasing streetscapes, recreational amenities, public gathering areas, and enhanced paseos and landscaped open spaces. Thematic elements establish and reinforce the design theme. These major thematic elements include:

- Monumentation,
- Streetscapes,
- Parks,
- Enhanced paseos,
- Open space,
- Enhanced landscape areas,
- Lighting, and
- Walls and fences.

These elements unite Fleming Ranch under a common design vocabulary. General landscape design guidelines and design criteria for thematic elements are contained in the subsections that follow.

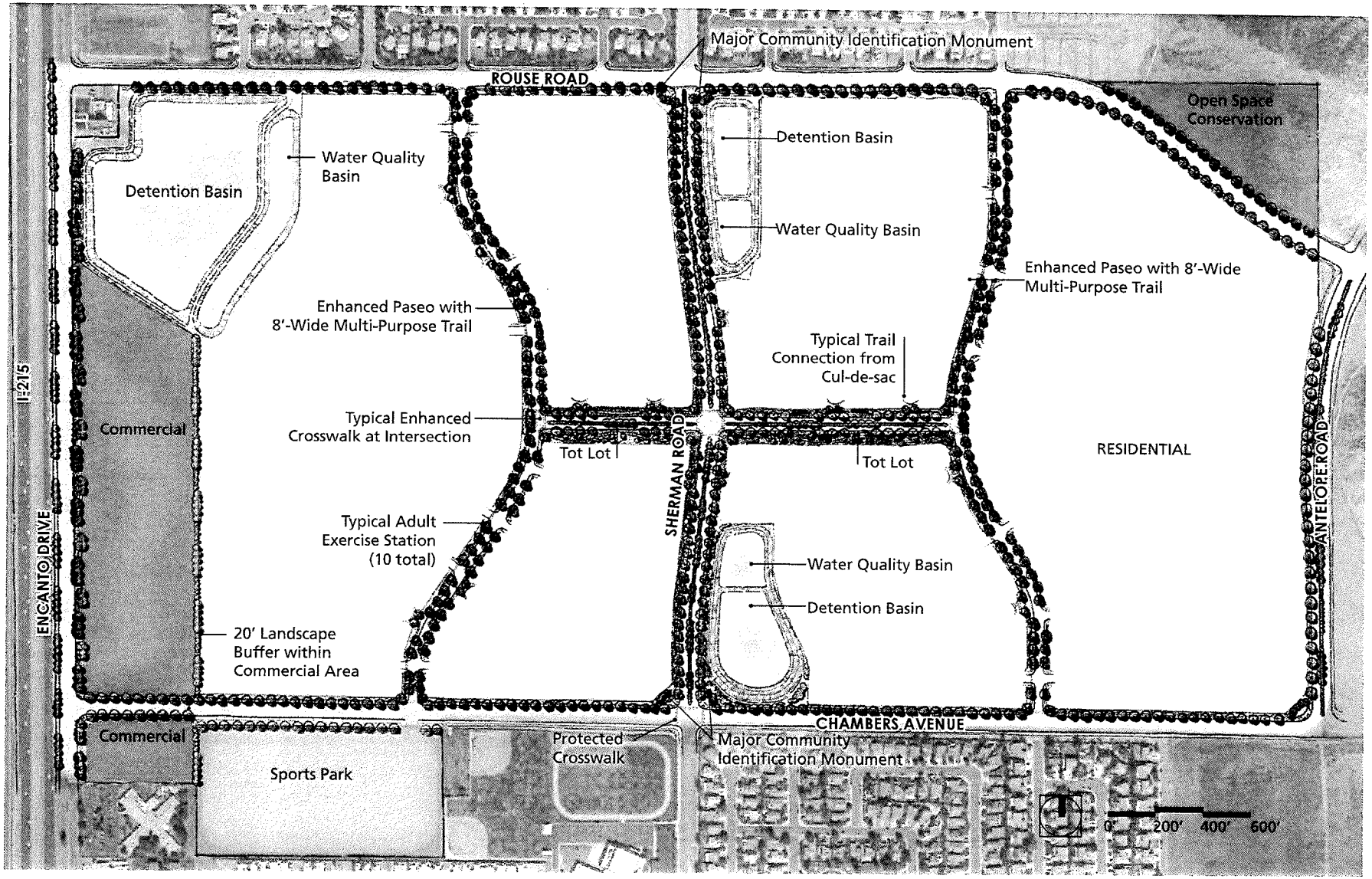


FIGURE 4.1 CONCEPTUAL LANDSCAPE & COMMUNITY IDENTITY PLAN

4.2.2 COMMUNITY IDENTITY PLAN

Appropriate community and neighborhood thematic identification is important for the overall Fleming Ranch theme. These elements provide a system for identifying neighborhoods and give directional information to residents and visitors. An overall conceptual identity plan has been provided to convey the vision for thematic elements. Refer to Figure 4.2 Conceptual Community Identity Plan. Entry monument signage informs viewers through decorative typefaces and symbolic graphics that they are entering a master planned community. Project and neighborhood signage should direct those who have entered Fleming Ranch to individual land use components. Monuments should be consistent with the community character but flexible enough to respond to the individual neighborhood contexts. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monument signs may vary in size and detail in a manner that reflects their relative importance within the identification hierarchy.

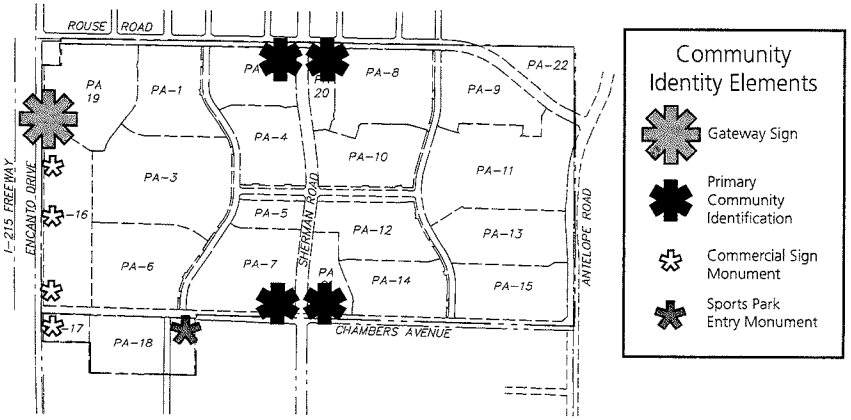


FIGURE 4.2 CONCEPTUAL COMMUNITY IDENTITY PLAN

Community identification will be accomplished with the use of placemaking elements including architectural features, thematic landscape treatments, and Fleming Ranch monuments. The final design for all signage and monuments shall be reviewed and approved by the City of Menifee prior to the issuance of building permits for each associated development phase. As shown in the following Figures, the general dimensions and detail of each structure will vary based on the intended use of the identification element.

GATEWAY SIGN

An attractive and unified community appearance not only increases a sense of pride in residents, but creates a positive climate for business and makes a positive impression on visitors. The City of Menifee's image can be reinforced at carefully placed and well-designed gateways at primary entrances to the city; these gateways can define the boundaries of the City and create a sense of arrival. The SP site has been identified as the location of a Gateway Sign into Menifee are shown on Figure 4.2 Conceptual Community Identity Plan. This Gateway Sign could include a large freeway oriented sign identifying the City of Menifee. The Gateway Sign may include an electronic reader board that the City could manage advertising on it.

Gateway Sign Examples

PRIMARY COMMUNITY ENTRY MONUMENTS

Primary Community Entry Monuments will be used to identify the main community entry points at the intersection of Sherman Road with Chambers Avenue and Rouse Road. The Primary Community Entry Monuments incorporate several design elements including a stone-faced sign wall in front of flowering trees, with decorative planter pots. These monuments create a feeling of cohesion and serve as welcoming elements for residents and visitors entering the community.

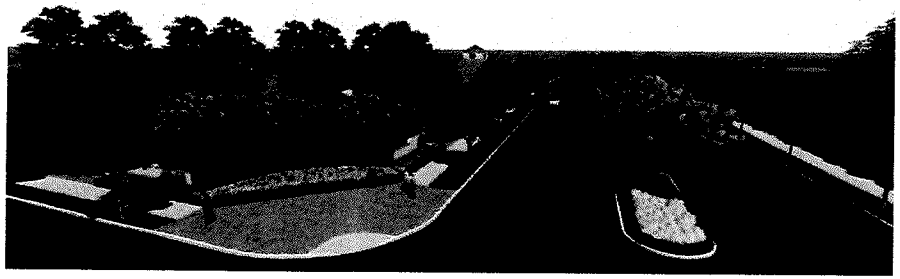


FIGURE 4.3: SOUTH COMMUNITY ENTRY PERSPECTIVE VIEWS

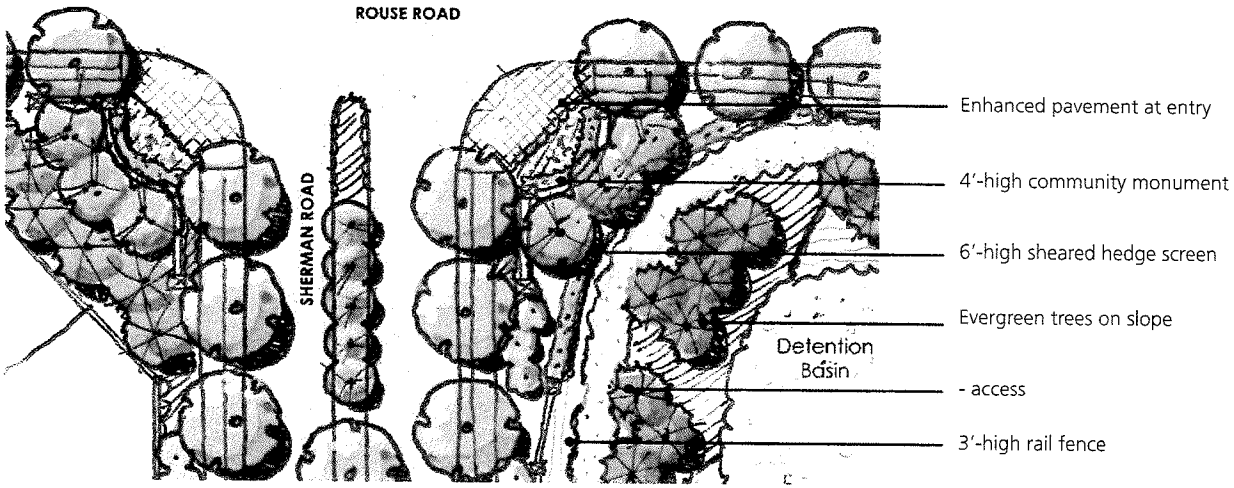
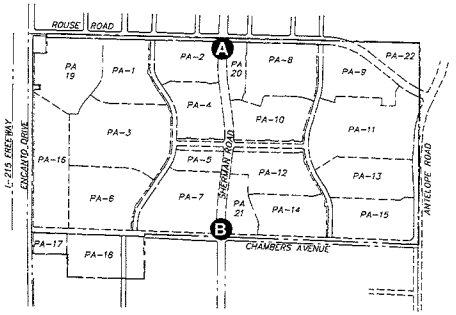


FIGURE 4.4A: NORTH COMMUNITY ENTRY



Key Map

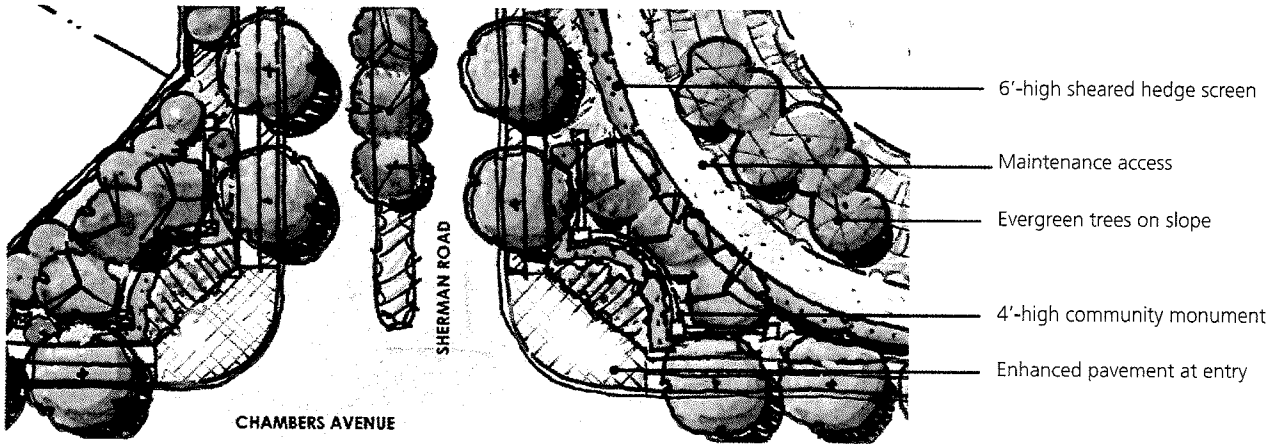
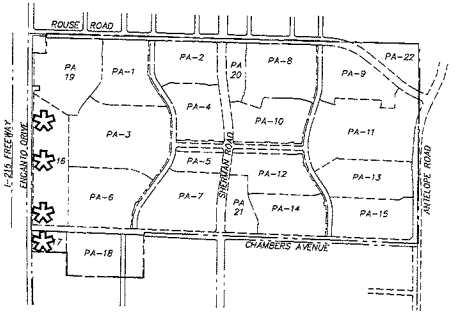


FIGURE 4.4B: SOUTH COMMUNITY ENTRY

COMMERCIAL SIGN MONUMENTS

The commercial sign monuments will be located and sized according to each specific use and will generally consist of a stone faced base element, decorative stucco sign panel and a brick cap. These monuments will include a common sign panel and sufficient space for tenant identification and/ or building addresses.



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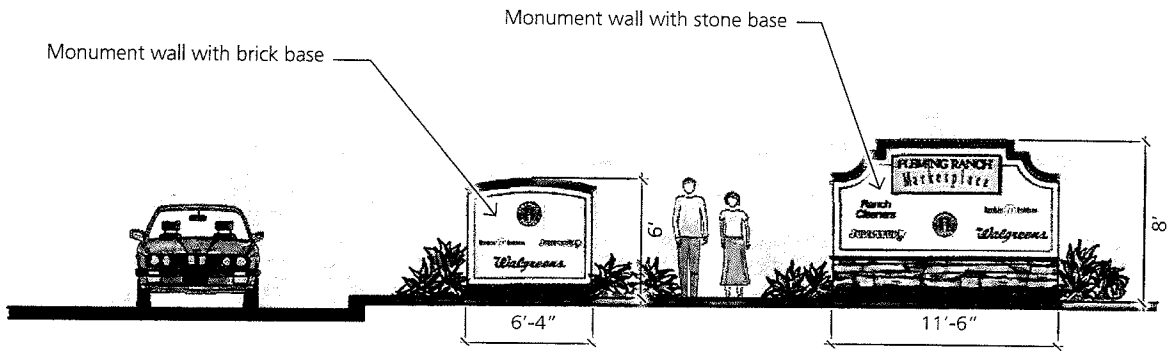
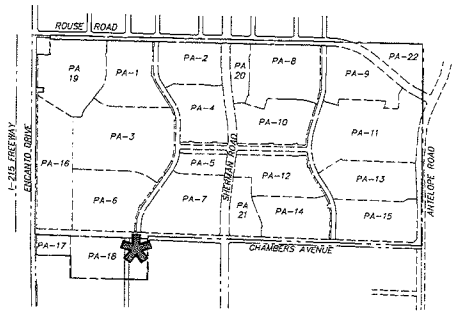


FIGURE 4.5: COMMERCIAL SIGN MONUMENTS

PARK ENTRY MONUMENT

The Park Entry Monument is located at the Regional Sports Park entrance south of Chambers Avenue.



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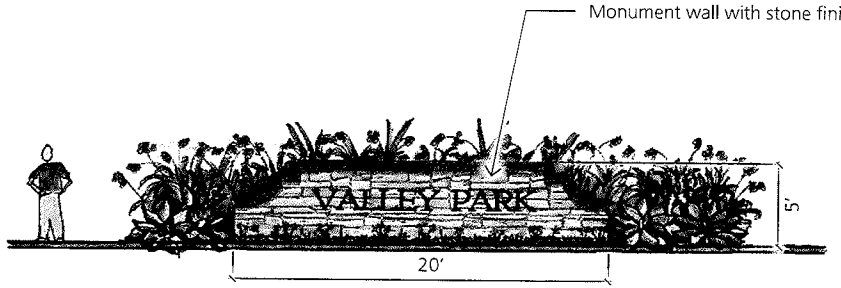


FIGURE 4.6: PARK ENTRY MONUMENT

4.2.3 Streetscapes

A hierarchy of streetscapes is proposed within Fleming Ranch and distinctive landscape treatments are to be planned for each neighborhood. Pedestrian-friendly landscape treatments include elements such as thematic street trees, enhanced paseos, entries and landscaped medians as discussed below.

Major and Secondary Roadways

Along Chambers Avenue, Sherman Road, Encanto Drive, Rouse Road and Antelope Road, the landscape should soften, accent and enhance the perimeter walls, as well as accommodate pedestrian, bike and vehicular traffic. Paseos, landscaped areas and medians will provide unique visual interest through the use of ornamental grasses, informal tree groupings in addition to other water-conserving plant material in place of turf. Landscape along Encanto Drive provides visual interest from both the adjacent street and the I-215 freeway through the selection of large trees and a variety of plant material textures and colors.

Village Entry Street

The Village Entry Street provides residents and visitors with an announcement of the arrival at a high-quality community. The landscape treatments of these entries provide both cohesion and accent through color, texture and form. Enhanced paseos along the Village Entry street serve as major pedestrian corridors and include sitting areas shaded by large trees. These paseos and entry medians will be accentuated through the use of ornamental trees, shrubs, grasses and ground covers. Distinctive specimen trees will accentuate a tot lot within both the east and west villages providing a safe, attractive place for children to play.

Local Roads with an Enhanced Paseo

Enhanced paseos traverse each Village in a north/south direction and connect the internal local streets. The enhanced paseo on one side of each collector serves as the major thematic element, connecting neighborhoods to all community amenities and the regional trail system. The landscape design for the enhanced paseos reinforces the Village entry experience and unifies the neighborhoods through the use of larger, uniformly spaced trees and a variety of plant material textures and color. The enhanced paseos will provide unique visual interest through the use of ornamental grasses and other water-conscious plant material. Appropriate lighting, signage and other crime prevention through environmental design (CPTED) strategies will be utilized in the design of the enhanced paseos. Should a part of the East Village become age-restricted, a section of the enhanced paseo road will be gated to restrict access for that portion of the community.

Local Streets

Local streetscapes will provide a cohesive neighborhood character and complement the design of the Village Entry Street. The use of color, texture and spacing of plant material should be carefully crafted to create an interesting and inviting pedestrian experience. Average tree spacing should not exceed 30 feet on center. Neighborhood entry points shall be emphasized through an enhanced landscape treatment of accent plant materials.

