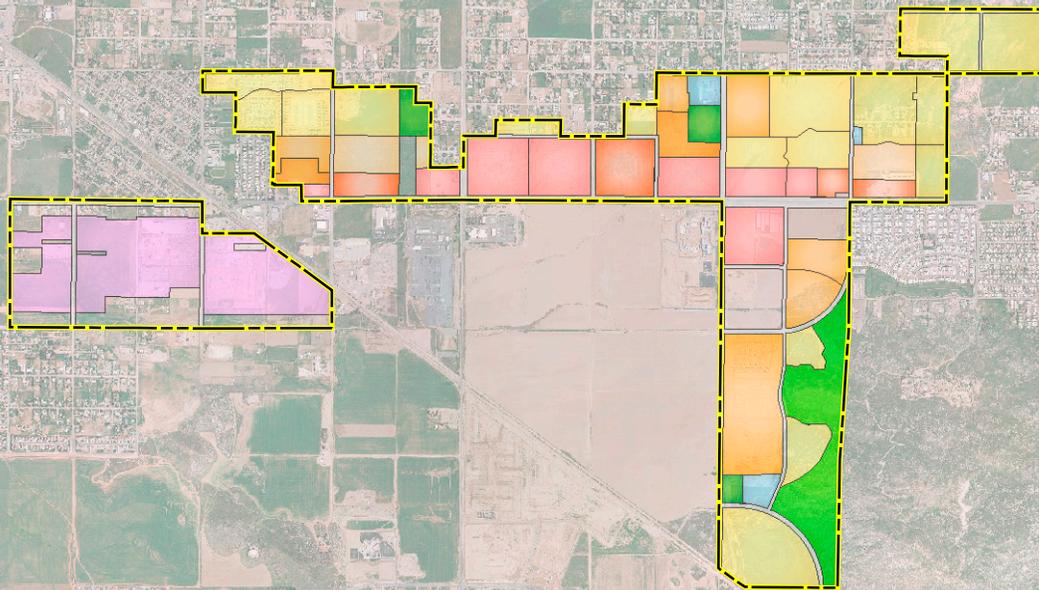


# MENIFEE NORTH

## SPECIFIC PLAN NO. 260 AMENDMENT NO. 2



4th Draft Screencheck - June 29, 2007

# **MENIFEE NORTH**

## **SPECIFIC PLAN NO. 260 AMENDMENT NO. 2**

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4<sup>th</sup> Screencheck Draft – June 29, 2007

**MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2**

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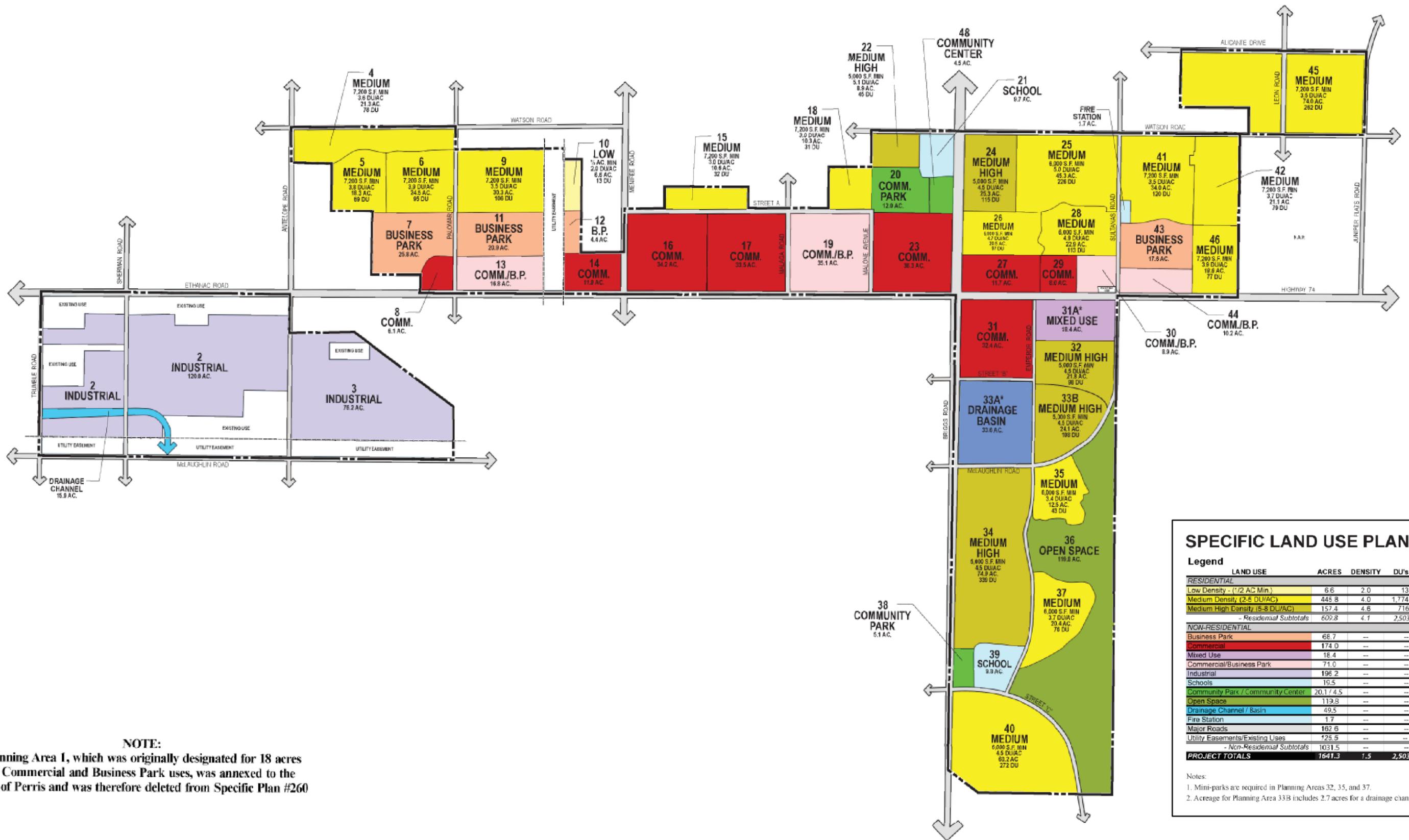
## AMENDMENT NO. 2 TO MENIFEE NORTH SPECIFIC PLAN NO. 260