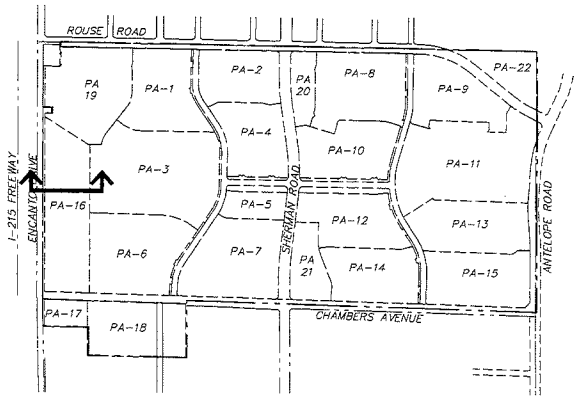
4.2.4 Edge Conditions

Community Edge Conditions

Within Fleming Ranch, transitions between land uses will occur at the boundaries separating the existing and proposed residential and between the commercial uses.

NEW RESIDENTIAL/EXISTING RESIDENTIAL EDGE CONDITIONS

New residential development along Rouse Road, Antelope Road and Chambers Avenue interfaces with existing and future residential developments. In all conditions, the two uses are separated by a road and a generous tree-lined landscape buffer is provided along the entire perimeter of the new residential development. A portion of the edge condition includes a water quality basin, providing significant visual relief. In addition, a 6-foot high block wall is planned for the boundary of the new residential development area for visual separation. Refer to Figure 4.9: Wall and Fence Plan.



NEW RESIDENTIAL/COMMERCIAL INTERFACE

The proposed commercial planning area along the western boundary serves as a buffer between the proposed residential areas and the I-215 Freeway. Between the commercial and residential land use areas, a densely landscaped 20-foot wide buffer within the commercial area provides separation from the residential or park uses.

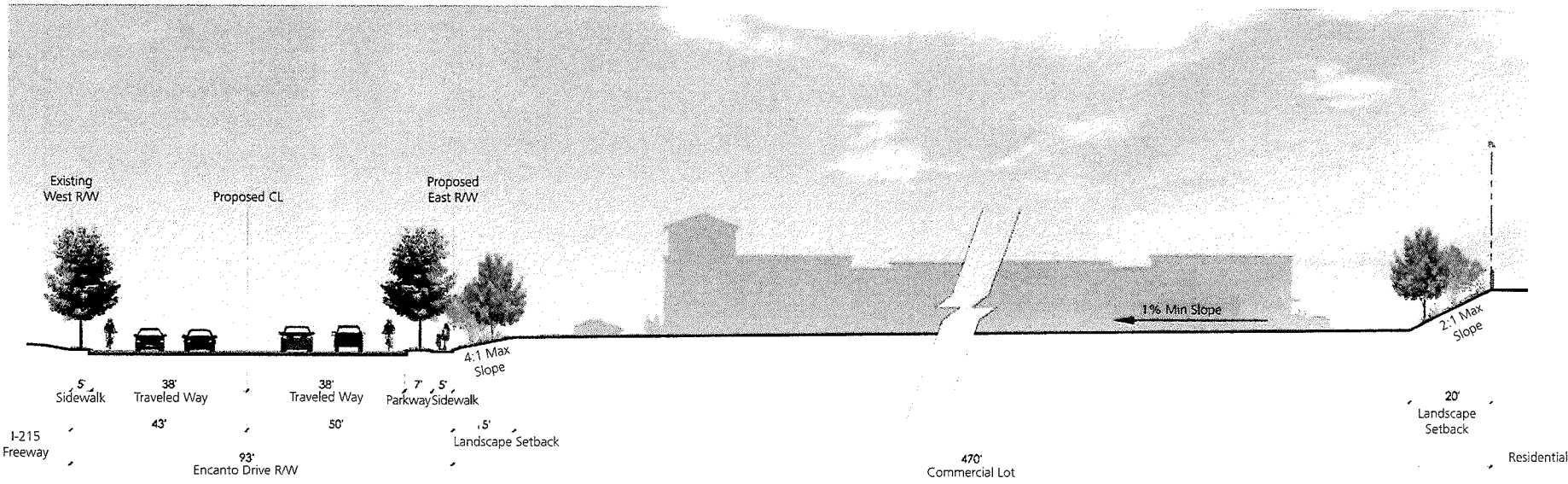


FIGURE 4.7: COMMERCIAL DEVELOPMENT CROSS SECTION

Sports Park

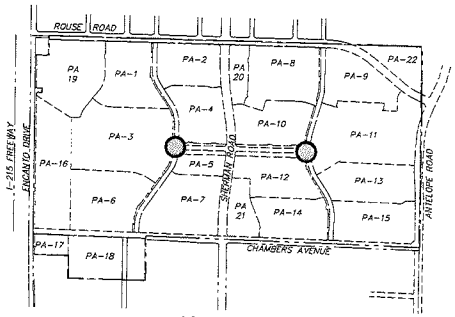
A major public amenity for Fleming Ranch is the sports park located south of Chambers Avenue, adjacent to Hans Christensen Middle School. This lighted park is planned to feature sport fields, parking, restrooms, picnic areas and shade structures. A protected crosswalk will be provided at the Chambers Avenue and Sherman Road intersection to provide a pedestrian connection from the sports park to the enhanced paseos, encouraging walking and biking to the park and school. Landscape design for the park is to include a variety of shade trees to provide relief from high temperatures.

The design of the Park shall meet the requirement of the City of Menifee Trails, Parks, Open Space, and Recreation Master Plan published in February, 2016.

4.2.5 COMMUNITY RECREATION

The enhanced paseos throughout Fleming Ranch are the major amenity of the community, encouraging a healthy lifestyle for residents.

The design of the Park shall meet the requirement of the City of Menifee Trails, Parks, Open Space, and Recreation Master Plan published in February, 2016.



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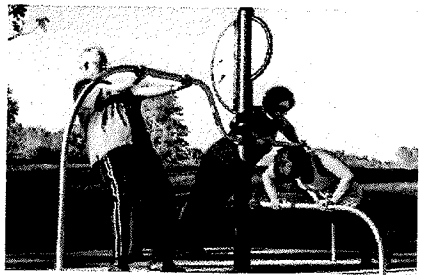


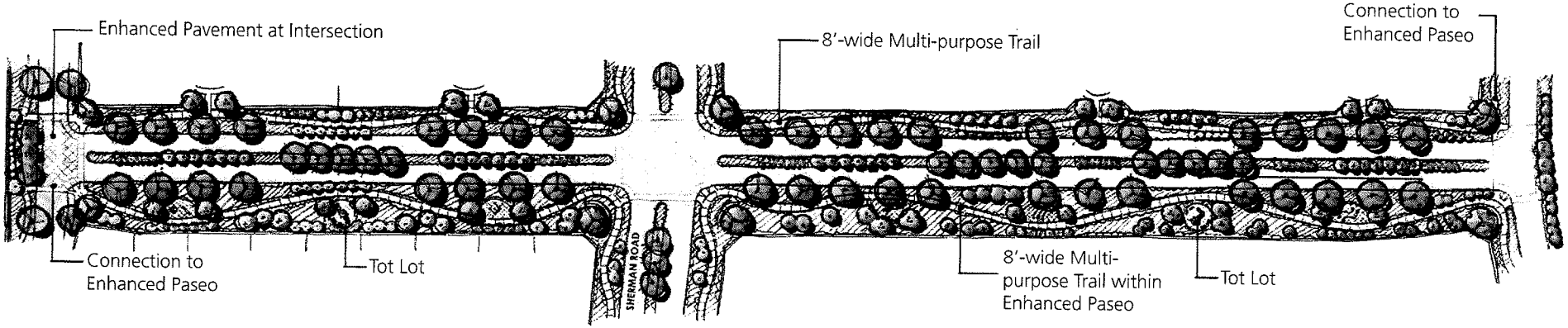


FIGURE 4.8: VILLAGE ENTRY/ENHANCED TRAIL

Active Adult Overlay Recreation

Should the age-restricted overlay be implemented, a private recreation area would be included featuring common outdoor recreational and social activities such swimming, bocce ball, horseshoes, shuffleboard and social gathering areas with picnic tables, barbecue grills and shade structures. In addition, indoor social activities would be provided within a community recreation building.

4.2.6 Walls and Fences

Walls and fencing will be used throughout the community to complement the overall design theme, establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. The locations and details of walls and fences are provided in Figure 4.9: Wall and Fence Plan and Figure 4.10: Wall and Fence Details. The following is a list of general guidelines regarding walls and fences:

- All community theme walls and fences shall be consistent in design;
- Any fence/wall adjoining a public street or any fence/wall visible from the side or rear shall be the community theme wall;
- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged;
- The maximum wall or fence height shall be six feet within any required rear, or side setback area, and along the project perimeter. Fence/wall heights are measured from the base of the fence/wall to the top of the interior or exterior side, whichever is greater, except in no case should the maximum height of the wall exceed ten feet (in combination with a retaining wall) unless required for pool safety; and
- Combination retaining wall and privacy walls at block ends may be used.

Three types of walls and fencing are planned; block walls, split rail fences and privacy fences. All walls and fences reinforce the Fleming Ranch community theme.

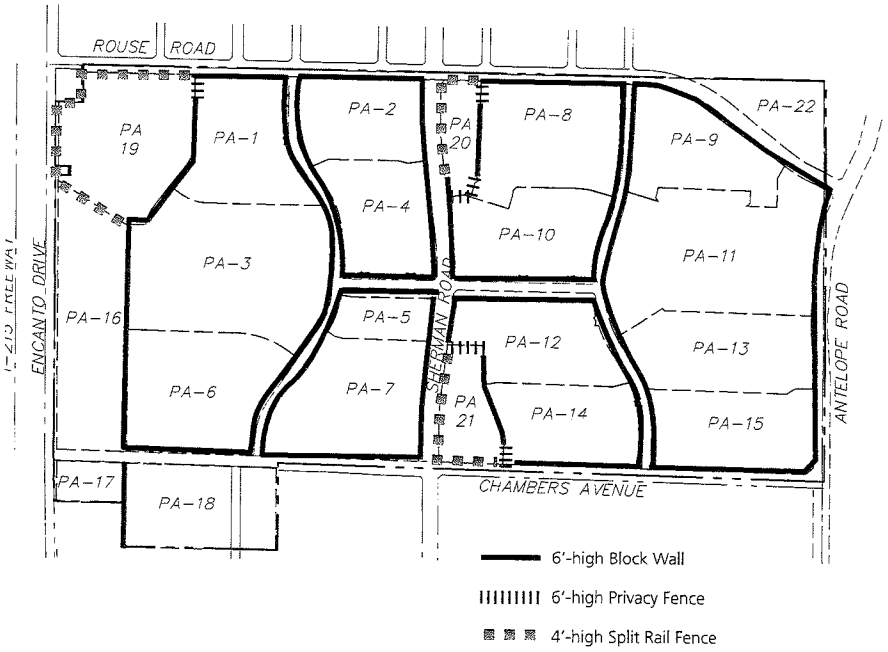


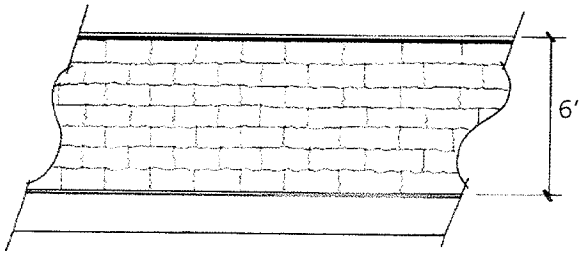
Figure 4.9: Wall and Fence Plan

BLOCK WALL

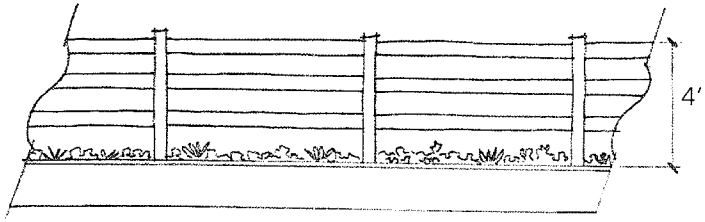
Block walls will be used for a variety of purposes, where privacy or security is desired, as well as in locations where screening is necessary. The block wall is six feet in height. Pilasters will be provided at regular intervals, especially at changes in direction or elevation. The use of ivy or other vegetative material is highly encouraged to reduce the likelihood of graffiti. Wall height shall not exceed six feet, unless necessary for noise attenuation or other special circumstances.

SPLIT RAIL FENCE

A four-foot high split rail fence will be located at the community entry locations adjacent to the detention basins. These fences serve as a screening element as well as reinforcing the overall theme. The fence will complement the design of the block walls and will be softened with trees and other vegetation.



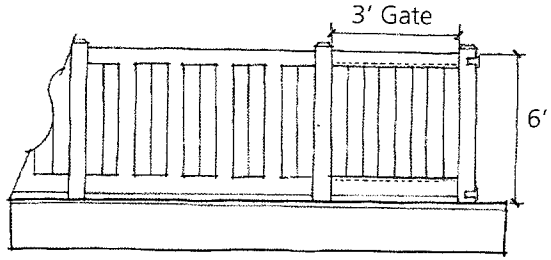
Block Wall



Split Rail Fence

PRIVACY FENCE

Six-foot high privacy fencing will be used for property line fencing and gate returns between homes. Fence returns located on the garage side of each home shall include a three-foot wide gate and should occur ten feet from the front of the house. Fencing on the living area side of the home should return five feet behind the front of the house. Where the fence return conflicts with window locations, the fence shall be located one-foot behind the window or centered between window space less than one-foot apart.



Privacy Fence

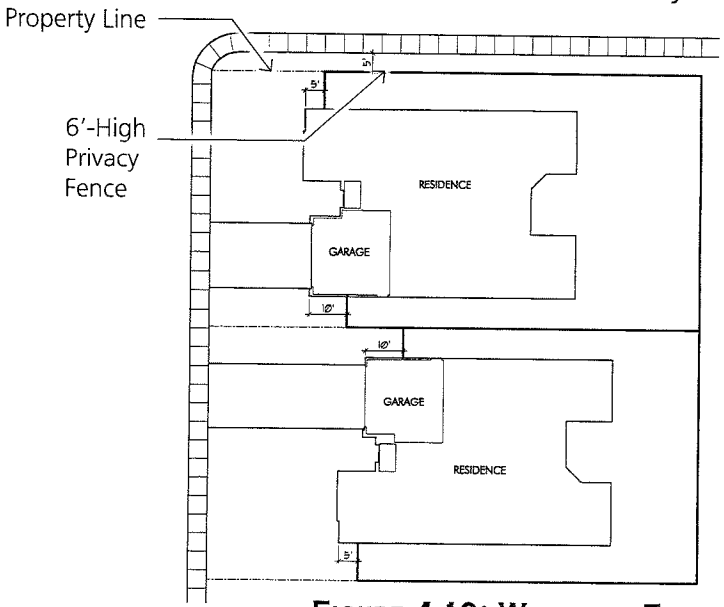


FIGURE 4.10: WALL AND FENCE DETAILS

4.2.7 Outdoor Lighting

All streets and recreational areas in Fleming Ranch shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting shall comply with the following regulations and provisions:

- Outdoor lights, such as streetlights, spotlights, floodlights, and reflector lights, shall be recessed or otherwise designed to reduce the problems associated with damage and replacement of fixtures;
- Fixtures shall be vandal-proof, yet should not look institutional;
- Streets and intersections shall be well-lit in accordance with the City standard illumination levels;
- Low-level lighting for pedestrian safety should be installed where appropriate;
- Accent lights should be installed at all primary entry monuments, secondary monuments and park/trail monuments;
- Street lights shall conform to the overall project theme;
- All exterior lighting for identification, pools, water features, and landscaping should be subdued and indirect to prevent spill over onto adjacent lots and streets;
- The type and location of building lighting should preclude direct glare onto adjacent property, streets and skyward;
- Pedestrian scale fixtures are encouraged over "high mast" poles;
- Consistent lighting fixtures shall be used throughout the SP area to enhance community character and,
- Park lighting (field and parking lots) shall be consistent with City of Menifee Park Development Guidelines.

4.2.8 General Landscape Requirements

These landscape guidelines set criteria for landscaping within both residential and non-residential zones. The guidelines also ensure that a cohesive landscape framework will be created to unify the community at all levels of development. Landscaped areas within Fleming Ranch are to provide a unified concept consistent with the overall design theme, to provide identity for the various portions of the community, and to provide active and passive recreational opportunities. A Community Plant Palette has been provided within the Appendix. Additions to the landscape palette are allowed with administrative approval. To achieve the objectives of the community theme, the following criteria should be followed:

- Landscaping should complement the overall design theme through the careful use of flower and leaf color and texture, plant forms, and plant masses;
- Existing natural conditions and situations should be considered during the landscape design process;
- No single species should dominate the landscape palette. A variety of tree and shrub species should be specified while maintaining a consistent character and minimizing potential loss because of tree diseases;
- Landscaping along major roadways and entries should be consistent, formalized, and composed of signature plantings such as masses of shrubs or groupings of trees;
- Large deciduous trees should be planted in a regular spacing or pattern no further than 50 feet apart;
- Informal plantings of trees, shrubs, groundcovers, grasses, and vines should be planted between sidewalks and walls to soften their appearance;

- Plantings at entries and key intersections are encouraged to employ materials having a variety of heights and textures to enhance the visual impact of these areas. Flowering species and those with seasonal interest are encouraged at entries and key intersections;
- Consistent street tree themes should be related to the hierarchy of the street system; and
- Design of the shrub understory should incorporate a "layering" effect to create depth, variety and interest.

The following is a list of 'sustainable' features to be used and/or considered for the Fleming Ranch community:

- Encourage the use of low toxic wood preservatives (no CCA), or naturally rot-resistant wood for landscaping;
- Use appropriate sizes and thoughtful placing of plants prevents overgrowth and future thinning, reducing the amount of material sent to the landfill;
- Carefully locate trees and shrubs s to ensure proper drainage and to reduce potential damage to buildings;
- Where possible re use soils from the site.
- Maintain and/or improve soil health through responsible management including: nurturing soil with organic matter and reducing synthetic fertilizer use;
- Implement integrated pest management to control or eliminate pesticide and toxic chemical use;
- Maximize tree cover to reduce energy demand, solar heat gain in buildings and to avoid absorption of heat by paved areas; and
- Consider sustainable choices site furnishing selections such as recycled materials, environmentally preferable products, materials that can be recycled, certified "green" products and locally available or manufactured products.

4.2.9 PLANTING AND IRRIGATION GUIDELINES

The following guidelines pertain to installation and maintenance of public landscaped areas (streetscapes, parks, and paseos). The following subsections provide information on general standards which should be followed in the design and installation of landscaping.

A. LANDSCAPE PLANTING

Because of the climate extremes in the project area, the installation of plant materials during the coldest winter months (December through March) or the hottest summer/fall months (July through September) should be avoided. If planting must be done during these periods, plant establishment may be difficult, and may require a prolonged period of time. In all installation, the use of plant materials acclimated to the project area should be encouraged.

- Use a simplified palette of plant materials which complements the overall theme;
- Avoid the use of many unrelated plant varieties in favor of broad plant masses and consistency of landscape character;
- Design masses of plant materials to complement architectural elevations and roof lines through color, texture, density, and form on both the vertical and horizontal planes;
- Space plant material on anticipated growth in order to promote natural forms without the need for excessive future pruning and maintenance;
- Use mulch wherever appropriate to conserve water and mitigate evapotranspiration;
- Select plant material that are known to have been successful in the area or in similar climatic and soil conditions;
- Avoid plant materials known to have invasive or destructive root systems and known to produce excessive litter or pose dangers due to falling limbs;

- Use landscape to screen utility enclosures or utility cabinets from view from major streets; and
- Select non-invasive, native vegetation types plant materials for the open space/drainage areas.