### SUMMARY OF CHANGES

Proposed Amendment No. 2 is required to accommodate modifications to the Land Use Plan for approved MENIFEE NORTH Specific Plan No. 260, Amendment No. 1. Generally, Amendment No. 2 requests to make the following changes (see Figure A, *Approved Specific Plan Land Use Plan* and Figure B, *Proposed Specific Plan Amendment No. 2 Land Use Plan – Areas of Change*): 1) divide and redesignate Planning Area 7 from Business Park land uses to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts – Planning Area 7B); 2) redesignate land uses in Planning Area 10 from Low Density Residential to Community Park; and, 3) combine Planning Area 48 (Community Center) into Planning Area 20 to become Community Park/Center, and redesignate Planning Area 23 into High Density Residential (Planning Area 23A – Garden Courts) and Commercial (Planning Area 23B). As a result, adjustments to planning area boundaries and densities within the Specific Plan area are required. In addition to abovementioned changes, Amendment No. 2 provides precise acreages for the entire Specific Plan area based on updated surveying information and consistency with the Circulation Element of the Riverside County Integrated Project (RCIP). Detailed descriptions of each change that is proposed by MENIFEE NORTH Specific Plan No. 260, Amendment No. 2 are provided on Pages 5-10 of this *Summary of Changes* section.

The modifications listed above shall decrease the total MENIFEE NORTH Specific Plan No. 260, Amendment No. 1 acreage from 1,641.3 acres to 1,604.6 acres. The adjustments are area specific and reflect changes that are necessary to meet the current needs of the surrounding community and region. Upon approval of Amendment No. 2, total dwelling unit count for MENIFEE NORTH Specific Plan No. 260 shall increase from 2,503 to 2,815 dwelling units (see Table A, *Land Use Summary of Changes*).

The above-mentioned changes would require that revisions be made to previously-approved MENIFEE NORTH Specific Plan No. 260, Amendment No. 1. The graphic and text pages that would be revised have been included in this abbreviated document, text changes appearing in an underline-strikeout format.

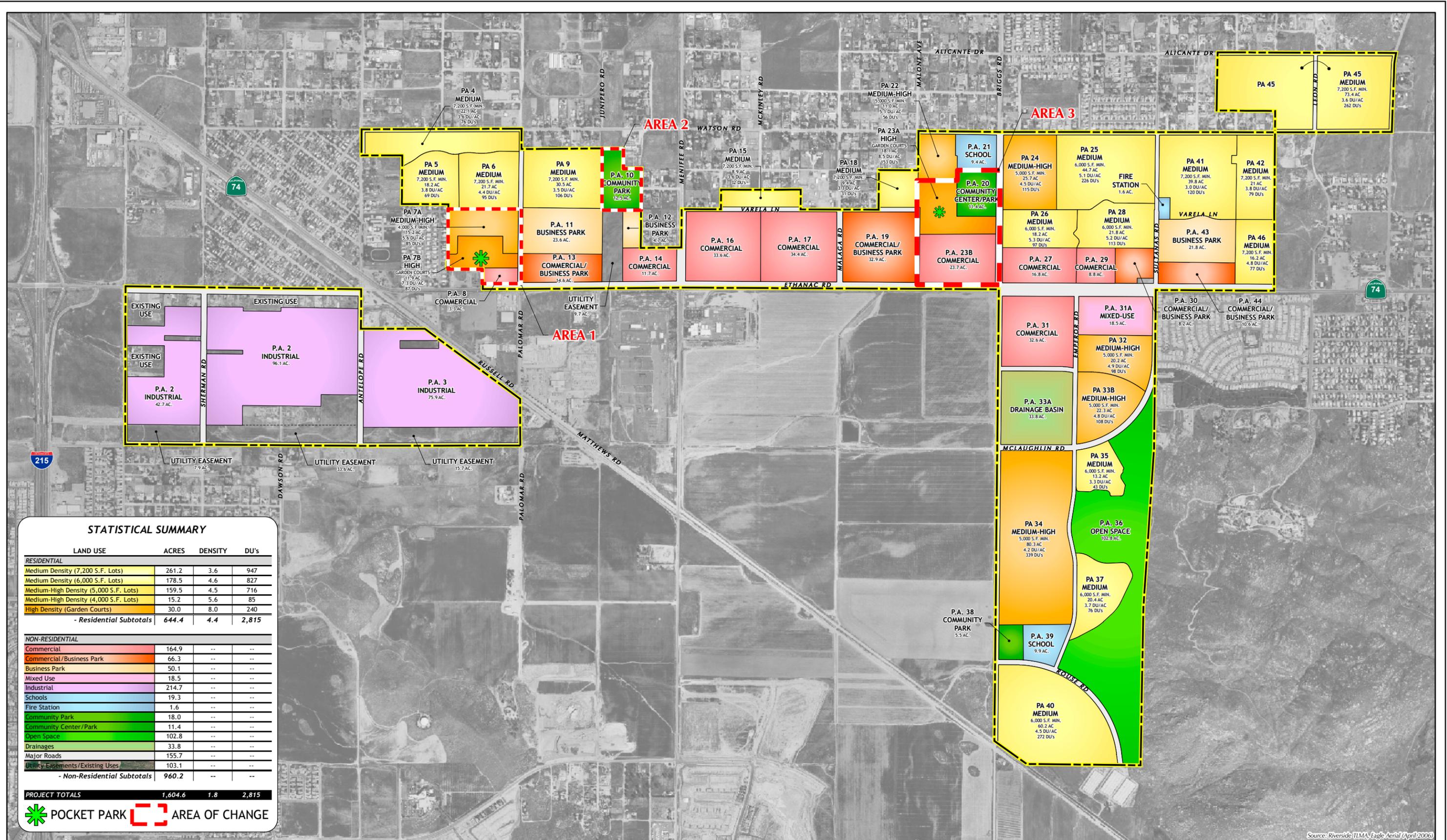


**MENIFEE NORTH**



Figure A

Approved Specific Plan Land Use Plan



# MENIFEE NORTH



Source: Riverside ILM, Eagle Aerial (April 2006)

Figure B

Proposed Specific Plan Amendment No. 2 Land Use Plan - Areas of Change

**TABLE A  
LAND USE SUMMARY OF CHANGES**

LAND USE	ADOPTED SPECIFIC PLAN NO. 260, AMENDMENT NO. 1				PROPOSED SPECIFIC PLAN NO. 260 AMENDMENT NO. 2			
	ACREAGE	DENSITY (DU/AC)	MAX DWELLING UNITS	PERCENT OF PLAN	ACREAGE	DENSITY (DU/AC)	MAX DWELLING UNITS	PERCENT OF PLAN
<b>RESIDENTIAL</b>								
1/2 Acre Low	6.6	2.0	13	0.4%	-	-	-	-
Medium Density Residential <sup>1</sup>	445.8	4.0	1,774	27.2%	261.2	3.6	947	16.3%
Medium Density Residential <sup>2</sup>					178.5	4.6	827	11.1%
Medium High Density Residential <sup>3</sup>	157.4	4.6	716	9.6%	159.5	4.5	716	9.9%
Medium High Density Residential <sup>4</sup>					15.2	5.6	85	0.9%
High Density Residential	-	-	-	-	30.0	8.0	240	1.9%
<b>RESIDENTIAL SUBTOTAL</b>	<b>609.8</b>	<b>4.1</b>	<b>2,503</b>	<b>37.2%</b>	<b>644.4</b>	<b>4.4</b>	<b>2,815</b>	<b>40.1%</b>
<b>NON-RESIDENTIAL</b>								
Commercial	174.0	-	-	10.6%	164.9	—	—	10.4%
Commercial/Business Park	71.0	-	-	4.3%	66.3	—	—	4.1%
Mixed Use/ Neighborhood Commercial	18.4	-	-	1.1%	18.5	—	—	1.2%
Business Park	68.7	-	-	4.2%	50.1	—	—	3.1%
Industrial	196.2	-	-	12.0%	214.7	—	—	13.4%
Schools	19.5	-	-	1.2%	19.3	—	—	1.2%
Community Center/Community Park	4.5 / 20.1	-	-	1.5%	11.4	—	—	0.7%
Community Parks	-	-	-	-	18.0	—	—	1.1%
Open Space	119.8	-	-	7.3%	102.8	—	—	6.4%
Drainage Channels	49.5	-	-	3.0%	33.8	—	—	2.1%
Fire Station	1.7	-	-	0.1%	1.6	—	—	0.1%
Major Roads	162.6	-	-	9.9%	155.7	—	—	9.7%
Easements/Existing Uses	125.5	-	-	7.6%	103.1	—	—	6.4%
<b>NON-RESIDENTIAL SUBTOTAL</b>	<b>1,031.5</b>	<b>-</b>	<b>-</b>	<b>64.8%</b>	<b>960.2</b>	<b>—</b>	<b>—</b>	<b>59.9%</b>
<b>PROJECT TOTAL</b>	<b>1,641.3</b>	<b>1.5</b>	<b>2,390</b>	<b>100.0%</b>	<b>1,604.6</b>	<b>1.8</b>	<b>2,815</b>	<b>100.0%</b>