B. Landscape Irrigation

The following general irrigation concepts shall be considered in the design and installation of irrigation systems:

- Irrigation for slope areas shall not apply water at a precipitation rate over the water absorption capacity of the soil;
- Private irrigation systems should be designed to apply water slowly, allowing plants to be deep soaked and to reduce run-off;
- Drip systems are encouraged in all areas, except turf areas and small ornamental plantings;
- The location of controller boxes, valves, and other above-ground equipment, shall be incorporated into the overall landscaping design;
- Where above-ground equipment is provided, it shall be screened or otherwise removed from public view, to the extent possible;
- Irrigation scheduling should be adjusted quarterly to meet plant requirements;
- Sprinklers with proper nozzles shall be selected to provide water to the landscape that is compatible with their respective soils;
- If soil information is not available, utilize low precipitation sprinklers and program controller to minimize run-off; and
- The irrigation clock shall be programmed to operate during low water demand periods of the day, such as early morning.

C. Maintenance

- All landscaped public and common areas shall be maintained in accordance with the best industry standards for professional landscape maintenance;
- Regular maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, weeding, herbicide programming, pesticide programming, clean-up, and other on-going seasonal programmed maintenance functions;
- Replacement of dead or diseased plant materials originally approved shall be done on a routine basis;
- Automatic irrigation systems shall be routinely inspected and repaired and maintained in peak operation condition at all times; and
- All common areas and areas open to the public, including sidewalks, parking areas, and service areas, shall be routinely kept free of litter and debris.

4.2.10 Community Plant Palette

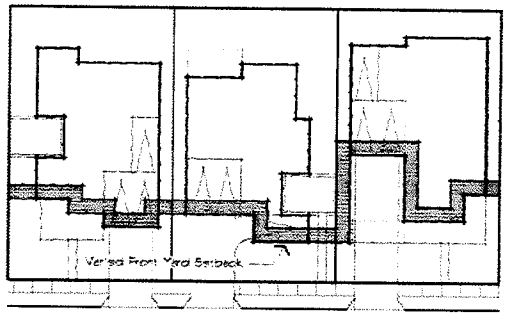
The Fleming Ranch Plant Palette in Appendix A has been developed to reinforce the community theme and create seasonal change by including a balanced mixture of deciduous and evergreen materials. Species on this list are considered drought tolerant or medium to low or very low water using and were chosen based on specific growth characteristics, including flower and foliage color, texture and form.

4.3 Residential Site Planning

The following site planning design elements allow neighborhoods to ensure they meet the guiding principles.

4.3.1 Varied Front Setbacks

Where possible, avoid plotting long rows of homes with the minimum garage and building setbacks. Provide varied front setbacks or articulate the front façade of the building at least five feet. Typically, plans should be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. Occasionally, this pattern should be broken to avoid monotony or to best suit the individual lot and grading conditions.



Undulating front building setbacks

4.3.2 Single Family Neighborhood Plotting

Great neighborhoods are filled with diversity and variety of architecture that express the individuality of the owners while still creating compatibility and harmony in the neighborhoods. In choosing floor plans, styles (see the residential architectural styles subsection for approved styles) and color palette, the following criteria apply for each neighborhood.

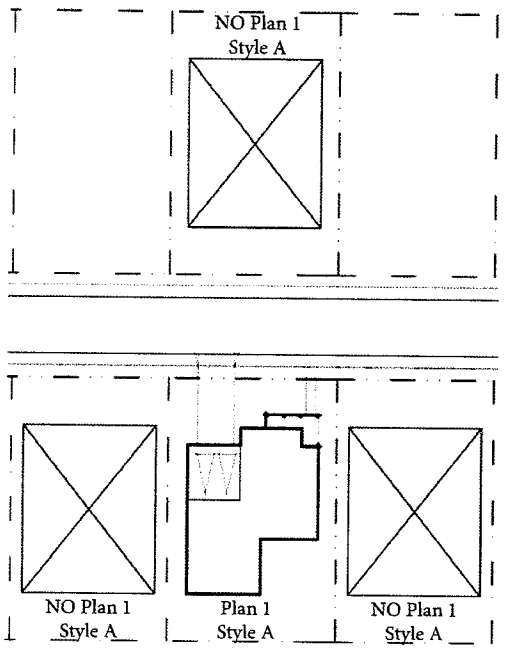
A. Floor Plan Plotting

Each single-family subdivision with up to 50 units shall provide:

- Minimum three floor plans not including reversed plans;
- Three elevations for each floor plan using a minimum of two styles. If only two styles are selected, elevations shall be significantly different in appearance; and
- Four different color schemes for each floor plan.

Each single-family subdivision with between 51-99 units shall provide:

- Four floor plans not including reversed plans;
- Three elevations for each floor plan using a minimum of two styles. If only two styles are selected, elevations shall be significantly different in appearance; and
- Four different color schemes for each floor plan.



Plan/ Elevational Style Plotting

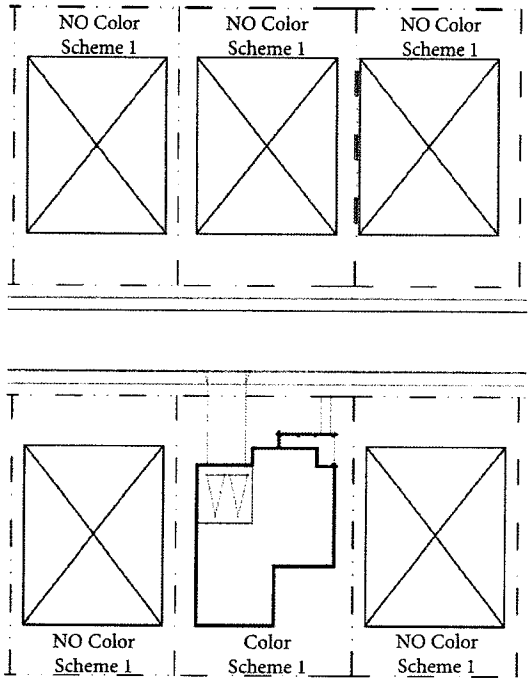
Each single-family subdivision with more than100 homes shall provide:

- Four floor plans;
- Four elevations for each plan using a minimum of three styles. Elevations shall be significantly different in appearance; and
- Four different color schemes for each floor plan.

B. Style Plotting

To ensure that architectural variety occurs, the following criteria shall be utilized:

- Prohibit the same plan and elevation on the lot most directly across from each other and the one on either side of it.



Color Scheme Plotting

C. Color criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another.

- Prohibit repeat of like color schemes (even if on a different floor plan) for the three lots most directly across from it and on the single lot to each side of it.

4.4 Architectural Requirements

This subsection of the guidelines provides the design of residential buildings within Fleming Ranch.

4.4.1 Guiding Principles

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscene;
- Focus the front elevation on the home, not the garage;
- Provide a variety of garage placements;
- Provide detail on rear elevations where visible from the public streets;
- Design homes that are simple in form and contribute to the charm and appeal of Fleming Ranch;
- Choose appropriate massing and roof forms to define the architecture styles;
- Ensure that plans and styles provide a degree of individuality; and
- Use architectural elements, details to reinforce individual architectural styles.

4.4.2 Edge Conditions

Rear elevations visible from open spaces and major roadways shall be treated in a manner respectful of their surroundings. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following elements should be considered, and at least one element incorporated, in the design of side and rear elevations along edge conditions:

- A balance of hip and gable roof forms,
- Single-story plan,
- Single-story elements on two-story homes,
- Offset massing or wall planes (on individual plans or between plans),
- Roof plane breaks (on individual plans or between plans),
- A feature window (see page 4-23), or
- Detail elements similar to the front elevation.

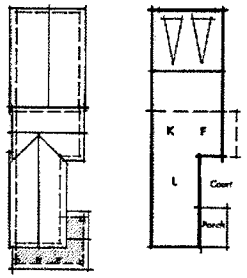
4.4.3 Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or by the introduction of single story elements. The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene;
- Design roofs for maximum solar exposure for the potential installation of solar features;
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling;
- Consider light colored rooftops with a high solar reflectance to reduce the creation of a heat island effect and to maintain comfortable indoor air temperatures; and
- Offset roof planes, eave heights and ridge lines.

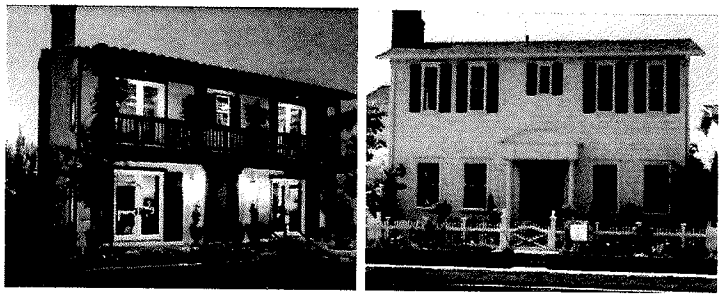
4.4.4 Simple House Concept

In order to achieve authenticity of style in materials, detail, and execution while using resources efficiently, a more simple design must be considered in the crafting of the basic structure of the house. Straightforward massing and roof forms not only ensure efficient use of construction materials, but often lead to the most authentic expression of a style. The "Simple House" concept suggests that elementary structural forms and building masses can achieve authentic traditional styles promoted at Fleming Ranch. By shifting the emphasis from complex floor and roof plan designs and pop-outs and onto material application and architectural detailing that reinforce the architectural style of each home the public streetscene will be enhanced and our limited resources will be used efficiently.



Simple house concept reflects simple floor and roof plans with added porch details

- Enhance simple house design with appropriate colors, materials and details to keep the architectural style authentic;
- Use simple rectilinear forms as the basis for the floor plan. Add additional simple forms to expand, add interest, and achieve floor plan objectives;
- Select architectural styles that best fit the massing derived from the floor plan. For example, styles such as the Colonial Monterey and the American Traditional both elevate as a two-story rectangular form and can include a balcony or porch respectively; and



Example of elevations that have similar massing

- Use style appropriate architectural details to articulate wall planes, create shadow and provide visual interest.

4.4.5 Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Fleming Ranch community. Buildings located on corners shall include one of the following:

- Front and side façade articulation using materials that wrap around the corner-side of the building,
- Awning on corner side,
- Feature Window (see page 4-21) on corner side,
- Home entry on corner side,
- Corner facing garage,
- A pop-out side hip, gable or shed form,
- An added single-story element, such as a wrap-around porch or balcony,

- Recessed second- or third-story,
- Balcony on corner side, or
- Upgraded landscape.

4.4.6 FRONT ELEVATIONS

Front elevations shall be detailed to achieve variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on the next page). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style appropriate details on the front elevation;
- Offset the second story from the first level for a portion of the second story;
- Vary the wall plane by providing projections of elements such as bay windows, porches and similar architectural features;
- Create recessed alcoves and/or bump out portions of the building;
- Incorporate second-story balconies;
- Create interesting entries that incorporate features such as porches, courtyards, large recessed entry alcoves or projecting covered entries with columns; and
- Use a minimum of two building materials or colors on the front elevation.

4.4.7 FEATURE WINDOWS

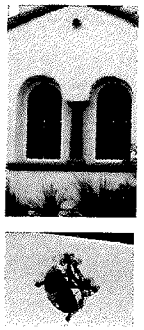
All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape,
- Picture window,
- A bay window projecting a minimum of 24 inches, or a 12-inch pop-out surround,
- A window with a substantial surround matching or contrasting the primary color of the home,
- A window recess a minimum of 2 inches,
- Decorative iron window grilles,
- Decorative window shelves or sill treatments,
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim,
- A Juliet balcony with style-inspired materials,
- Window shutters, or
- Trellis protruding a minimum of 12 inches form the wall plan of the window.

4.4.8. WINDOWS

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter and to minimize light and heat entering in the summer.

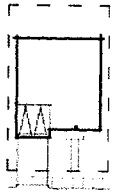
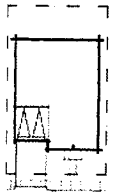
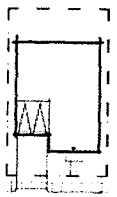
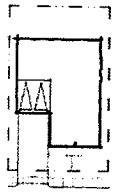
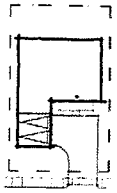
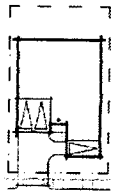
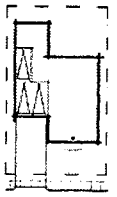
- West facing windows should be minimized or shaded where feasible to avoid the over heating of the homes.

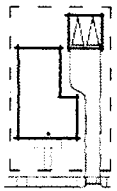
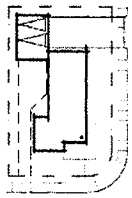
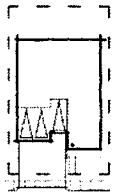



4.4.9. GARAGE PLACEMENT & TREATMENT

In order to create attractive and comfortable streetscenes and pedestrian spaces, the primary focus of front elevations should be on the living spaces of the home and not the garage. Garage placement should vary between building floor plans and may include the garage placements listed in Table 4.1: Garage Placements.

TABLE 4.1: GARAGE PLACEMENTS

GARAGE TYPES	REQUIREMENTS	EXAMPLE
FORWARD	❖ Project at least 5' from a plane break in front of home (no flat facades) ❖ Integrate the garage into the architectural design of the home ❖ Recess garage door(s) a minimum of 8" ❖ Vary the garage door treatment between forward facing garages within the neighborhood	
SHALLOW-RECESSED	❖ Recess at least 5' from a plane break (no flat facades) ❖ Integrate the garage into the architectural design of the home ❖ Recess garage door(s) a minimum of 8" ❖ Vary the garage door treatment between forward facing garages within the neighborhood	
MID-RECESSED	❖ Recess at least 10' from front living area ❖ Integrate the garage into the architectural design of the home ❖ Recess garage door(s) a minimum of 8"	
DEEP RECESSED	❖ Recess 20' from front living area ❖ Integrate the garage into the architectural design of the home ❖ Recess garage door(s) a minimum of 8"	
SWING-IN	❖ Integrate the garage into the architectural design of the home ❖ Use the same architectural treatment on the street-facing garage walls as the front elevation ❖ Include at least one street-facing window ❖ Provide a back-up space of 28' ❖ Recess garage door(s) a minimum of 8" ❖ Vary the garage door treatment between forward facing garages within the neighborhood	
SPLIT	❖ Integrate the garages in the architectural design of the home ❖ Provide a back-up space of 26' ❖ Recess garage door(s) a minimum of 8"	
TANDEM	❖ Integrate the garage in the architectural design of the home ❖ Recess garage door(s) a minimum of 8"	

GARAGE TYPES	REQUIREMENTS	EXAMPLE
DETACHED REAR YARD	❖ Use the same architectural design and roof style as the home ❖ Recess garage door(s) a minimum of 8"	
CORNER FACING	❖ Use corner garage orientation for variety on corner lots ❖ Integrate the garage into the architectural design of the home ❖ Recess garage door(s) a minimum of 8" ❖ Provide only one driveway per lot	
THREE-CAR FRONT FACING	❖ Provide a maximum of two three-car front facing plans per neighborhood ❖ Permitted only on lots 55 feet or wider ❖ Offset a single garage door at least two feet from a double door; OR ❖ Provide three single garage doors each separated by at least one foot	

4.4.10 GARAGE DOOR TREATMENTS

Appropriate treatment of garage doors further enhance the elevation and decrease the utilitarian appearance of the garage. Various garage door patterns, windows and/or color schemes should be utilized as appropriate to individual architectural styles.

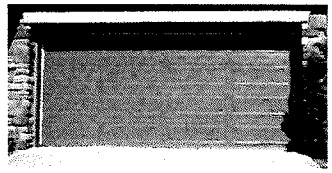
- ❖ Garage doors shall be consistent with the architecture of the dwelling, to reduce the overall visual mass of the garage;
- ❖ Garage doors shall be recessed 8 inches from the wall plane;
- ❖ All garage doors shall be automatic section roll-up doors;
- ❖ When appropriate, single garage doors are encouraged; and
- ❖ Carriage-style garage doors of upgraded design are encouraged.

A. STREET FACING GARAGES

All street facing garages should vary the garage door appearance along the streetscene. Below are options for the door variety:

- ❖ Vary garage door pattern, windows and/or color as appropriate to individual architectural styles;
- ❖ Where possible, use two single doors instead of a large one.;
- ❖ Provide a porte cochere;
- ❖ Use an attached overhead trellis installed beneath garage roof fascia and/or above garage door header trim; or
- ❖ Span the driveway with a gated element or overhead trellis.



4.4.11 Building Forms

Building form, detail and placement greatly effects how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

A. Architectural Projections

Projections create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Shutters,
- Awnings (cloth, metal, wood),
- Balconies,
- Eave overhangs,
- Projecting second- or third-story elements,
- Tower elements,
- Window/door surrounds,
- Recessed windows,
- Bay windows or dormers,
- Trellis elements,
- Shed roof elements, and
- Porch elements.

B. Offset Massing Forms

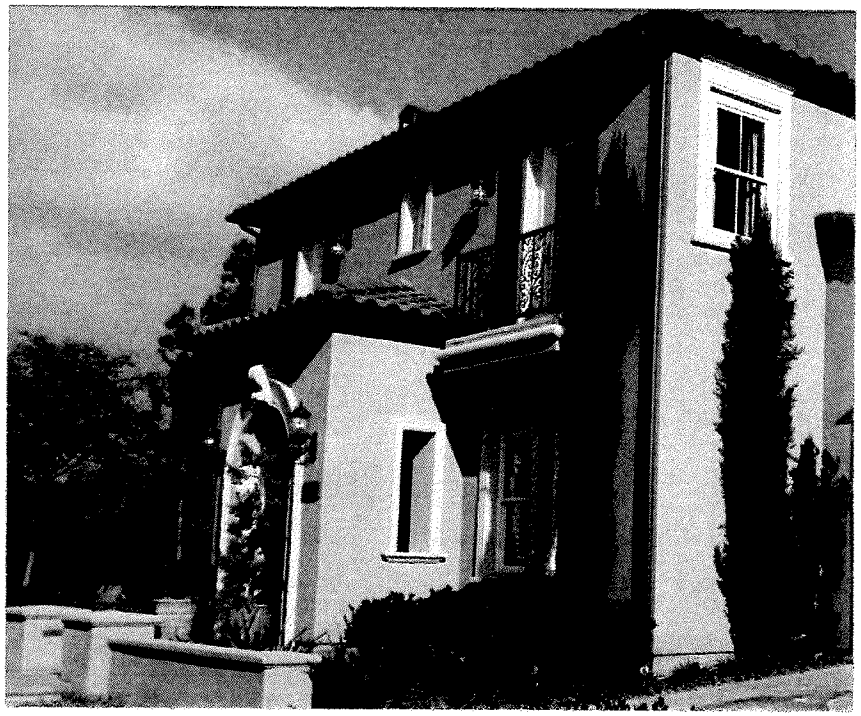
Front and street-facing elevations may have offset masses or wall planes (horizontally or vertically) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
  - Vertically between stories, or
  - Horizontally between spaces such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors;
- Offsets should be incorporated as a functional element or detail enhancement;
- Over-complicated streetscenes and elevations should be avoided; and
- Streetscenes should provide a mix of simple massing elevations with offset massing elements to compose an aesthetic and understandable streetscape.

C. Lower Height Elements

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include but are not limited to:

- Interior living spaces,
- Porches,
- Entry features,
- Bay windows,
- Courtyards, or
- Pergolas.



D. Balconies

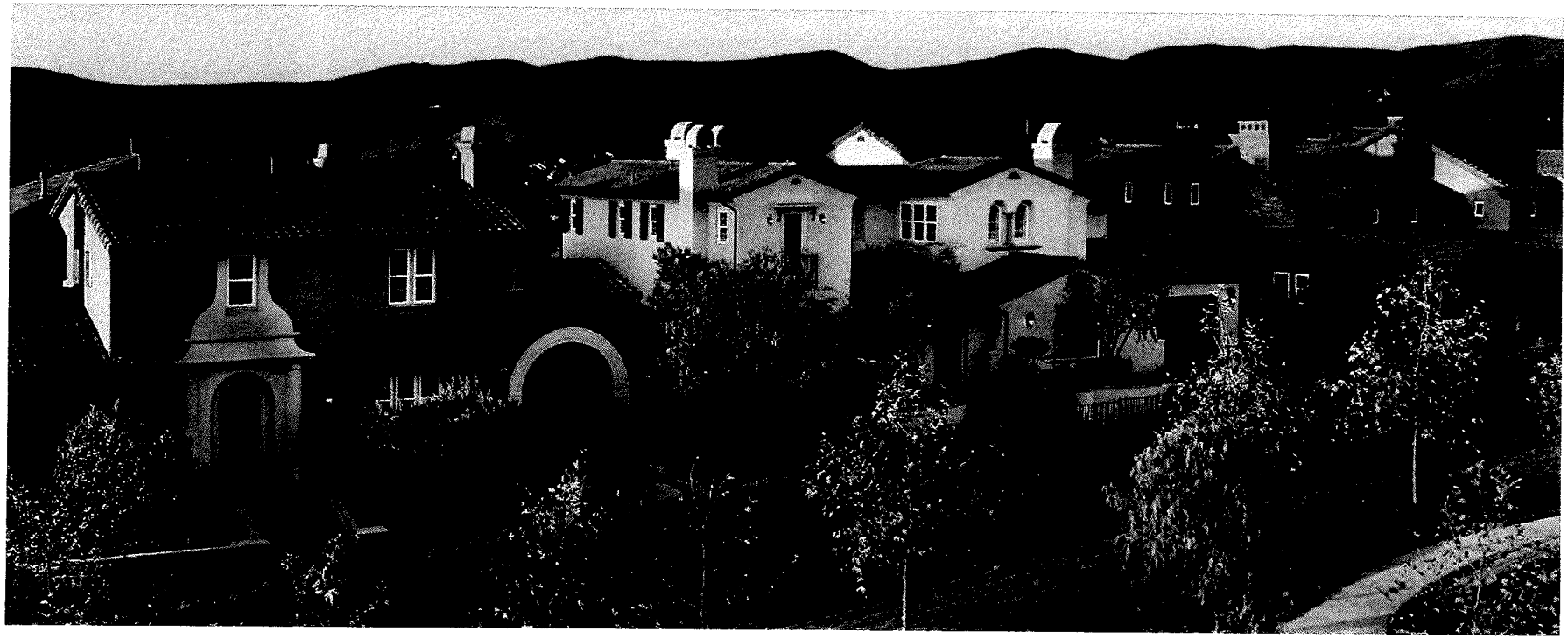
Balconies break up large wall planes, offset floors, create visual interest to the façade, add human scale to a building and provide outdoor living opportunities. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height element. Balconies:

- May be covered or open, recessed into or projecting from the building mass;
- Shall be an integral element of, and in scale with, the building mass, where appropriate; and
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).

E. Roof Considerations

Composition and balance of roof forms are as definitive of a streetscene as the street trees, active architecture or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation;
- Direction of ridgelines and/or ridge heights should vary along a streetscene;
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns;
- Hip, gable, shed and conical roof forms may be used separately or together on the same roof or streetscene composition; and
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.



4.4.12 Outdoor Open Spaces

Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Outdoor open space shall meet the following requirements:

- Open to the sky,
- 10-foot minimum dimension, and
- 200 square feet minimum area.

4.4.13 Materials

The choice and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make use of real wood elements less desirable. Where "wood" is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. In addition, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Similarly, pre-cast elements can be satisfied by high-density foam or other similar materials in a style-appropriate finish.

- Wood, brick and stone cladding should appear as structural materials, not as applied veneers;
- Material changes should occur at logical break points;
- Materials applied to any elevation shall turn the corner of the building, ending at a logical termination point related to the roof line or building massing, or a minimum of 2 feet;
- Columns, tower elements and pilasters should be wrapped in the entirety;
- Siding is permitted to terminate at an outside corner where miter boards are used;
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the garage plane elevation;
- Use durable roofing and siding materials to reduce the need for replacement; and
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials.

4.4.14 Exterior Structures

Exterior structures, including but not limited to, porches, patio covers and trellises, shall reflect the character, color and materials of the building to which they are related.

- In order to encourage porches, patio covers and trellis, these structures are not considered part of the maximum lot coverage requirements;
- Stairs should be compatible in type and material to the deck and landing;
- Columns and posts should project a substantial and durable image;
- Railings shall be consistent with the design vocabulary and be of appropriately scaled and durable materials; and
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

4.4.15 Accessory Structures

Accessory structures should conform to the design standards, setbacks and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.

4.4.16 Lighting

Appropriate lighting is essential in creating an inviting evening atmosphere for the Fleming Ranch community. All lighting shall be aesthetically pleasing non-obtrusive and meet the dark sky requirements of Chapter 6.01 of the MMC.

- All exterior lighting shall be limited to the minimum necessary for safety;
- All exterior lighting shall be fully shielded to conceal the light source, lamp or bulb. Fixtures with frosted or heavy seeded glass are permitted; and
- Each residence shall have an exterior porch light at its entry that reflects the architectural style.

4.4.17 Utility & Mechanical Equipment

All utility and mechanical equipment should be located in the side and rear yards.

4.4.18 Address Numbers

Address numbers shall be lighted or reflective and easily visible from the street.

4.5 Residential Architectural Styles

Fleming Ranch is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls and landscape collaborate to reflect, historic, regional, and climate-appropriate styles.

The design criteria established in this subsection encourages a minimum quality design and a level of style through the use of appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are key to establishing a recognizable style. The proper scale and proportion of architectural elements and the suitable choice of details are all factors in achieving the architectural style.

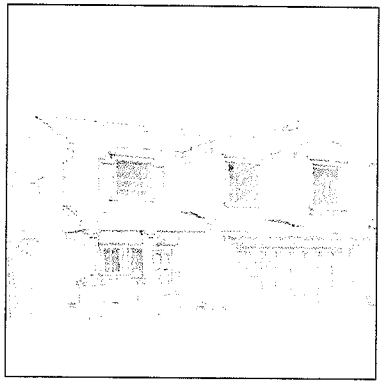
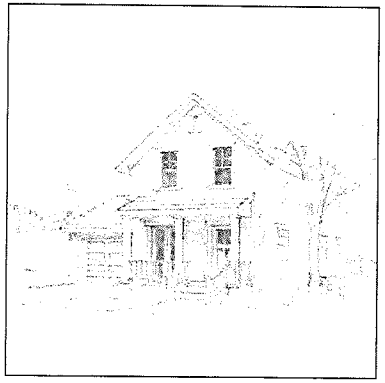
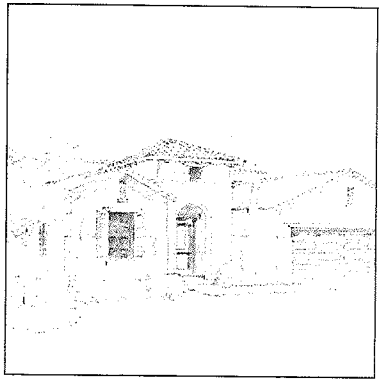
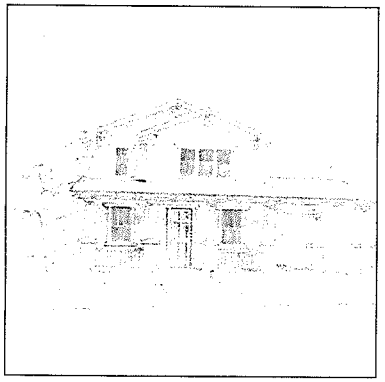
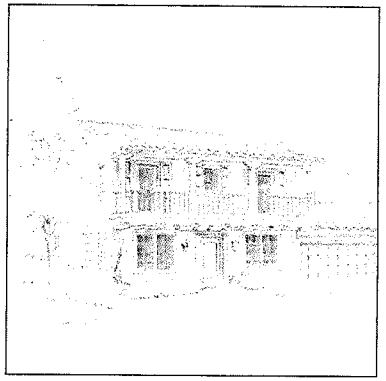
The styles selected for the Fleming Ranch Specific Plan have been chosen from the traditional heritage of the southwest home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed wood work, wrought iron hardware and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions such as adapting Spanish detailing to colonial style form, or colonial materials and details to the Hacienda form and function.

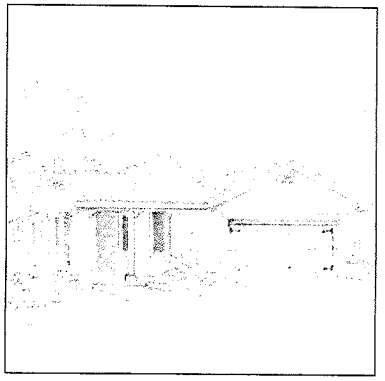
The landscape and climate of California has also generated styles that acknowledge and blend with its unique setting. The Italian Villa is a good example of a transplanted style developed in a climate zone similar to the climate found in California.

The following styles can be used in Fleming Ranch:

- American Colonial,
- American Traditional,
- Craftsman,
- Colonial Monterey,
- Farmhouse,
- Ranch, and
- Spanish Colonial.

The palette of styles listed above apply to all residential homes. Architectural styles may be added or deleted provided that they are compatible with the overall style palette and approved by the Planning Director of the City of Menifee



4.5.1 American Colonial

The initial source of the style originated from the work of the Adams brothers, British architects who drew heavily from their European travels to early Greek and Roman monuments. Their building forms reflected grand scale and vertical emphasis. The used classical elements such as porticos, columns and decorative motifs such as the swag and garland.

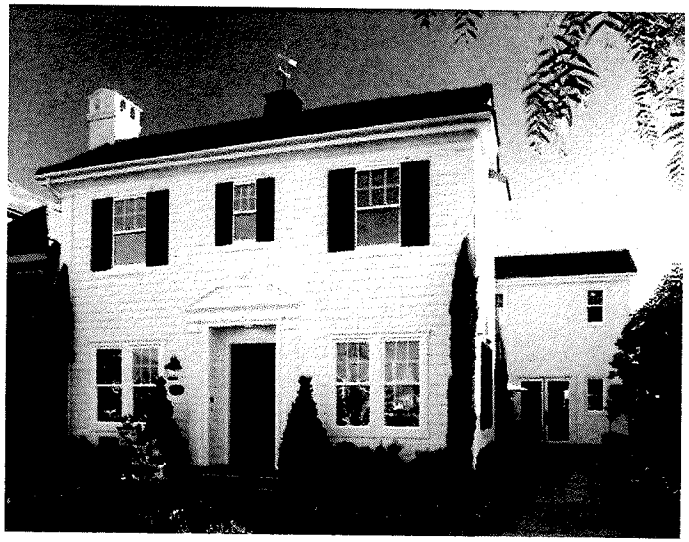
Second stories with overhangs, dormers and gabled roof forms became favored, evolving into classic elements of this traditional American style. Later, wings of smaller continuous gable forms were added to each side of the house. Wood shutters and white picket fences were the finishing details for an otherwise simple and functional form.

The primary form of this style is the two-story flat front box form. Other identifying features of this style include a monumented entry with decorative crown (pediment) supported by pilasters or columns projecting forward of the otherwise flat facade to form an entry porch. The entry is typically centered on the elevation. Windows are frequently placed in adjacent pairs flanking the entry in a symmetrical manner.

American Colonial Style Elements:

- Plan form is typically a simple box with a flat facade;
- Roofs are typically of steeper pitch with shingles or flat concrete tiles and typical eave overhangs;
- Roof form is typically a front-to-back gable or singular hip;
- Stucco, brick and horizontal siding are typical wall materials; colonial style or brick trim is typically used as accents;
- The entry feature is typically traditionally pedimented with a substantial portico, stoop or surround;
- A round-top fan-light window may be used above the front door;
- Louvered shutters flanking fully trimmed windows are typical;
- Columns are typically simple and classical or, traditional with built up cap and base trim;
- The cornice is sometimes emphasized by dentials or decorative molding; and
- Bay windows are typical of this style.

Typical flat facade with Colonial detail



Pedimented entry shutters and window details

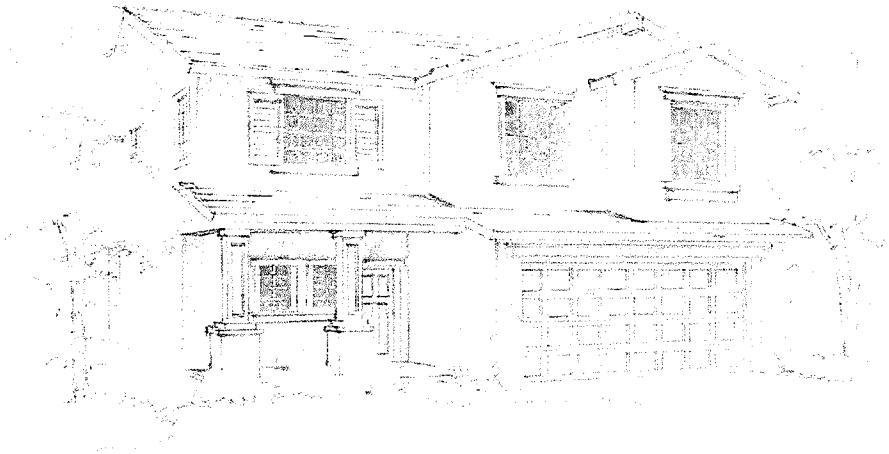
Colonial facade with shutters and entry portico

4.5.2 American Traditional

The American Traditional style is a combination of the early English and Dutch houses found on the Atlantic coast. Their origins were sampled from the Adams and other classical styles. Details from these original styles are loosely combined in many examples.

Current interpretations have maintained the simple elegance of the early prototypes, but added many refinements and new design details. This style relies on its asymmetrical form and colonial detailing to differentiate it from the strict colonial styles.

Highly detailed entries having decorative pediments extended and supported by semi-engaged columns typically. Detailed doors with sidelights and symmetrically designed front facades. Cornices with dentils are an important feature and help identify this style.



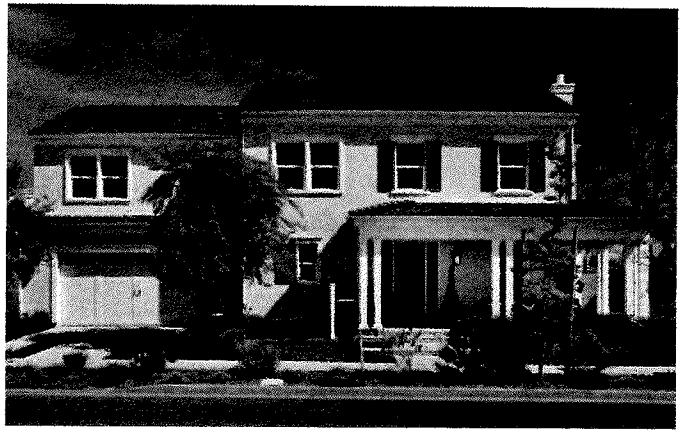
American Traditional Style Elements

- Plan form is typically asymmetric "L"-shaped;
- Roofs are typically of moderate to steeper pitch with shingles or flat concrete tile roof and exaggerated boxed eaves;
- Roof forms are typically hip or gable with dominant forward facing gables;
- Front facade is typically one solid material which may include stucco, brick, or shingle or horizontal siding;
- The front entry is typically sheltered within a front porch with traditionally detailed columns and railings;
- A curved or round-top accent window is typically used on front elevation;
- Windows are typically fully trimmed with flanking louvered shutters;
- Gable ends are typically detailed by full or partial cornice, sometimes emphasized by dentils or decorative molding; and
- Decorative or pedimented head and sill trim is typical.

Siding with American Traditional details

Entry porch, siding and shutters

Shutters with brick accents



Materials detail simple plan form

4.5.3 CRAFTSMAN

Influenced by the English Arts and Crafts Movement of the late 19th century and stylized by California architects such as Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and "artful" attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches and broad overhanging eaves. The style was quickly spread across the state and throughout the country by pattern books, mail-order catalogs and popular magazines.

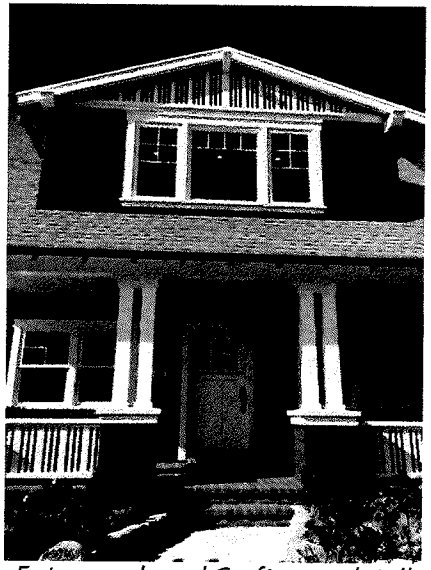
Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves rustic-textured building materials. The overall effect was the creation of a natural, warm and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces make a Craftsman distinctly more influenced by Maybeck's designs

CRAFTSMAN STYLE ELEMENTS

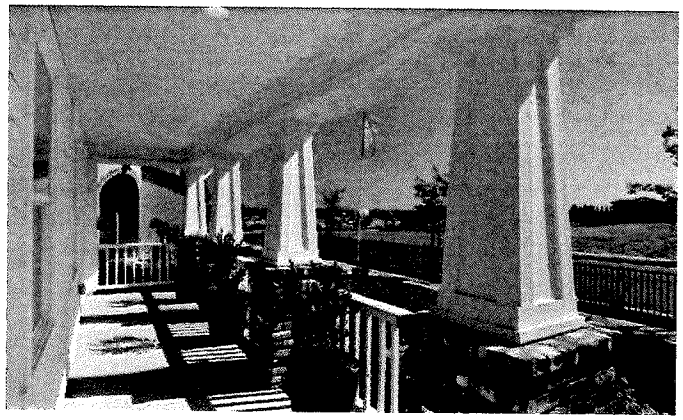
- Plan form is typically a simple box;
- Roofs are typically of shallower pitch with shingles or flat concrete tiles and exaggerated eaves;
- Roof forms are typically a side-to-side gable with cross gables;
- Roof pitch ranges from 3:12 to 5:12 typically with laminated shingles or flat concrete tiles;
- Wall materials may include stucco, horizontal or shingle siding and stone;
- Exposed rafter tails are typical under eaves;
- Siding accents at gable ends are typical;
- A front porch typically shelters the main entry.;
- Porch columns can be done in a variety of distinctive ways. The following three options are typical of the Craftsman style:
  - Battered tapered columns (Stucco, brick or stone are typical),
  - Battered columns resting on brick or stone piers (either or both elements are tapered), or
  - Simpler porch supports of double square post resting on piers (Stucco, brick or stone are typical); piers may be square or tapered;
- Windows are typically fully trimmed; and
- Window accents typically include dormers or ganged windows with continuous head or sill trim.