<sup>1</sup> Designated as 7,200 s.f. Medium in Proposed Specific Plan No. 260, Amendment No. 2

<sup>2</sup> Designated as 6,000 s.f. Medium in Proposed Specific Plan No. 260, Amendment No. 2

<sup>3</sup> Designated as 5,000 s.f. Medium High in Proposed Specific Plan No. 260, Amendment No. 2

<sup>4</sup> Designated as 4,000 s.f. Medium High in Proposed Specific Plan No. 260, Amendment No. 2

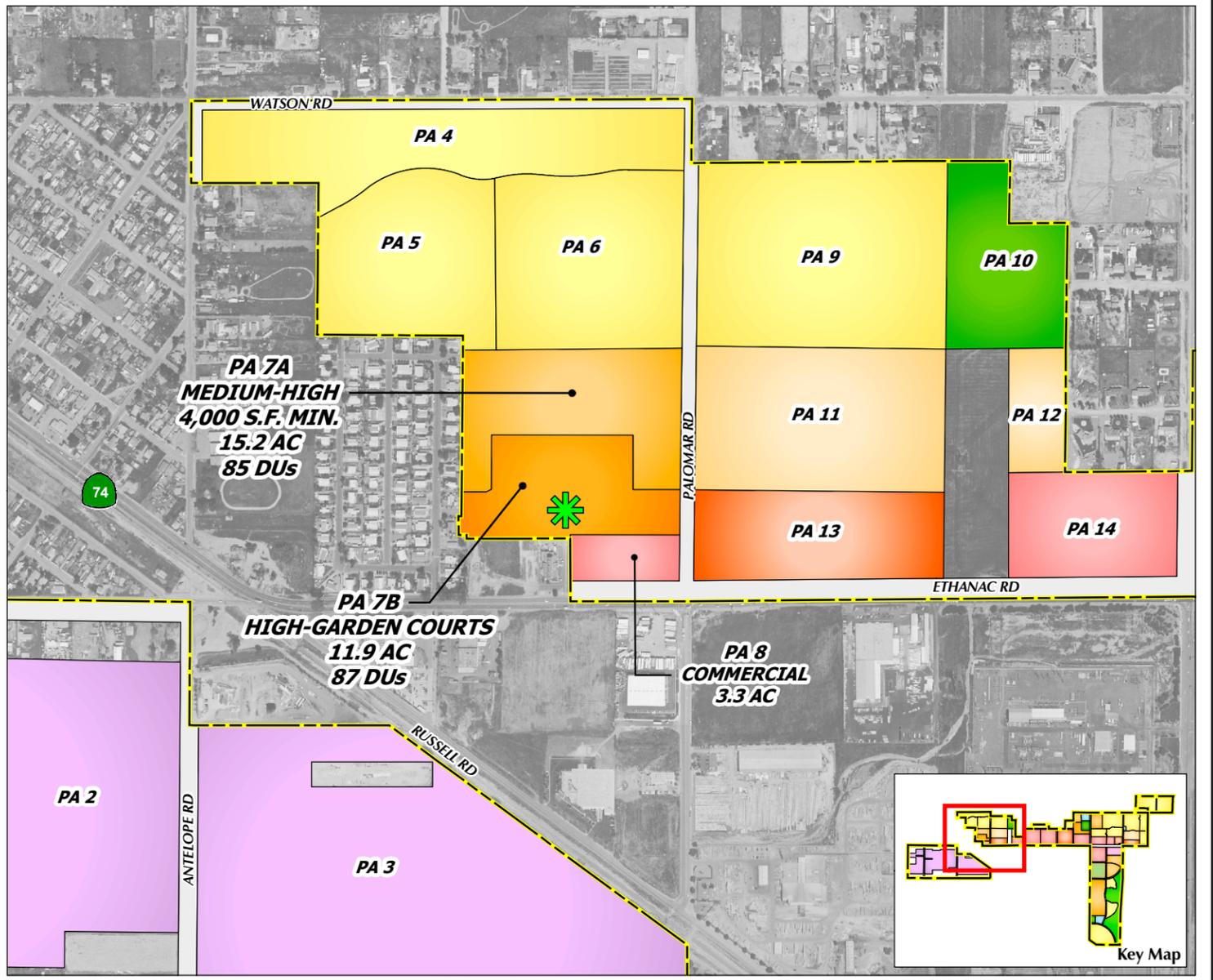
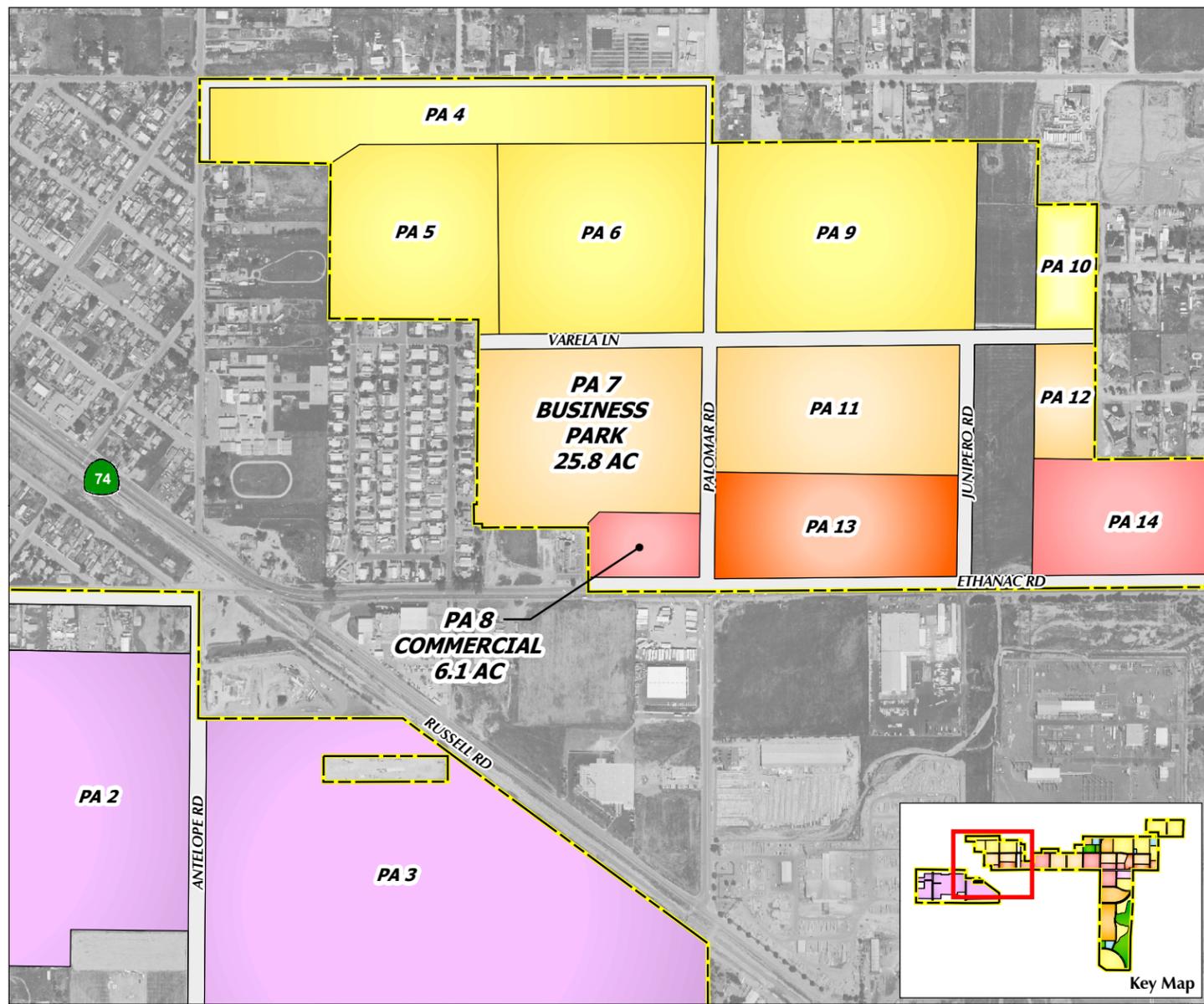
Provided on the following pages are detailed descriptions of each change that is proposed by MENIFEE NORTH Specific Plan No. 260, Amendment No. 2. Each area of change will include a brief description, a statistical comparison, and representative figure.

**☐ AREA OF CHANGE NO. 1 (PLANNING AREAS 7 AND 8)**

Area of Change No. 1 proposes to divide and redesignate Planning Area 7 from Business Park land uses to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts – Planning Area 7B). The northern portion of Planning Area 8 will be redesignated from Commercial to High Density Residential (Garden Courts) and will be developed as a part of Planning Area 7B, resulting in the Commercial land uses in Planning Area 8 decreasing in size from 6.1 acres to 3.3 acres. The abovementioned changes are summarized in Table 1 and graphics depicted in Figure 1.

**TABLE 1  
AREA OF CHANGE NO. 1 – STATISTICAL COMPARISON**

<b>ADOPTED AMENDMENT NO. 1</b>				<b>PROPOSED AMENDMENT NO. 2</b>			
<b>P. A.</b>	<b>LAND USE</b>	<b>ACRES</b>	<b>DU'S</b>	<b>P. A.</b>	<b>LAND USE</b>	<b>ACRES</b>	<b>DU'S</b>
7	Business Park	25.8	--	7A	Medium Density Residential	15.2	85
				7B	High Density Residential (Garden Courts)	11.9	87
8	Commercial	6.1	--	8	Commercial	3.3	--



Source: Eagle Aerial (Flown: April 2006)

LAND USE SUMMARY				
LAND USE	P.A.	ACRES	DENSITY	DU's
<b>NON-RESIDENTIAL</b>				
Business Park	7	25.8	--	--
Commercial	8	6.1	--	--
- Non-Residential Subtotals		31.9	--	--

**Approved Plan**



LAND USE SUMMARY				
LAND USE	P.A.	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
Medium-High - 4,000 S.F. Lots	7A	15.2	5.6	85
High - Garden Courts	7B	11.9	7.3	87
- Residential Subtotals		27.1	6.3	172
<b>NON-RESIDENTIAL</b>				
Commercial	8	3.3	--	--
- Non-Residential Subtotals		3.3	--	--

**Proposed Plan**



**AREA OF CHANGE NO. 2 (PLANNING AREA 10)**

Area of Change No. 2 proposes to redesignate land uses in Planning Area 10 from Low Density Residential to Community Park. The changes are summarized in Table 2 and graphics depicted in Figure D.