Craftsman details

Exposed rafter tails and materials



Entry porch and Craftsman details



Porch with brick accents

4.5.4 COLONIAL MONTEREY

First built in Monterey, California by Thomas Larkin in 1835, the Colonial Monterey style introduces two-story residential construction and shingle roofs to California. The style was popularized by the use of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas and porches were integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding materials, typically with siding above and stucco and a brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. The composition of Spanish Colonial, Anglo and Greek Revival elements create a distinctly local flavor to a style that has been adapted and evolved throughout the United States. Siding, steeper pitched flat tile roofing and the cantilevered balcony elements on the Spanish Colonial house define this native California style.

COLONIAL MONTEREY STYLE ELEMENTS

- Plan form is typically a simple two-story box;
- Roofs are typically shallow to moderately pitched with shingles or flat concrete tile; "S" tile or barrel tile are also appropriate;
- Roof forms are typically a front-to-back gable with typical overhangs;
- Wall materials typically consist of stucco, brick or siding;
- Materials may contrast between first and second floors;
- A prominent second-story cantilevered balcony is typically the main feature of the elevation, two-story balconies with simple posts are also appropriate;
- Simple Colonial corbels and beams typically detail roof overhangs and cantilevers;
- Balcony or porch is typically detailed by simple columns without cap or base trim;
- Front entry is typically traditionally pedimented by a surround, porch or portico;
- Windows are typically accented with window head or sill trim of colonial-style and louvered shutters; and
- Corbel and post sometimes lean toward more "rustic" details and sometimes toward more "Colonial" details.

Rectilinear form and balcony with posts

Colonial-style detailed chimney

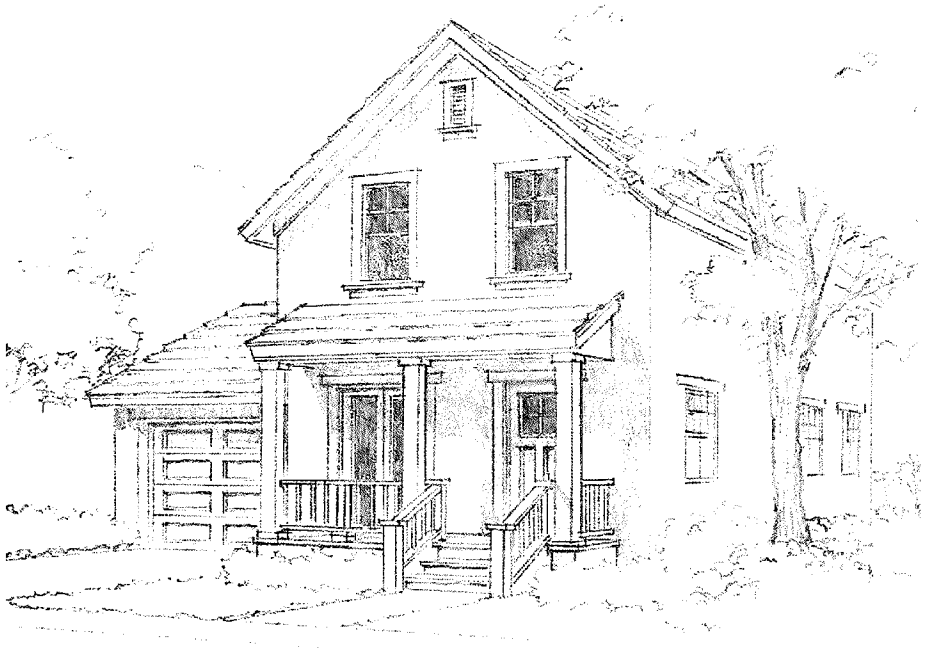
Elevation variation created by materials and cantilever

Simple details

4.5.5 FARMHOUSE

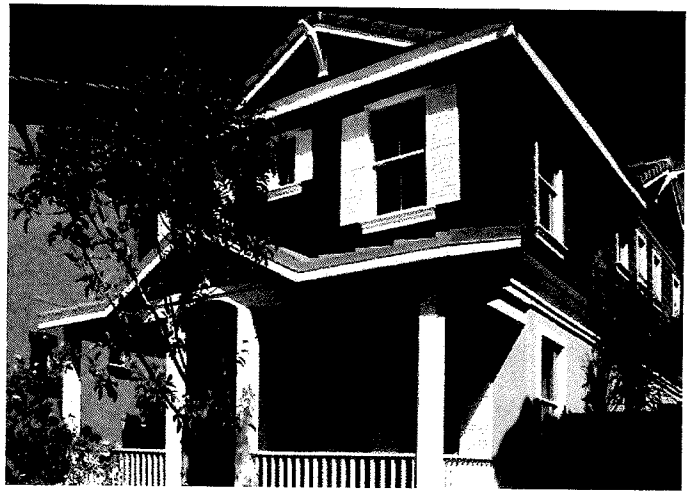
The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to availability of materials and technological advancements such as balloon framing.

Large front porches with a variety of wood columns and railings are the predominant feature of the style. Two story massing, dormers and a casual cottage look, with a more decorated appearance, is typical of the Farmhouse adaptations that spread through the West and California.



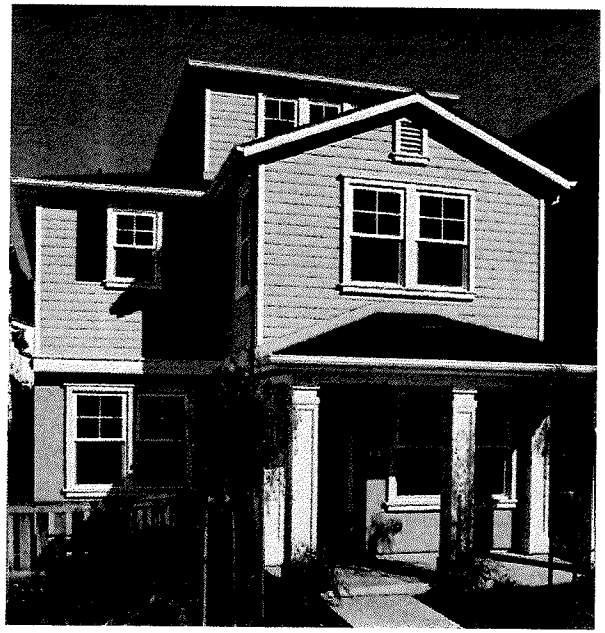
FARMHOUSE STYLE ELEMENTS

- Plan form is typically simple;
- Roofs are typically of steeper pitch with shingles or flat concrete tiles;
- Roof forms are typically a gable roof with front facing gables and typical overhangs;
- Roof accents sometimes include shed forms at porches;
- Wall materials may include stucco, horizontal siding and brick;
- A front porch typically shelters the main entry with simple posts;
- Windows are typically trimmed in simple colonial-style; built up head and sill trim is typical; and
- Shaped porch columns typically have knee braces.



Porch and materials indicative of style

Porch, posts, materials and roof form



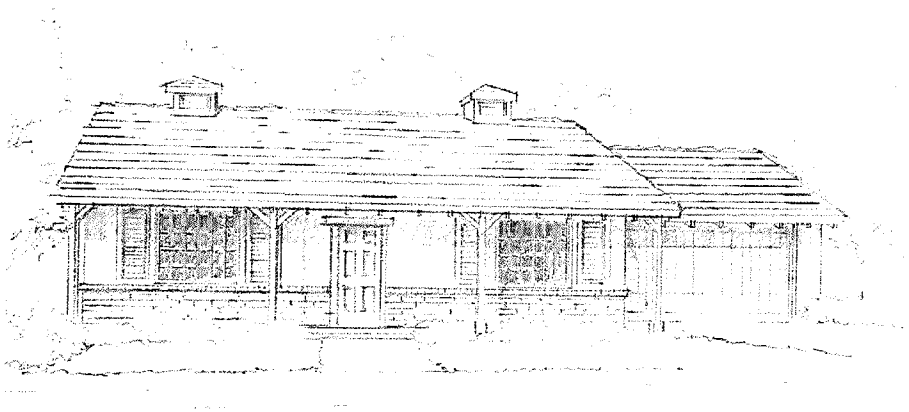
Porch , shutters and trim

Contrasting trim and porch

4.5.7 RANCH

A building form rather than an architectural style, the Ranch is primarily a one-story rambling home with strong horizontal lines and connection between indoor and outdoor spaces. The "U"- or "L"-shaped open floor plan focused windows, doors and living activities on the porch or courtyard. The horizontal plan form is what defines the Ranch. The applied materials, style and character applied to the Ranch have been varied, adapted, interpreted and modernized based on function, location, era and popularity.

This single-story family oriented home became the "American Dream" with the development of tract homes in the post-World War II era. Simple and affordable to build, the elevation of the Ranch was done in a variety of styles. Spanish stylings with rusticated exposed wood beams, rafter tails under broad front porches and elegantly simple recessed windows were just as appropriate on the Ranch as the clean lines of siding and floor to ceiling divided-light windows under broad overhanging laminate roofs.



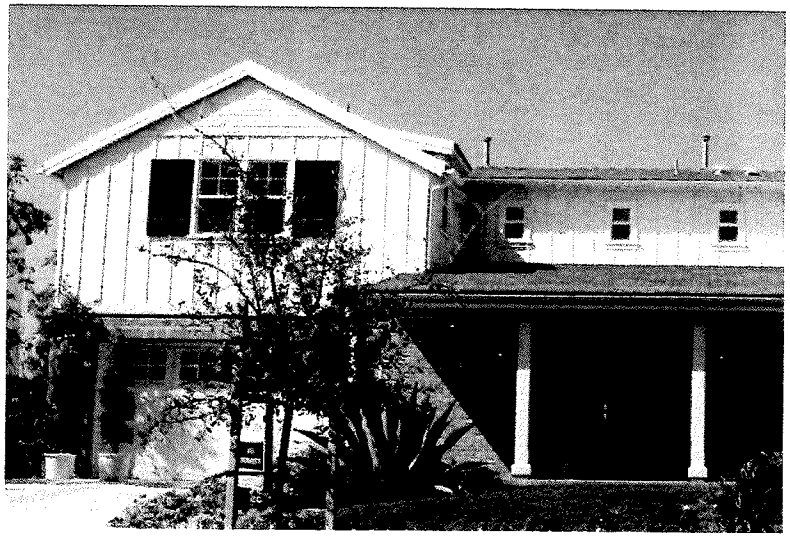
Details and elements of the elevation of a Ranch should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing lends a modern Prairie feel while all stucco, recessed windows and exposed rusticated wood evokes a Hacienda ranch.

RANCH STYLE ELEMENTS

- Plan form is typically one-story of strong horizontal design;
- Roofs are typically shallow pitched with "S" tile, barrel tile, shingles or flat concrete tile;
- Roof forms are typically gable or hip with exaggerated overhangs;
- Wall materials typically consist of stucco, siding or brick;
- A porch, terrace or courtyard is typically the prominent feature of the elevation;
- Exposed rafter tails are typical;
- Porch is typically detailed by simple posts/beams with simple cap or base trim;
- Front entry is typically traditionally pedimented by a surround, porch or portico;
- Windows are typically broad and accented with window head and sill trim, shutters or recessed; and
- A strong indoor/outdoor relationship joined by sliding or French doors or bay windows is typical.

Simple details and massing

Horizontal one-story with porch

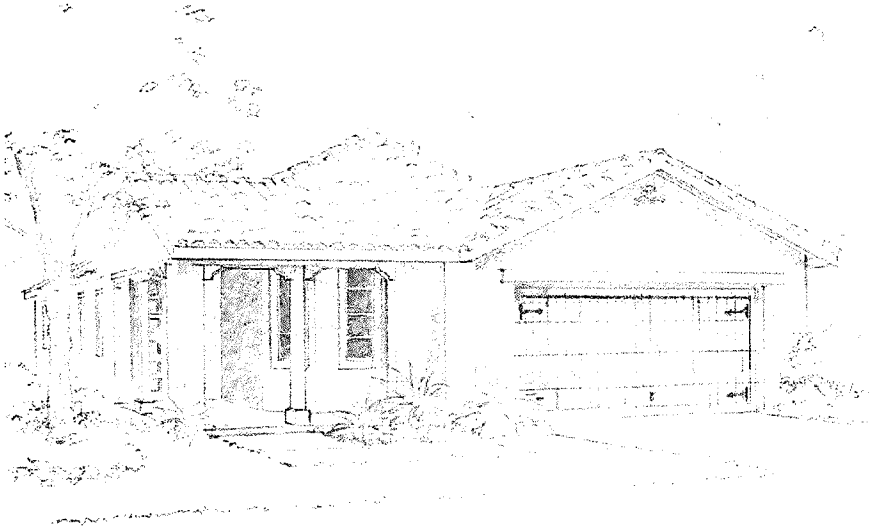


Simple detailing with brick accents

4.5.8 Spanish Colonial

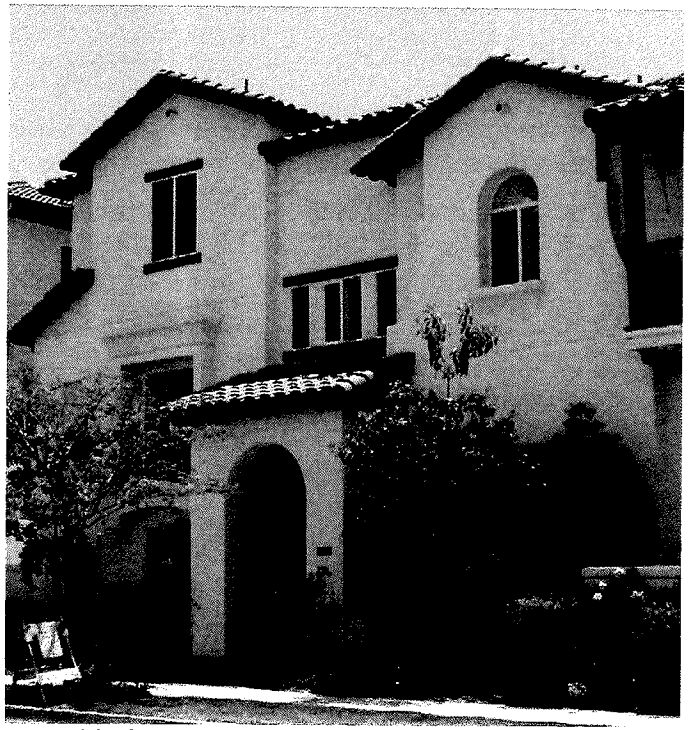
This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrasts of materials and textures.



Spanish Colonial Style Elements:

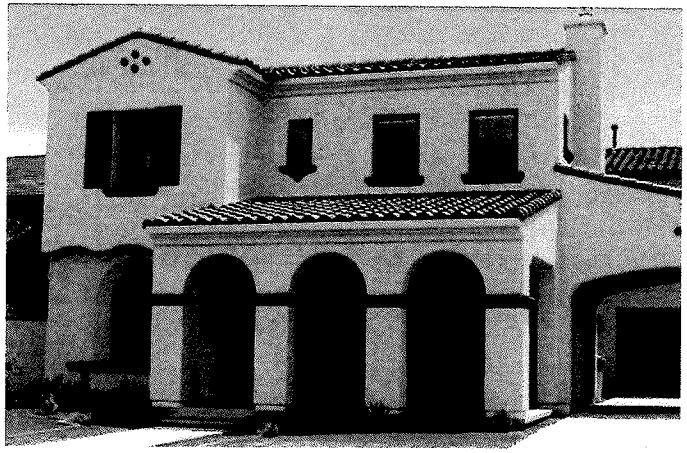
- Plan form is typically a rectangular or "L"-shaped;
- Roofs are typically of shallower pitch with "S" or barrel tiles and typical overhangs;
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables;
- Wall materials are typically stucco;
- Decorative "wood" beams or trim are typical;
- Segmented or full-arch elements are typical in conjunction with windows, entry or the porch;
- Round or half-round tile profiles are typical at front-facing gable ends;
- Arcades are sometimes used;
- Windows may be recessed, have projecting head or sill trim or be flanked by plank-style shutters; and
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.



Gable form and arch windows define the style of this multi-family building

Typical form and arched entry detail

Spanish form and details



Spanish Colonial arcade and details

4.6 Non-Residential Guidelines

This subsection provides general design guidance for the non-residential uses at Fleming Ranch. The guidelines:

- Define the character and quality of non-residential uses;
- Promote the human and pedestrian scale to ensure compatibility between non-residential and residential uses;
- Strengthen the pedestrian environment and improve overall community connectivity.
- Minimize potential negative visual impacts from the scale, bulk and mass inherent in large non-residential buildings;
- Minimize negative impacts to adjoining uses;
- Allow flexibility to respond to market conditions; and
- Promote site building and landscape design that are consistent with the commitment to sustainability.

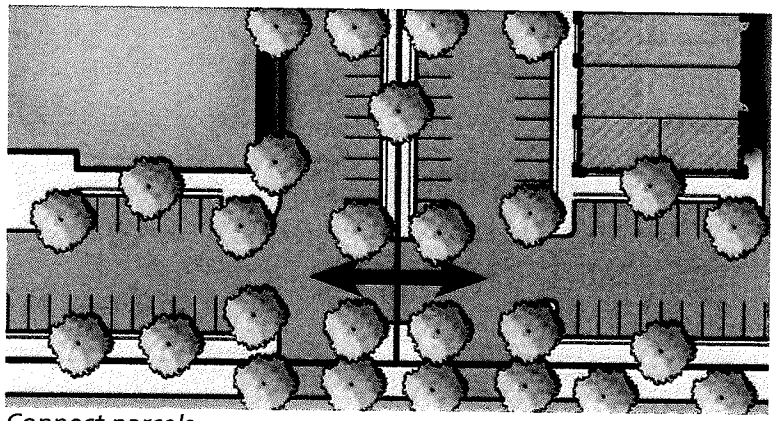
4.6.1 Site Planning

The following site planning design elements promote aesthetic quality, efficient use of the land, environmental responsibility and public safety.

A. Connectivity

The non-residential planning areas should be designed to allow for the safe and convenient movement of pedestrians, bicycles and vehicles:

- Provide clearly delineated pedestrian paths from perimeter sidewalks or trails to the building's main entrance;
- Encourage individual parcels to make internal connections to adjoining non-residential parcels to encourage walking instead of driving to the same destination; and
- Locate accessible bicycle parking near the building's main entrance.

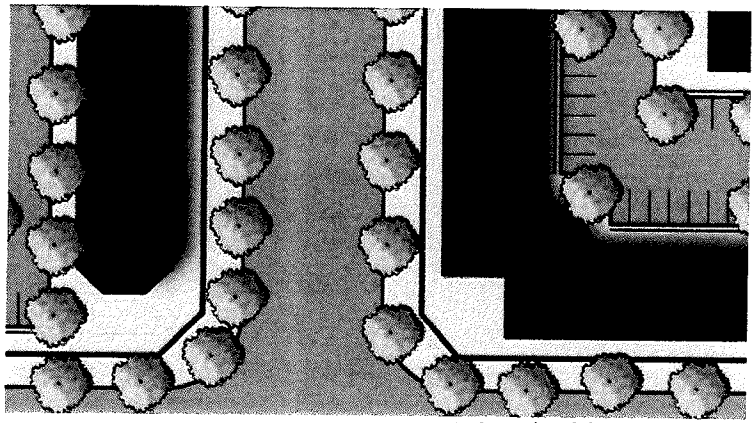


Connect parcels

B. Building Placement/Orientation

Special attention should be paid to the impacts of visibility, massing, and the height of the building. Consider the following elements during site design:

- Orient buildings to establish positive relationships with the adjacent streets;
- Locate buildings to frame and enclose interesting outdoor gathering spaces;
- Hide service and loading areas from view of the street where practical;
- Face primary entrances to off-street parking areas;
- Make building entrances clearly visible and easily identifiable as visitors access the site; and
- Provide well-defined pedestrian connections from the parking areas to the building entrances.

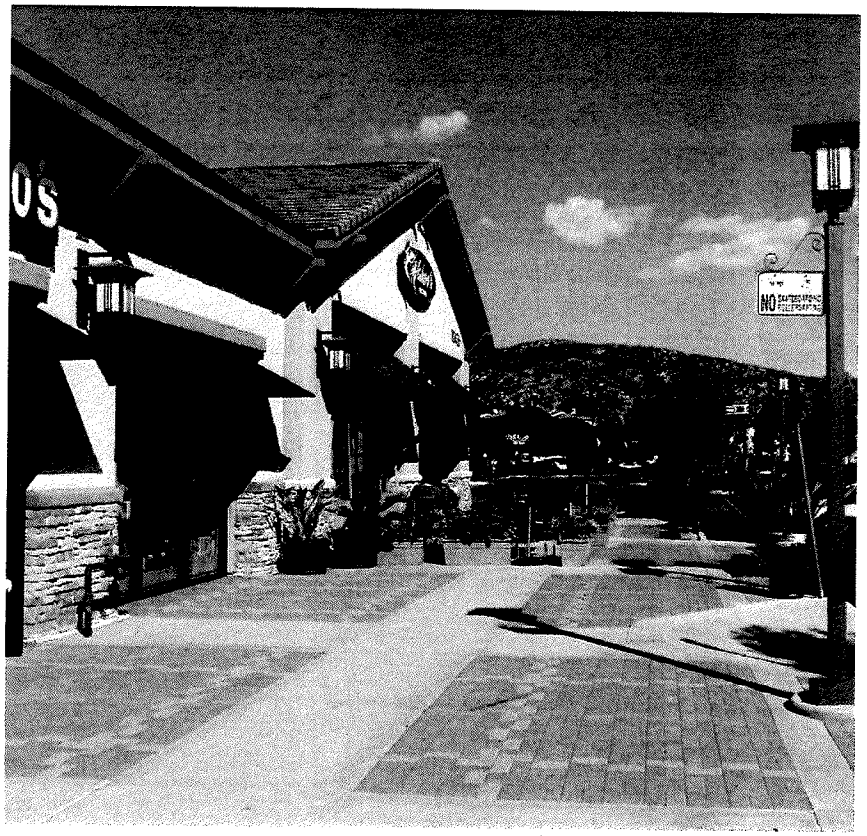


Orient buildings to street

C. SITE AMENITIES/PEOPLE GATHERING PLACES

People gathering places are encouraged to promote a vibrant and interactive environment for residents, employees and visitors alike. Common use areas may include (but are not limited to): plazas, outdoor eating areas, building entry forecourts and courtyards. These places provide opportunities for activities such as outdoor eating, casual meetings and small group gatherings.

- Arrange buildings to create and enclose a variety of outdoor people gathering places;
- Design people gathering places large enough to be usable, however not so large as to appear empty or barren;
- Furnish people gathering places with appropriate site amenities such as benches, low walls, shade trees, shade structures, water elements and bollards to facilitate pedestrian uses;
- Accommodate solar orientation for people gathering places to allow sunny outdoor spaces in winter and shade in the summer;
- Activate the pedestrian environment by interactive architecture and landscape including:
  - Architecturally vibrant storefronts,
  - Benches and planter walls for seating opportunities,
  - Fountains, murals, or public art, and
  - Accent or festive lighting to enhance nighttime ambiance.

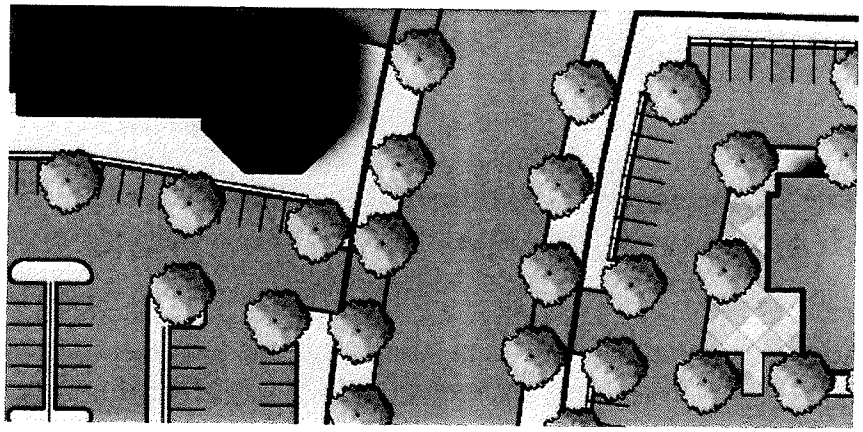


Provide people gathering spaces

D. Access and Site Circulation

Driveway access to parcels should provide safe vehicular movement and prevent traffic congestion as follows:

- Design driveways and parking areas to provide sufficient vehicular stacking during peak areas; and
- Provide a setback of 30 feet from the street curb to the first parking stall perpendicular to a driveway or to the first drive aisle intersection.



Provide safe access

E. Buffers

Incorporate visual buffers, including landscaping, equipment and storage area screening, and roof treatments.

F. Parking

Sufficient employee and visitor parking shall be provided. However, individual developments are encouraged to seek opportunities, incorporate design features, or transportation management strategies that include shared parking to reduce automobile use.

- Provide convenient locations for carpool and bicycle parking;
- Screen parking areas from view of public streets by either walls, berms and/or planting materials; and
- Reduce the heat island effect by providing shade canopies and shade trees.

G. Signage

Lighting should be incorporated into signage design when appropriate in order to minimize glare and light spillage while accentuating the design of the signage.

- Integrate project signage into the architectural design and character of new buildings.
- Discourage the use of flashing, moving or audible signs.

H. UTILITIES, SERVICES & REFUSE COLLECTIONS

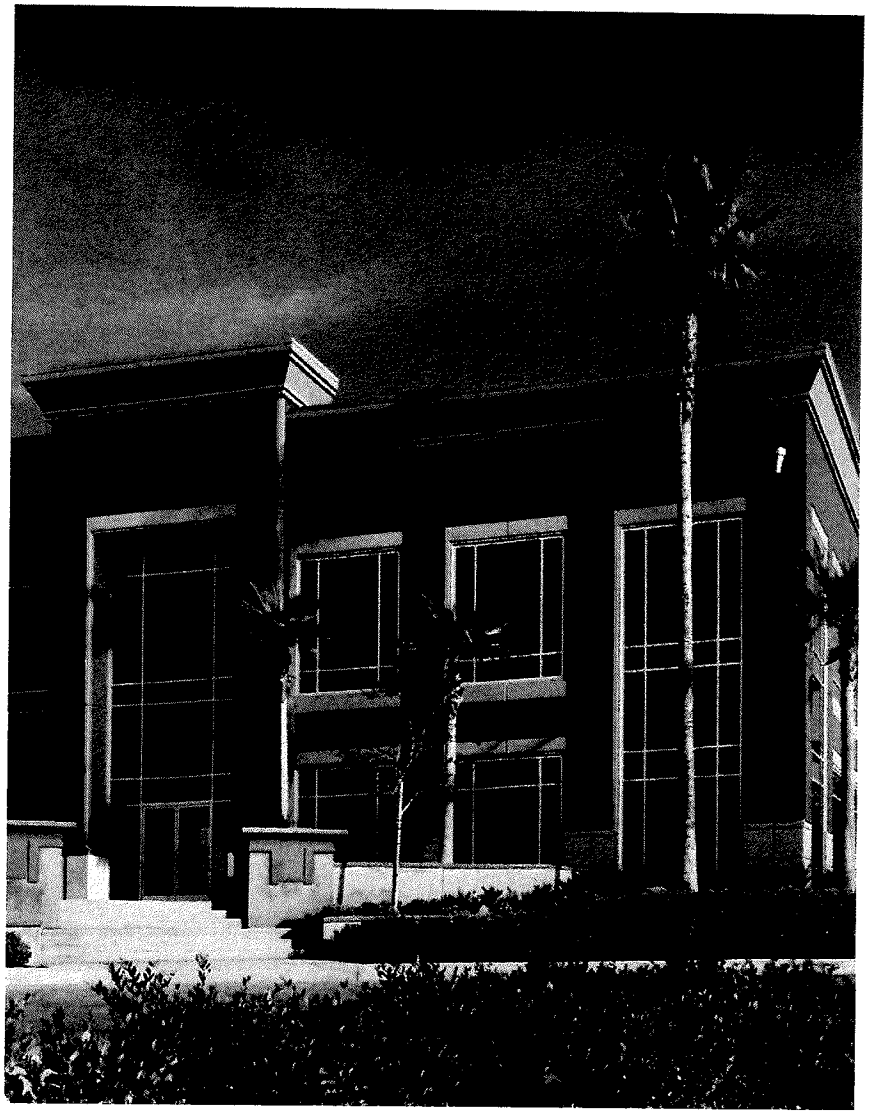
Utilities, services and loading areas should be provided to service the business and activities conducted on the parcel.

- Locate above ground utility facilities so they are not highly visible from the street or pedestrian routes;
- Screen utility cabinets and pedestals with landscape where possible;
- Cluster the utility infrastructure where possible, and screen with landscape materials, berms, walls and/or other architectural elements;
- Screen all rooftop equipment and communication equipment from abutting roadways by parapet walls or roof structures;
- Locate service and refuse collection areas within interior, side or rear yards oriented away from public view; and
- Screen service loading area and refuse enclosures by a solid wall with materials of appropriate color and texture compatible to the adjoining building.

4.6.2 ARCHITECTURAL GUIDELINES

Non-residential areas are to be visually attractive and cohesive with the surrounding residential and natural environment. The successful creation of pedestrian-friendly, non-intrusive development can be achieved by implementing the following:

- Be scaled appropriately and authentic to the location and use of the building;
- Present a unified development character without creating repetitious or redundant forms or design;
- Be complementary to the color of architectural features of the Fleming Ranch community;
- Avoid singular building forms through the use of architectural elements, offset wall planes or changes in building massing/height;
- Highlight and accentuate entries through architectural elements or details such as materials, color, massing or similar;

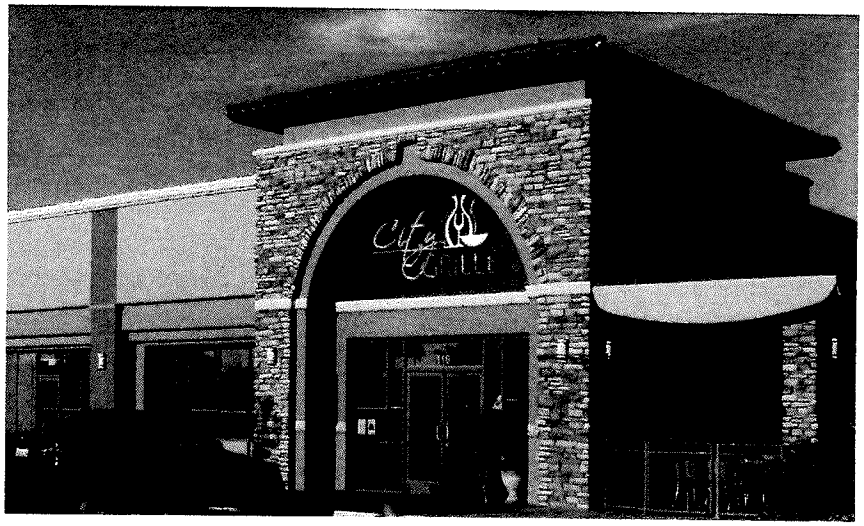


- Utilize textured forms, sand blasting or scoring for visual relief on tilt-up panels. Smooth panels, without the above elements, may be used in conjunction with color variation;
- Finish metal panels, elements or wall systems to reduce reflection and glare; and
- Orient loading and storage areas away from major roadways or residential edge conditions. Where this is not feasible, appropriate shielding should be used to blend with site design vocabulary.

A. Building Details

Articulate forms with layered wall planes, banding, architectural details and/or materials. At least two of the following techniques should be used to enhance building architecture and reduce overall mass:

- Color variation,
- At least two different materials,
- Change in texture,

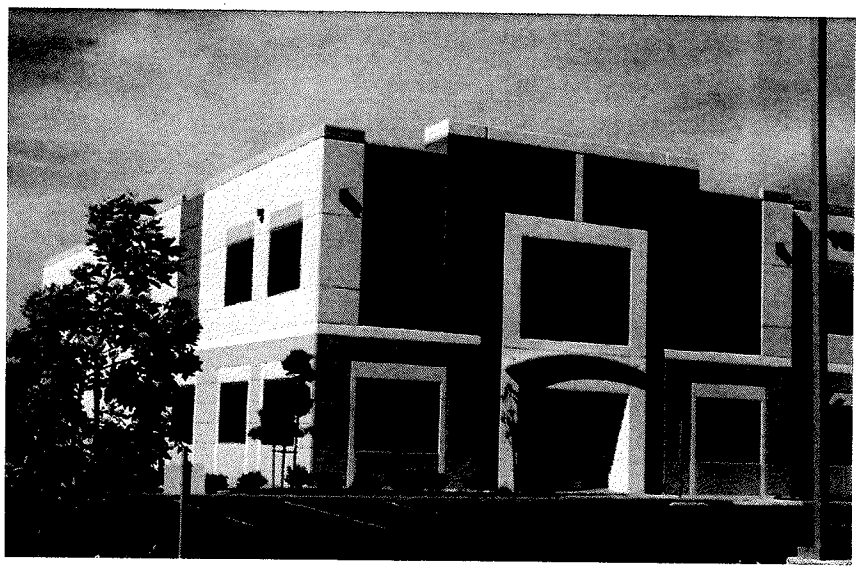


- Vertical/horizontal wall plane projections/recesses (minimum 2-foot offset),
- Variation of roofline (height or form),
- Revealed pilasters,
- Architectural elements significantly different from main building in mass or height,
- Trellis or awning element (proportional to massing of building),
- Balconies, or
- Aesthetic window groupings or treatments.

B. Roof Considerations

Roofs should be designed for functionality and enhance/complement the overall architectural design of the building. The following design elements should be considered:

- Encourage vertical roof plane breaks, changes in building/ridge height or other accent roof forms;
- Integrate form and materials with the overall design vocabulary of the development;
- Use fascia and/or cornice elements that are consistent with the primary design; and
- Use contiguous parapets, when used, and incorporate side/rear elevation returns to eliminate false front/unfinished appearance.



C. Facade Treatments

Building should have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the streetscene.

- Avoid blank walls, especially along the primary pedestrian walkway and street frontages;
- Detail buildings that use only one building material with banding, architectural details, textures, color variation and/or offset massing;
- Provide shadow articulation and scale to building elevation through projections, overhangs and recesses; and
- Unify architectural design for all pedestrian or major roadway elevations.

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SECTION 5

ADMINISTRATION & IMPLEMENTATION

This SP will be implemented through the processing of numerous discretionary entitlements. The implementation process provides the mechanism for reviewing precise development plans and ensuring development consistency with the SP's objectives. This Section also provides procedures for determining substantial conformity and, if necessary, amendments to the SP. All development is subject to the implementation procedures described in this Section. Additional information on implementation, including potential funding mechanisms, maintenance responsibilities, and monitoring activities are also presented.

Pursuant to Government Code Section 65451, all SP's must contain a "program of implementation measures including regulations, programs, public works projects, and financing measures" necessary to implement the Specific Plan.

5.1 Administration

5.1.1 Responsibility

The Director shall be responsible for the administration and enforcement of the SP in accordance with the provisions herein, the State of California Government Code, and the Subdivision Map Act, including: processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, site development plans, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development.

The Planning Commission shall be responsible for recommending approval to the City Council regarding any subdivision, conditional use permit, or variance application; recommending SP amendments to the City Council; and acting on appeals from decisions by the Director.

The City Council shall be responsible for approving or denying amendments to the SP and acting on appeals of decisions by the Planning Commission.

5.1.2 Applicability

Development of Fleming Ranch shall be implemented consistent with the SP goals, policies, and standards in combination with applicable City rules, regulations, and policies. Whenever provisions and development standards contained herein conflict with those of the City of Menifee's Zoning Code (ZC), the provisions of this SP shall prevail. In the event that the SP remains silent on an issue, the ZC shall prevail.

5.1.3 Severability

If any Section, subsection, sentence, clause or phrase of this SP or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Plan.

5.1.4 Interpretation

If there is a question or ambiguity regarding the interpretation of any provision of this SP, the Director has the authority to interpret the intent of the provision, using the spirit and intent of this SP as a guide.

The Director may, at his/her discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. All interpretations made by the Director and decisions of the Planning Commission may be appealed per applicable provisions of the ZC.

5.2 SP Modifications

Modifications to the text and exhibits may be necessary during the development of a project. Any modifications to the SP shall occur in accordance with the amendment process described below. Depending on the nature of the proposed amendment, additional analysis or a supplemental EIR may be required, pursuant to the California Environmental Quality Act (CEQA).

5.2.1 CLASSIFICATION

Changes to the adopted SP shall be classified by the Director as either a Substantial Conformance or an Amendment. An applicant shall submit a detailed justification explaining why a Substantial Conformance revision or an Amendment is warranted and any exhibits deemed necessary by the Director.

A. SUBSTANTIAL CONFORMANCE

Substantial conformance allows for the administrative approval and interpretation of minor modifications to text, graphics, and/or project design that do not change the meaning or intent of the SP. Through the review and approval process, a project may be found in substantial conformance with the provisions of this SP and may be approved, conditionally approved, or denied by the Director under the circumstances listed below, with input from relevant departments if necessary. The Director shall also have the discretion to refer any such request for substantial conformance to the Planning Commission for interpretation and action:

- Simple edits or clarifications to text, graphics or figures that do not change the meaning or intent of the SP;
- Revisions in the configuration, orientation, and size of building footprints, parking areas, recreational amenities, drainage areas, and landscape areas;
- Shifts in internal road alignments, widths, streetscape amenities, and access points that would not substantially alter the land use or circulation system;
- Changes to the locations and sizes of infrastructure systems, including drainage, grading, water, and wastewater plans that would not substantially alter the plans, provided the changes can be supported by technical studies reviewed and approved by the City;
- Modifications of design elements such as paving treatment, colors, architectural details, signs, landscaping, fencing, lighting, and entry treatments as long as the Director finds the change to be compatible with previous developments/approvals;
- Changes to the Phasing Plan provided that the Director determines that infrastructure is available and constructed to serve that phase and that any mitigation measures linked to that phase, location, or level of development are implemented;
- A new type of land use that is not specifically addressed but that is similar in character and intensity to those listed in the SP; and
- Shifts in the number of dwelling units between villages that does not increase the overall number of dwelling units for either Village.