**TABLE 2  
AREA OF CHANGE NO. 2 – STATISTICAL COMPARISON**

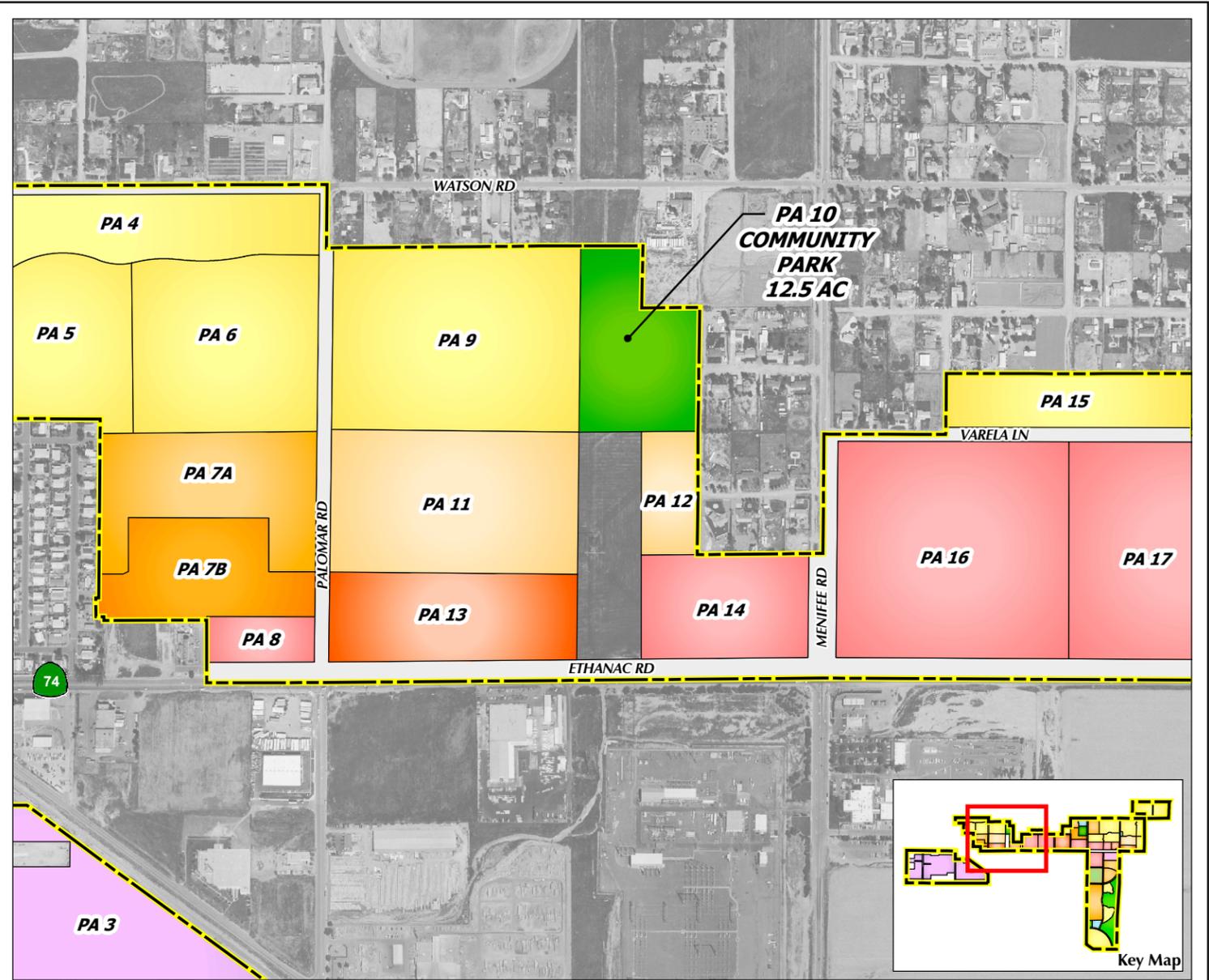
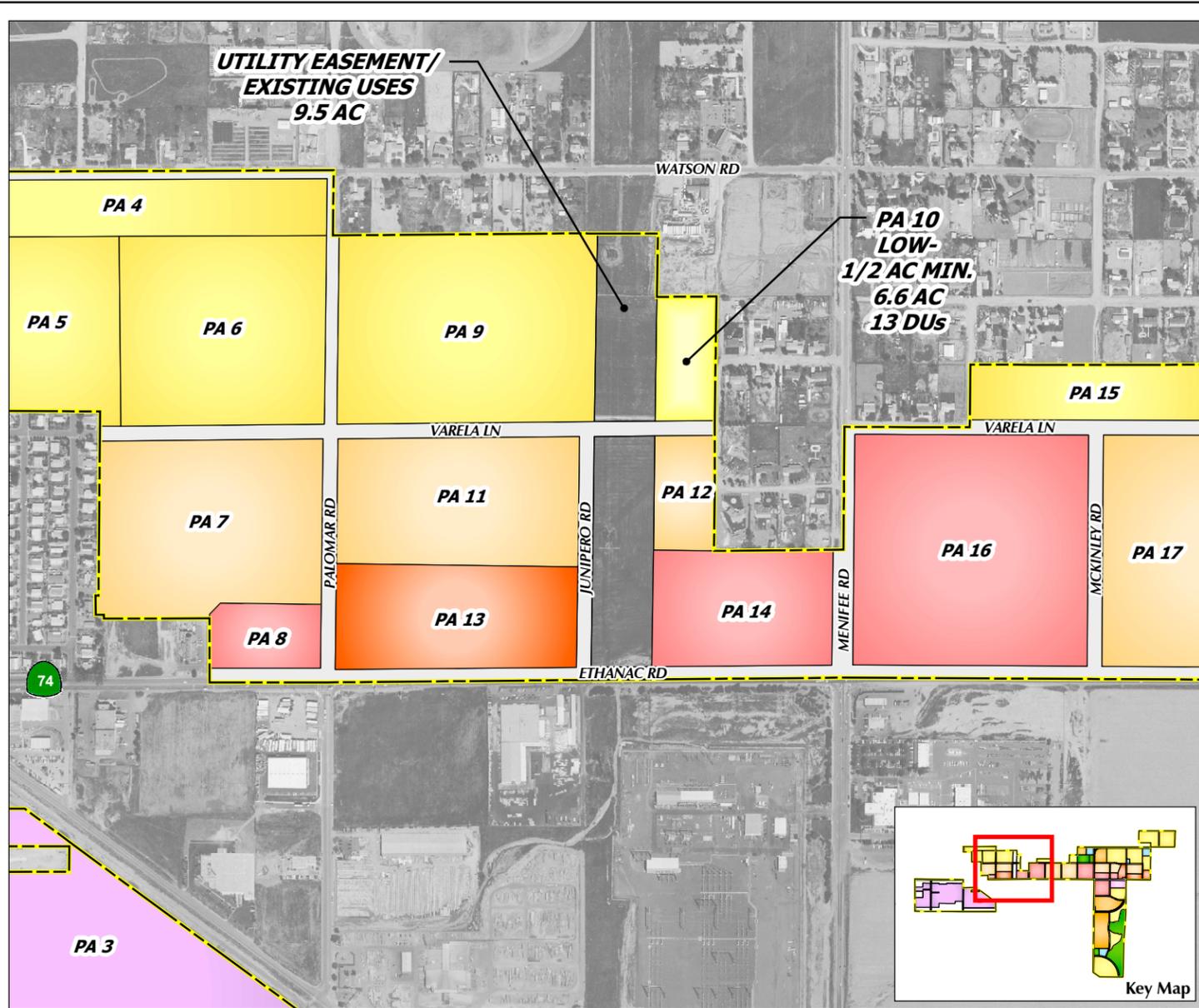
ADOPTED AMENDMENT NO. 1				PROPOSED AMENDMENT NO. 2			
P. A.	LAND USE	ACRES	DU'S	P. A.	LAND USE	ACRES	DU'S
10	Low Density Residential/	6.6	13	10	Community Park	12.5	--
N/A	Existing Uses/ Easement	9.5	--				

**AREA OF CHANGE NO. 3 (PLANNING AREAS 20, 23, AND 48)**

Area of Change No. 3 proposes to combine Planning Areas 20 and 48 (Community Park/Center), reducing the total acreage from 16.5 acres to 11.4 acres. Area of Change No. 3 also proposes to divide Planning Area 23 and redesignate the land uses as follows: Planning Area 23A – Garden Courts on 17.8 acres and Planning Area 23B – Commercial on 23.7 acres. The western portion of Planning Area 20 will be redesignated from Community Park/Center to High Density Residential (Garden Courts) and will be developed as a part of Planning Area 23A. The abovementioned changes are summarized in Table 3 and graphics depicted in Figure E.