B. AMENDMENTS

Amendments as defined in this SP, shall be processed according to the provisions of the ZC. An amendment includes any of the following:

- Changes to exhibits or text that alter the intent of the SP;
- Changes to development standards and/or design guidelines, which, if adopted, would substantially change the physical character of the SP;
- A new type of land use that is not specifically discussed in this SP and that is not of the same intensity and character;
- Any change that would trigger the preparation of a supplemental EIR; and
- Changes in land use boundaries that result in an increase of more than the maximum allowable development potential, as analyzed in the certified EIR prepared for this SP.

5.3 REVIEW AND APPROVAL PROCESS

Approval of the Fleming Ranch SP indicates acceptance by the City of Menifee City Council of a general framework of development for the approximate 331-acre site. Part of that framework establishes specific development standards that constitute the zoning regulations for this SP. It is further anticipated that

this SP will be implemented through a series of tentative tract maps, tract maps, and plot plans which shall be reviewed and approved by the Director and the appropriate hearing body to ensure consistency with this SP.

5.3.1 Pre-Application Conference

A pre-application conference with the Director should be held before an application for a proposed project can be filed and accepted for processing. Representatives from the various City departments may be invited to attend the conference to provide input at the discretion of the Director. Multiple meetings may require the submittal of a deposit to cover staff time.

5.3.2 Subdivision Maps and Final Maps

Subdivision maps can implement a SP by subdividing land into smaller parcels. The City of Menifee adopted Riverside County Ordinance No. 460 which includes a comprehensive list of required information for subdivision maps.

The subdivision map process may involve the preparation of a Tentative Parcel Map (TPM) and a Tentative Tract Map (TTM). The intent of the TPM is for financing and land conveyance purposes only—no infrastructure improvements, building and/or grading permits shall be issued for lots within the TPM. The individual planning areas will require a TTM showing each planning area, internal lots and street layout. The TTM may be prepared by the developer and/or the builder. In the absence of a specific builder, the master developer may choose to prepare the site plan and TTM to accommodate a specific size of home site. Additionally, an applicant may choose to file a conveyance or financing map and receive tentative map approval and record a final conveyance map.

During the TTM stage of the development process, the final number of dwelling units for a particular planning area may differ from those identified in the SP, so long as the density falls within the range specified by the land use designation. Furthermore, an individual TTM may fall outside of the specified density range, so long as the total density for a particular planning area falls within the range specified by the land use designation. However, the overall number of dwelling units may not increase.

After a subdivision map receives its tentative approval, the applicant is given a period of time to provide the final improvement plans for streets, utilities, grading, landscaping and all final conditions of approval prior to commencing construction.

5.3.3 Administrative Review and Plot Plans

Applications that comply with the provisions of the SP and do not require the approval of a public use permit or conditional use permit may be approved or conditionally approved by the Director through approval of a plot plan. Uses requiring the approval of a plot plan are identified on Permitted Uses tables in Section 3 of this SP with a "P" symbol.

During the plot plan review, the Director shall review applications for compliance with the development standards listed in Chapter 4.0 Development Standards. The plot plan process shall be the same as that outlined in Section 18.30 of the ZC.

The following additional applications may not be identified as "Principle Permitted Uses" or "Accessory Permitted Uses" in Section 4 Design Guidelines, but they are considered ancillary to the inherent land uses. The following applications may be submitted in conjunction with the plot plan application, and may be approved or conditionally approved by the Director through approval of said plot plan:

- Park design and architecture;
- Landscape plans and selected landscape materials for all open space areas;
- Entry monumentation; and
- Private property landscape plans and selected landscape materials.

5.3.4 Conditional Use Permits

Conditional use permits allow the City to consider special uses that are not allowed as a matter of right within a zoning district, therefore providing flexibility within a zoning ordinance.

Consideration of a conditional use permit is a discretionary action. Uses requiring a conditional use permit shall be the same as those identified with a "C" symbol on Table 3.2 of this SP. In addition, uses requiring a conditional use permit shall be subject to the filing, required findings, notification, hearing and appeal procedures identified in Section 18.28 of the ZC.

5.3.5 Architectural Review

This SP provides builders and developers with flexibility with respect to architectural styles and provides the flexibility to incorporate a wide range of complementary building designs and architectural styles. To ensure the creation of a high quality development that exhibits cohesive community character and complementary building design, all applications for a plot plan, public use permit, or conditional use permit shall be subject to the architectural review process.

An application for architectural review shall be filed with the Planning Division in a manner prescribed by the Director, including, but not limited to: plans, elevations, and materials and color boards. The Director will review all development applications and ensure the proposed project meets the intent of the development standards and design guidelines.

The decision of the Director shall be final and effective 14 days after a written determination has been made unless, within said time, a written appeal to the Planning Commission is filed by the applicant, property owners subject to the architectural review, or by any member of the City Council or Planning Commission. Appeals shall be undertaken in compliance with the procedures outlined in the ZC.

The Director may refer any item to the Planning Commission at his or her discretion.

5.4 FINANCING

Various techniques are available for financing the required improvements. A detailed financing plan should be prepared in order to successfully implement the improvements and programs proposed by this SP. Along with establishing specific goals and policies, the financing plan should analyze a series of methods to finance infrastructure and other improvements, recommend preferred alternatives, and develop a process for enacting financing methods.

The appropriate mechanism for each particular improvement shall be tied to the phasing, established conditions of approval and site plan/design review approval. The following is a summary of possible methods that could be used to finance SP improvements. There may be other sources available to finance improvement projects, such as government grants, or various types of bonds not listed below.

5.4.1 FINANCING PLAN

The developer or builder shall be responsible for financing construction of the infrastructure improvements required to support the development, such as perimeter and internal streets, water lines, sewers, and storm drains. All necessary infrastructure improvements shall be developed in conjunction with the approved phasing plan. The financing of construction, operation, and maintenance of public improvements and facilities will include funding through a combination of financing mechanisms. However, the developer or builder shall be ultimately responsible for all fair share costs associated with implementing the development, including but not limited to the costs of providing infrastructure and complying with mitigation measures, conditions of approval, and other requirements of the development.

Financing may involve a combination of impact fees and exactions, special assessment districts, landscaping and lighting districts, and other mechanisms agreed to by the developer and the City as noted below. Developer or builder-funded improvements may be subject to a reimbursement agreement or credits against fees pursuant to provisions of a development agreement or conditions of approval. The City and developer or builder will cooperate to ensure that the public facilities are built in accordance with all requirements of the SP and EIR. A development agreement and conditions of approval may be used to facilitate this process.

5.4.2 DEVELOPER FUNDING

In many cases, certain on-site facilities are tied directly to individual projects. In these cases, it is reasonable to expect the developer, builder or property owner to pay the entire cost of the facility in order to secure development rights. On-site local streets, utility connections from main trunk lines, and drainage facilities are good examples of facilities that are normally required concurrent with development of an individual parcel funded by the developer or builder.

5.4.3 SPECIAL ASSESSMENT DISTRICTS

A special assessment district is a type of benefit district that requires a vote by the property owners to encompass a defined and limited geographic area. The City or other agencies may form a special assessment district under one of several different statutory acts to construct public improvements such as streets, storm drains, sidewalks, streetlights, sewers, parks landscape, and other similar capital facilities. The special assessment districts can issue bonds to finance those improvements and levy a special assessment to pay debt service on those bonds.

A special assessment district may fund improvements within the entire SP area or smaller sub areas where special improvements are constructed that directly benefit only certain property owners. Special assessments districts may only be used to pay for projects that are of specific and direct benefit to the property owner being assessed. The amount of the assessment must directly relate to the amount of benefit received by the property owner.

5.4.4 Landscaping and Lighting Districts

Landscape and Lighting Districts (LLDs) may be used for maintenance and servicing of landscaping and lighting through annual assessments on benefiting properties. LLDs may also provide for maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities.

5.4.5 Community Facilities Districts and Mello-Roos

The Mello-Roos Community Facilities Act of 1982 allows the creation of special districts authorized to levy a special tax and issue tax exempt bonds to finance public facilities and services. A Community Facilities District (CFD) may be initiated by the legislative body or by property owner petition and must be approved by a 2/3 majority of property owners or registered voters (if there are more than 12 registered voters living in the area). Because there is no requirement to show special benefit, Mello-Roos levies may be used to fund improvements of general benefit, such as fire and police facilities, libraries, and parks, as well as improvements that benefit specific properties. The provision also allows the reallocation of cost burdens to alleviate untenable burdens on specific properties.

5.4.6 Other Funding Sources

Other sources may be available to finance improvement projects, such as government grants, private developer cost sharing agreements, or various types of bonds not listed above.

5.5 Maintenance Plan

Maintenance of open space areas, recreational facilities, and major roadway landscaping is of utmost importance to the performance and appearance of Fleming Ranch. Therefore, a comprehensive maintenance plan will be established for standards as well as guidance for the upkeep and governance of public common areas within the SP area. Refer to Figure 5.1: Maintenance Diagram on page 5-9.

5.5.1 Apportionment of Costs for Maintenance of Common Areas

In order to ensure timely commencement and sufficient funding for maintenance of public facilities and common areas, the SP will annex into an existing maintenance organization, city-wide CFD, or create an active management organization such as a community-wide maintenance district or a neighborhood homeowners association (HOA). This maintenance district will be empowered to apportion costs for shared public facilities and common area maintenance within the SP and/or respective phases of the SP.

5.5.2 Common Area Maintenance

Common areas such as pocket parks, neighborhood parks, water quality basins, open space areas and landscaped areas are identified in the SP as being available for the benefit of all residents of the SP area and to the public. Such common areas shall be maintained either by a public/private entity such as a LLD or CFD, or by an association which includes as its participating owners all property within the SP, and the responsible agency shall assume maintenance responsibility for such area. The public parks shall be maintained by a public agency or public maintenance organization and not an HOA.

5.5.3 Specific Facilities Maintenance

In residential areas of the project, smaller associations may be formed to assume ownership and maintenance responsibility for common areas and facilities that benefit only the residents in those areas. Private open space areas and private roadways are examples of facilities that could come under the jurisdiction of a neighborhood HOA.

5.5.4 Roadways and Roadway Landscaping

Development in the SP area may annex into a Citywide maintenance CFD (in lieu of the LLDs) to provide maintenance services to certain approved public improvements. All public SP roadways will be designed and constructed to standards stated in this SP and will, therefore, be entered into the City system of roads for operation and maintenance as approved by the City Council. Any private roads or accesses will be maintained by an association or other public/private entity, as described above.

Roadway landscaping within the right-of-way (such as the Enhanced Paseos), landscaping within the raised medians, and any hardscape outside of any roadway right-of-way, shall be maintained by a public/private entity or other master association.

5.5.5 Private Area Maintenance

Front yard setback areas which are open to the street shall be maintained by the homeowner or property owner. Also, sloped areas in rear, side and front yards will be maintained by the homeowner or property owner.

5.6 Summary of Financing & Maintenance Options

The financing and maintenance plan for the SP will ensure the timely completion of public facilities, utilities and other necessary capital improvements as well as the proper maintenance of these facilities. Table 5.1: Financing and Maintenance Plan Summary indicates the parties responsible for construction, financing, and maintaining the public improvements proposed by the SP.

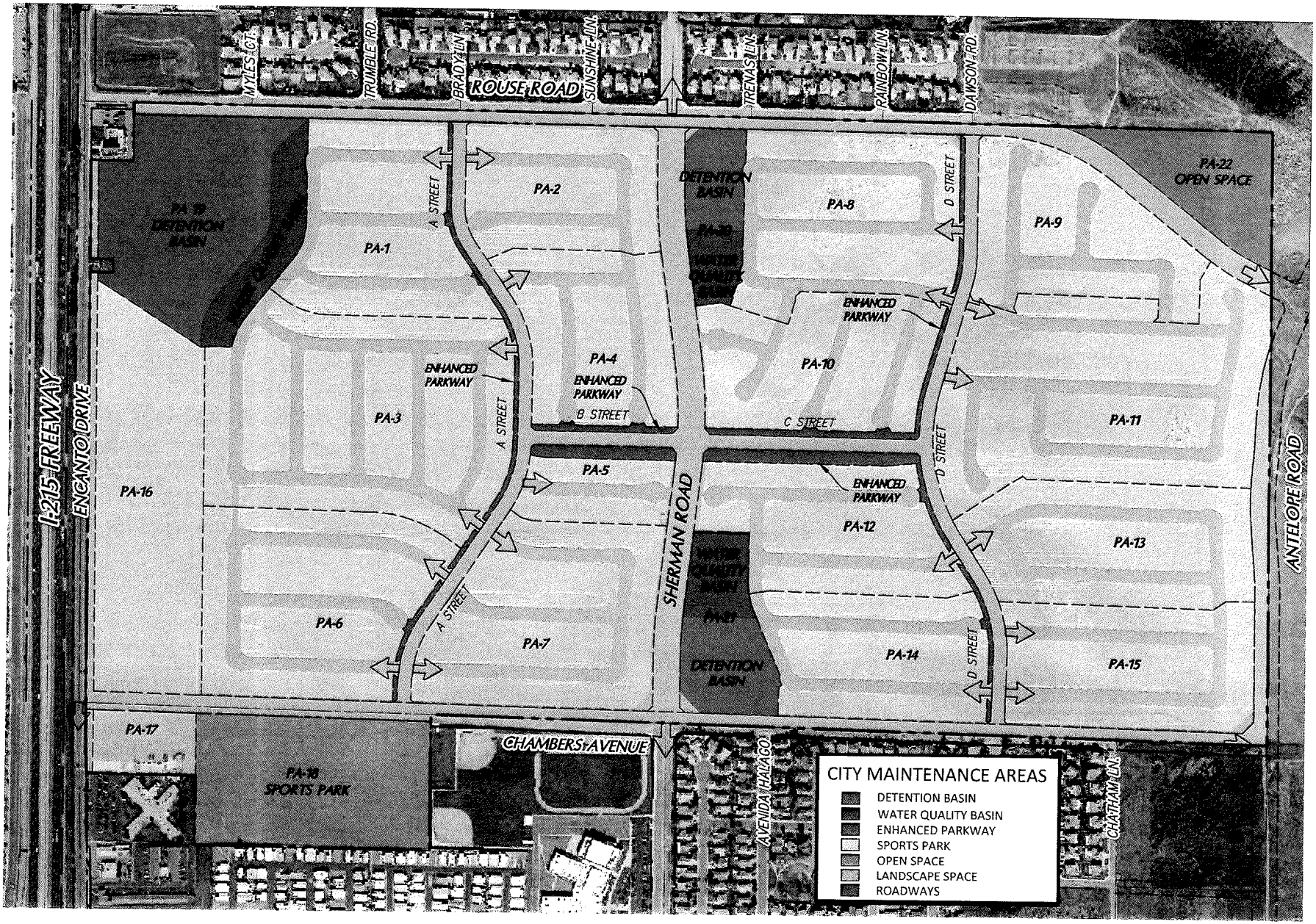

FIGURE 5.1: MAINTENANCE DIAGRAM

TABLE 5.1: FINANCING AND MAINTENANCE PLAN SUMMARY

SERVICE OR FACILITY	PARTY(IES) EXECUTING CONSTRUCTION	PARTY(IES) FINANCING CONSTRUCTION	PARTY(IES) RESPONSIBLE FOR OPERATION AND MAINTENANCE
ROADWAY ELEMENTS			
Public Streets (including Parkways)	Master Developer	Master Developer or CFD	City of Menifee, LLD or CFD
Public Street Medians	Master Developer	Master Developer or CFD	City of Menifee, LLD or CFD
Private Streets and Sidewalks (if applicable)	Master Developer	Master Developer	HOA
PUBLIC FACILITIES			
Storm Drainage Facilities	Master Developer	Master Developer or CFD	Riverside County Flood Control & Water Conservation District/City of Menifee
Detention/Water Quality Basin	Master Developer	Master Developer or CFD	City of Menifee, LLD or CFD/RCFC & WCD
Sewer Facilities	Master Developer	Master Developer or CFD	Eastern Municipal Water District
On-Site Water Facilities	Master Developer	Master Developer or CFD	Eastern Municipal Water District
Off-Site Water Facilities	Master Developer	Master Developer or CFD	Eastern Municipal Water District
Natural Open Space	Master Developer	Master Developer or CFD	Conservation agency or equivalent city-wide entity
Community Park	TBD	TBD	City of Menifee, CFD
SHARED FACILITIES			
Common Area Landscape & Improvements/ Private Parks	Master Developer	Master Developerw	HOA, LLD or City CFD
Private Recreation Centers	Master Developer	Master Developer	HOA, LLD or City CFD
Landscaped Paseos	Master Developer	Master Developer	HOA, LLD or City CFD
Community Walls/Fences/Entry Gates	Master Developer	Master Developer	HOA, LLD or City CFD
Privacy Fences	Master Developer	Builder	Homeowner
Master Plan Signage	Master Developer	Master Developer	HOA, LLD or City CFD
Neighborhood Signage	Builder	Builder	HOA, LLD or City CFD
PRIVATE FACILITIES			
Front Yard Landscape	Builder	Builder	Homeowner/Property Owner
Rear Yard Landscape	Homeowner/Property Owner	Homeowner/Property Owner	Homeowner /Property Owner
Commercial Signs/Landscape	Property Owner	Property Owner	Property Owner

Appendix A

Community Plant Palette

A.1 COMMUNITY PLANT PALETTE

The following table outlines plant material suitable for the community of Fleming Ranch. All plants selected from Table A: Community Plant Palette shall be submitted to the City of Menifee for approval prior to the approval of final landscape construction documents.

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Trees							
Acacia aneura	Mulga	L/VL	•	•	•	•	
Acacia farnesiana	Sweet Acacia	L/VL	•	•	•	•	
Aesculus californica 'Canyon Pink'	Canyon Pink California Buckeye	L/VL		•	•	•	•
Albizia julibrissin 'Rosea"	Silk Tree, Mimosa	M				•	
Arbutus unedo	Strawberry Tree	M	•			•	
Brachychiton populneus	Kurrajong Bottle Tree	M/L		•		•	
Callistemon citrinus	Lemon Bottlebrush	M/L	•	•	•	•	
Casuarina cunninghamiana	River She-Oak	M/L				•	
Cedrus deodara 'Aurea'	Aurea Deodar Cedar	M/L	•			•	
Cercis occidentalis	Western Redbud	VL/L	•	•	•	•	
Chilopsis linearis	Desert Willow	M/L	•	•	•	•	•
Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	M/L				•	
Chorisia speciosa	Floss Silk Tree	M		•	•		
Cupressus arizonica 'Blue Ice'	Blue Ice Arizona Cypress	L/VL				•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Cupressus arizonica 'Compacta'	Compact Arizona Cypress	L/VL	•			•	
Cupressus sempervirens	Italian Cypress	L/VL	•			•	
Eriobotrya deflexa	Bronze Loquat	M	•			•	
Erythrina coralloides	Naked Coral Tree, Flame Coral Tree	M/L	•	•		•	
Fraxinus angustifolia 'Raywood'	Raywood Ash	M	•	•	•		
Fraxinus greggi	Little Leaf	M	•	•			•
Fraxinus uhdei	Shamel Ash	M	•	•	•	•	
Fraxinus velutina 'Modesto'	Modesto Ash	M	•	•	•	•	•
Gleditsia triancanthos 'Shademaster'	Shademaster Honey Locust	M	•			•	
Havardia mexicana	Mexican Ebony (Desert Ironwood)	L/VL				•	
Jacaranda mimosifolia	Jacaranda	M		•	•		
Juniperus scopulorum 'Tolleson's Weeping'	Tolleson's Weeping Juniper	M/L				•	
Koelreuteria bipinnata	Chinese Flame Tree	M		•	•		

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	M	•	•	•	•	
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	M	•	•	•	•	
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	M	•	•	•	•	
Laurus nobilis 'saratoga'	Sweet Bay	M/L	•	•	•	•	
Lithocarpus densiflorus	Tanbark Oak, Tan Oak	L/VL				•	
Melaleuca linarifolia	Flax Leaf Paperbark	L		•	•	•	
Ulmus parvifolia	Chinese or Evergreen Elm	M		•	•		
Olea europaea 'Swan Hill'	Fruitless Olive	M/L	•	•		•	
Olneya tesota	Desert Ironwood	M/L				•	
Parkinsonia florida (Cercidium floridum)	Blue Palo Verde	M/L	•	•		•	
Parkinsonia microphylla	Foothills Palo Verde	M/L	•	•		•	
Parkinsonia praecox	Sonoran Palo Verde	M/L	•	•		•	•
Parkinsonia x 'Desert Museum' *(Cercidium x Desert Museum)*	Desert Museum Palo Verde	M/L	•	•		•	•

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Pistacia chinensis 'Red Push'	Red Push Chinese Pistache	M	•	•		•	
Pithecellobium flexicavle	Texas Ebony	L/VL		•		•	•
Platanus racemosa	California Sycamore	M/H					•
Populus fremontii	Western Cottonwood	H					•
Prosopis glandulosa thornless 'AZT'	Thornless Honey Mesquite 'AZT'	L	•	•		•	•
Prosopis glandulosa v. glandulosa	Texas Honey Mesquite	L	•	•		•	•
Prosopis juliflora	Arizona Mesquite	L	•	•		•	•
Prosopis x 'Phoenix'	Phoenix Mesquite	M/L	•		•	•	•
Prunus caroliniana	Carolina Laurel Cherry	M	•	•		•	
Prunus ilicifolia	Hollyleaf Cherry	M/L	•		•	•	
Prunus ilicifolia lyonii	Catalina Cherry	M/L	•		•	•	
Quercus lobata	Vallley Oak	M/L		•	•		•
Quercus virginiana	Southern Live Oak	M/L		•	•		•
Quercus ilex	Holly Oak	M/L		•	•		•
Quercus suber	Cork Oak	M/L		•	•		•
Rhus lancea	African Sumac	M/L				•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Shrubs							
Arctostaphylos densiflora	Sonoma Manzanita	M/L	•	•	•	•	
Artemisia arborescens	Silver Wormwood	L/VL			•	•	•
Atriplex hymenelytra	Desert Holly	VL	•	•		•	•
Atriplex lentiformis	Quail Bush	L/VL	•	•	•	•	
Atriplex lentiformis breweri	Brewer Salt Bush	L/VL	•	•	•	•	
Baccaharis hybrid 'Starn'	Thompson Baccharis	L			•	•	
Baccaris pilularis	Coyote Brush	L/VL			•	•	
Baccaris sarathroides	Desert Broom	L/VL			•	•	
Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	L	•	•	•	•	•
Buddleja marrubiifolia	Wooly Butterfly Bush	L	•	•		•	
Buxus Sempervirenex	Common Boxwood	M	•	•		•	
Calycanthus occidentalis	Spice Bush	L/M	•	•	•	•	
Carpenteria californica	Bush Anemone	M/L	•	•	•	•	•
Ceanothus species	California Wild Lilac	L	•	•	•	•	•
Cordia parvifolia	Little-Leaf Cordia	L		•	•	•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Coreopsis grandiflora	Summer Coreopsis	M		•	•	•	
Correa species	Australian Fuchsia	M/L		•	•	•	
Cotoneaster buxifolius	Cotoneaster Buxifolius	L/M	•	•	•	•	
Cotoneaster congestus	Pyrenees Cotoneaster	L/M	•	•	•	•	
Cotoneaster glaucophylus	Bright Bead Cotoneaster	M	•	•	•	•	
Elaeagnus pungens	Silverberry silverberry	L	•	•	•	•	
Encelia californica	Brown Eyed Susan	L/VL			•	•	
Encelia farinosa	Brittlebush	L/VL			•	•	
Eremophila maculata	Red Eremophila	L				•	
Eriogonum fasciculatum	California Buckwheat	L	•	•	•	•	
Escallonia species	Escallonia	M		•	•	•	
Euonymus japonicus sp	Euonymus	M/L		•	•	•	
Galvezia speciosa	Island Bush Snapdragon	L/VL	•	•	•	•	
Grevillea 'Noellii'	Noel's Grevellia	L	•	•	•	•	
Hebe 'Veronica Lake'	Veronica Lake Hebe	M	•	•	•	•	
Heteromeles arbutifolia	Toyon	VL	•	•	•	•	
Ilex corunta 'Burfordii'	Burford Holly	M		•	•	•	
Ilex vomitoria	Yaupon	M/ L				•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Lantana camara	Bush Lantana	L	•	•		•	
Lantana montevidensis (gold cultivars)	Trailing Lantana	L	•	•		•	
Larrea tridentata	Creosote Bush	VL	•	•		•	
Lavandula species	Lavender	L	•	•		•	
Lavatera assurgentiflora	Tree Mallow	L	•	•	•	•	
Lavatera bicolor	Carolina Tree Mallow	L/M	•	•		•	
Leptospermum laevigatum	Australian Tea Tree	L		•		•	
Leucophyllum species candidum	Texas Sage	L	•	•	•	•	•
Ligustrum japonicum 'Texanum'	Texas Privet	M	•	•	•	•	
Lobelia laxiflora	Mexican Bush Lobelia	VL	•	•	•	•	
Lonicera nitida	Box Honeysuckle	M/L	•	•	•	•	•
Lycium fremontii	Wolfberry	L		•		•	•
Mahonia species	Oregon Grape	M	•	•	•	•	
Melaleuca nesophila	Pink Melaleuca	L	•	•	•	•	
Mimulus aurantiacus	Sticky Monkey Flower	L	•	•	•	•	
Myrtus communis 'Variegata'	Variegated Common Myrtle	M/L	•	•	•	•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Nandina domestica species	Heavenly Bamboo	M/L	•	•	•	•	
Phlomis fruticosa	Jerusalem Sage	M/L	•	•	•	•	•
Photinia x fraseri	Fraser's Photina	M				•	
Pittosporum tobira and hybrids	Japanese Mock Orange	M	•	•	•	•	
Prunus ilicifolia	Hollyleaf Cherry	L/VL	•	•		•	
Pyracantha species	Firethrorn	M/L	•	•		•	
Rhamnus californica	Coffeeberry	L/VL			•	•	•
Rhamnus crocea	Redberry	L/VL					•
Rhaphiolepis umbellata 'Minor'	White Compact Yeddo Hawthorn	M/L	•	•	•	•	
Ribes sanguineum	Red Flowering Currant	M/L	•	•	•	•	
Ribes viburnifolium	Evergreen Currant	M/L	•	•	•	•	
Rosa banksiae	Lady Bank's Rose	M/L	•	•		•	
Rosa californica	California Wild Rose	L	•	•		•	•
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	M/L	•	•	•	•	
Ruellia brittoniana	Mexican Barrio Ruellia	L/VL			•	•	
Ruellia californica	Sonoran Desert Ruellia	L/VL			•	•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Santolina rosmarinifolia	NCN	L			•	•	
Spiraea douglasii	Western Spiraea	M	•	•	•	•	
Teucrium fruiticans	Bush Germander	M/L	•		•	•	
Viburnum japonicum	Viburnum	M	•	•	•	•	
Viburnum suspensum	Sandkwa Viburnum	M	•	•	•	•	
Viguiera deltoidea	Golden Eye	L/VL	•	•		•	
Westringia fruticosa	Coast Rosemary	L/VL	•	•	•	•	•
Westringia 'Wynyabbie Gem'*	Wynyabbie Gem Westringia	M/L	•	•			•
Xylosma congestum	Shiny Xylosma	M/L	•	•		•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Groundcover							
Adenostoma fasciculation var. prostratum	Prostrate Chamise	M/L			•	•	•
Arctotheca calendula	Cape Gold, Cape Weed	M/L		•	•	•	•
Atiplex semibaccata	Creeping Saltbush	L/VL	•	•	•	•	•
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	L/VL	•	•	•	•	•

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Ceonanthus griseus horizontalis	Carmel Ceanothus	M/L	•	•	•	•	
Cistus corbariensis	White Rockrose	M/L	•	•	•	•	•
Coprosma kirkii	Coprosma	M		•		•	•
Dalea greggi	Trailing Indigo Bush	M/L			•	•	
Drosanthemum floribundum	Rosea Ice Plant	L/VL		•	•	•	
Euphorbia rigida	Gopher Plant	L/VL	•	•	•	•	
Juniper (compact varieties)	Juniper	M/L		•	•	•	•
Lupinus species	Lupine	M	•	•	•	•	•
Mahonia repens	Creeping Mahonia	M/L	•	•		•	
Myoporum 'Pacificum'	Pacific Myoporum	M/L	•	•		•	•
Myoporum parvifolium 'Prostratum'	Prostrate Myoporum	M/L	•	•	•	•	•
Pelargonium species	Ivy Geranium	M	•	•	•	•	
Pyracantha hybrids	Firethorn Species	M/L					
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	M/L	•	•	•	•	•
Satureja douglasii	Yerba Buena	M/L	•			•	
Thymus species	Thyme	M				•	
Trachelospermum jasminoides	Star Jasmine	M	•	•	•	•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Verbena Rigida	Verbena	M/L	•			•	
Zauchneria californica	California Fuschia	M/L	•			•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Vines							
Bouganvillea species	Bougainvillea	L/VL	•	•		•	
Campsis radicans	Common Trumpet Creeper	M/L		•	•	•	
Cissus trifoliata	Native Grape Ivy	L	•			•	
Clematis armandii	Evergreen Clematis	M	•			•	
Gelsemium sempervirens	Carolina Jasmine	M/L	•			•	
Lonicera Japonica	Japanese Honeysuckle	M/L	•		•	•	
Mandevilla hybrida	Mandevilla	M		•		•	
Macagnia lilacina	Lavendar Orchid VIne	M				•	
Podranea ricasoliana	Pink Trumpet Vine	M	•			•	
Vitis californica	California Wild Grape	M/L				•	
Vitis girdiana	Desert Grape	M/L	•	•		•	
Wisteria floribunda	Japanese Wisteria	M	•		•	•	

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Grasses							
Carex tumulicola	Berkeley Sedge	M	•	•	•	•	•
Deschampsia caespitosa	Tufted Hair Grass	M	•	•	•	•	•
Distichlis spicata 'Stricata'	Salt Grass	M	•	•	•	•	•
Eleocharis macrostachya	Spike Rush	H					•
Festuca glauca	Blue Fescue	M	•	•	•	•	
Juncus acutus	Spiny Rush	H					•
Juncus patens	California Gray Rush	H					•
Leymus condensatus	Giant Wild Rye	M/L					
Leymus triticoides	Creeping Wild Rye	M	•	•	•	•	•
Lilium paradalinum	Leopard Lily	M	•	•	•	•	•
Miscanthus sinensis 'Little Kitten'	Dwarf Silver Eulalia Grass	H/M	•	•	•	•	•
Muhlenbergia capillaris	Pink Muhly	M/L	•	•	•	•	•
Muhlenbergia emersleyi	Bull Grass	M/L	•	•	•	•	•
Nassella tenuissima	Mexican Feather Grass	L/VL	•	•	•	•	•
Panicum virgatum 'Northwind'*	Northwind Switch Grass	M	•	•	•	•	•
Sorghastrum avenaceum	Indian or Wood Grass	M	•	•	•	•	•

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Stipa avenaceum	Needle Grass	M	•	•	•	•	•
Zoysia 'De Anza'	Turf Zoysia De Anza	M	•	•	•	•	•

TABLE A: COMMUNITY PLANT PALETTE

Botanical Name	Common Name	Water Factor	Entries	Parkways	Sports Park	Homes	Detention Area Slopes
Accent Plants							
Agapanthus species	Lily of the Nile	M		•		•	
Agave species	Agave	L		•	•	•	
Dietes bicolor	Fortnight Lily	M/L	•	•	•	•	
Echeveria elegans	Hens and Chickens	L		•		•	
Euphorbia milii	Crown of Thorns	L	•	•		•	
Fouquierua spendens	Ocotillo	L/VL	•	•	•	•	
Hemerocallis hybrids	Day Lily	M	•	•		•	
Iris douglasiana	Douglas Iris	M/L	•	•		•	
Senecio cineraria	Dusty Miller	L	•	•		•	
Senecio mandraliscae	Blue Chalk Sticks	M		•		•	
Trichostema lanatum	Woolly Blue Curls	L/VL	•	•		•	
Tulbaghia violacea	Society Garlic	M		•		•	
Yucca species	Yucca, Jushua Tree	L		•			

RIVERSIDE COUNTY
DEPARTMENT OF
WASTE RESOURCES
Hans W. Kernkamp, General Manager-Chief Engineer

November 2, 2017

Lauren Fujimori, Staff Planner
T&B Planning
17542 East 17th St.
Tustin, CA 92780

RE: Response to the Request for Information (RFI) for the proposed Fleming Ranch Specific Plan (Project) Draft Environmental Impact Report (DEIR) in the City of Menifee

Dear Ms. Fujimori,

The Riverside County Department of Waste Resources (RCDWR) has received and reviewed your letter dated October 12, 2017 (copy attached) for the proposed Fleming Ranch Specific Plan DEIR. The following responses are enumerated in accordance with your questionnaire:

1-3) The following information serves to verify and supplement the information provided in question 1 (a-c) and questions 2 and 3 and will assist you in evaluating potential impacts associated with the proposed project:

Waste Management Inc. (WMI) is the franchise waste hauler for the City of Menifee and will haul solid waste to the Moreno Valley Transfer Station/Material Recovery Facility (TS/MRF) before loading residual solid waste into larger trucks and transferring it to the El Sobrante Landfill for final disposal. Currently, the Project would be served primarily by the El Sobrante landfill, but may also be served by the Badlands and Lamb Canyon landfills. El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. Badlands and Lamb Canyon landfills are owned and operated by Riverside County Department of Waste Resources.

The following information is the most current information available for El Sobrante, Badlands and Lamb Canyon landfills. This information includes facility locations serving the Project area and their maximum permitted throughput (tons/day); remaining capacity; and estimating closing dates, for the following landfills:

<u>El Sobrante Landfill</u>:

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit (SWFP) # AA-33-0217 issued on 09/09/2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. USA Waste must allot at least 28,000 tpw for County refuse. The SWFP allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the

limits on vehicle trips. If needed, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of Non-County waste at 11,054 tpd. As of January 1, 2017, the landfill had a remaining in-County disposal capacity of approximately 56.4 million tons.[1] In 2016, the El Sobrante Landfill accepted a total of 852,987 tons of waste generated within Riverside County. The daily average for in-County waste was 2,760 tons during 2016. The landfill is expected to reach capacity in approximately 2060.

Badlands Landfill:

The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The landfill is owned and operated by Riverside County. The existing landfill encompasses 1,168.3 acres, with a total permitted disturbance area of 278 acres, of which 150 acres are permitted for refuse disposal and another 128 acres are designated for existing and planned ancillary facilities and activities. The landfill is currently permitted to receive 4,500 tons per day for disposal and had an estimated total capacity of approximately 20.4 million tons[2]. As of January 1, 2017 (beginning of day), the landfill had a total remaining disposal capacity of approximately 7.7 million tons.[3] The Badlands Landfill is projected to reach capacity, at the earliest time, in 2022.[4] From January 2016 to December 2016, the Badlands Landfill accepted a daily average volume of 2,527 tons and a period total of approximately 780,899 tons. Further landfill expansion potential exists at the Badlands Landfill site.

Lamb Canyon Landfill:

The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of Interstate 10 and north of Highway 74. The landfill is owned and operated by Riverside County. The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tons of refuse per day and had an estimated total disposal capacity of approximately 20.7 million tons.[5] As of January 1, 2017 (beginning of day), the landfill had a total remaining capacity of approximately 10.5 million tons[6]. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029.[7] From January 2016 to December 2016, the Lamb Canyon Landfill accepted a daily average volume of 1,667 tons and a period total of approximately 515,134 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site.

4) Below is additional information that may be helpful in reducing impacts to solid waste facilities:

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[1] 2016 El Sobrante Landfill Annual Report- Based on 141,192,896 tons remaining capacity (40% for in-county waste).
[2] GASB_18_ 2016 – Engineering Estimate for total landfill capacity
[3] GASB_18_2016 & SiteInfo
[4] SWFP # 33-AA-0006
[5] GASB 18_ 2016 – Engineering Estimate for total landfill capacity
[6] GASB 18_2016 & SiteInfo
[7] SWFP # 33-AA-0007

RCDWR does not have jurisdiction over the City of Menifee projects and therefore the conditions of approval that are typically applied to Riverside County projects as mitigation measures, to lessen significant impacts, cannot be applied in this case. The RCDWR does, however, recommend that the City of Menifee apply similar mitigation measures (where applicable), as provided below:

- Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the approving jurisdiction for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the approving jurisdiction, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

- Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the approving jurisdiction.

- Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the approving jurisdiction for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

- Prior to final building inspection, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the approving jurisdiction in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

  - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

  - Subscribe to a recycling service with their waste hauler in your service area.

  - Provide recycling service to their tenants (if commercial or multi-family complex).

  - Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

- AB 1826 requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

  - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
  - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Please contact me at jmerlan@rivco.org or at (951) 486-3200 if you have any questions regarding the above responses.

Sincerely,

Jose L. Merlan
Urban/Regional Planner III

PD#216674

November 27, 2017

EASTERN MUNICIPAL WATER DISTRICT

Mr. Xavier Pfister
K & A Engineering
357 N. Sheridan St., Suite 117
Corona, CA 92880

Subject: SAN 53 – Will Serve APNS: 333-020-009, -010 & 333-030-012, -013, -021 & -022, TR 37408 & 37409

Eastern Municipal Water District (EMWD) is willing to provide **water & sewer** services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

Brian A. Raines, P.E.
Civil Engineer II
New Business Department
Eastern Municipal Water District

BAR:vps

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

Emilie Colwell

From: Shaw, Bruce <bshaw@menifeeusd.org>
Sent: Wednesday, December 06, 2017 8:27 AM
To: Lauren Fujimori
Cc: Venturo, Tina
Subject: MUSD Request Letter

Follow Up Flag: Follow up
Flag Status: Flagged

Dear MS. Fujimori,

We understand you are in early stages of planning for your development of the Fleming property.
We will not be taking our response to the Board, as previously stated because there was some
confusion as to whether this was a typical school location letter or otherwise. The information you
need is quite simple, as all Menifee Schools at this time are at or near capacity, particularly the schools
that serve the area where your development is planned. Those schools are Hans Christensen Middle
School and Freedom Crest Elementary.

Thus, mitigation would surely be required in both cases were this development actually built. Our current
Level II fee is $2.73 sf. Our District-wide Student Generation Rates are as stated, .3362 for K-5, and .1144
for 6-8.

This should give you the information necessary to complete your EIR. Should you have further questions,
please call me at 951-672-1851 x49180 .

Sincerely,

Bruce Shaw
Director of Facilities / Risk Management