**TABLE 3  
AREA OF CHANGE NO. 3 – STATISTICAL COMPARISON**

ADOPTED AMENDMENT NO. 1				PROPOSED AMENDMENT NO. 2			
P. A.	LAND USE	ACRES	DU'S	P. A.	LAND USE	ACRES	DU'S
20	Community Park	12.0	--	20	Community Park/Center	11.4	--
48	Community Center	4.5	--				
23	Commercial	36.3	--	23A	High Density Residential (Garden Courts)	18.1	153
				23B	Commercial	23.7	--



Source: Eagle Aerial (Flown: April 2006)

LAND USE SUMMARY				
LAND USE	P.A.	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
Low - 1/2 Ac Min	10	6.6	2.0	13
- Residential Subtotals		6.6	2.0	13
<b>NON-RESIDENTIAL</b>				
Utility Easement/Existing Uses	N/A	9.5	--	--
- Non-Residential Subtotals		9.5	--	--

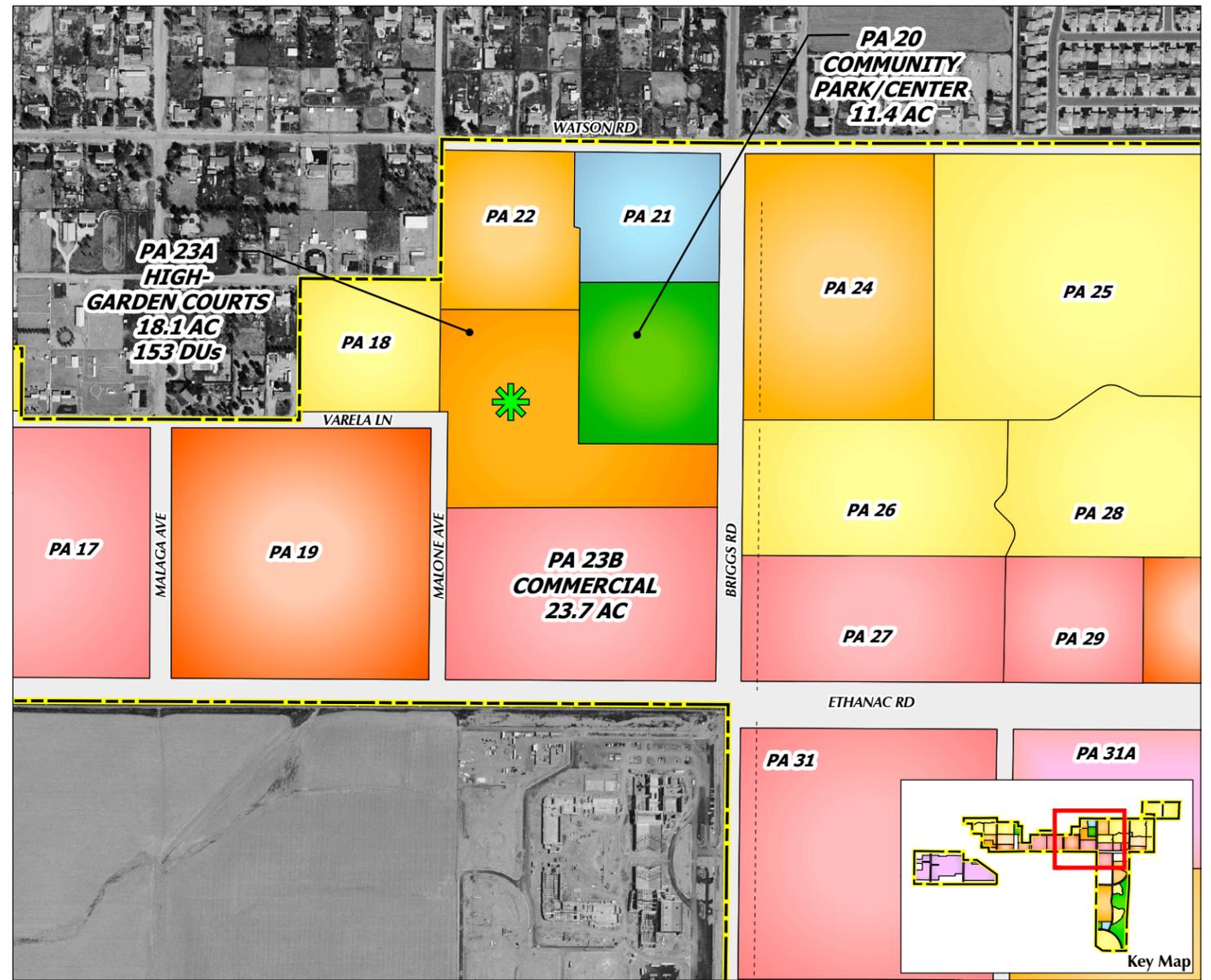
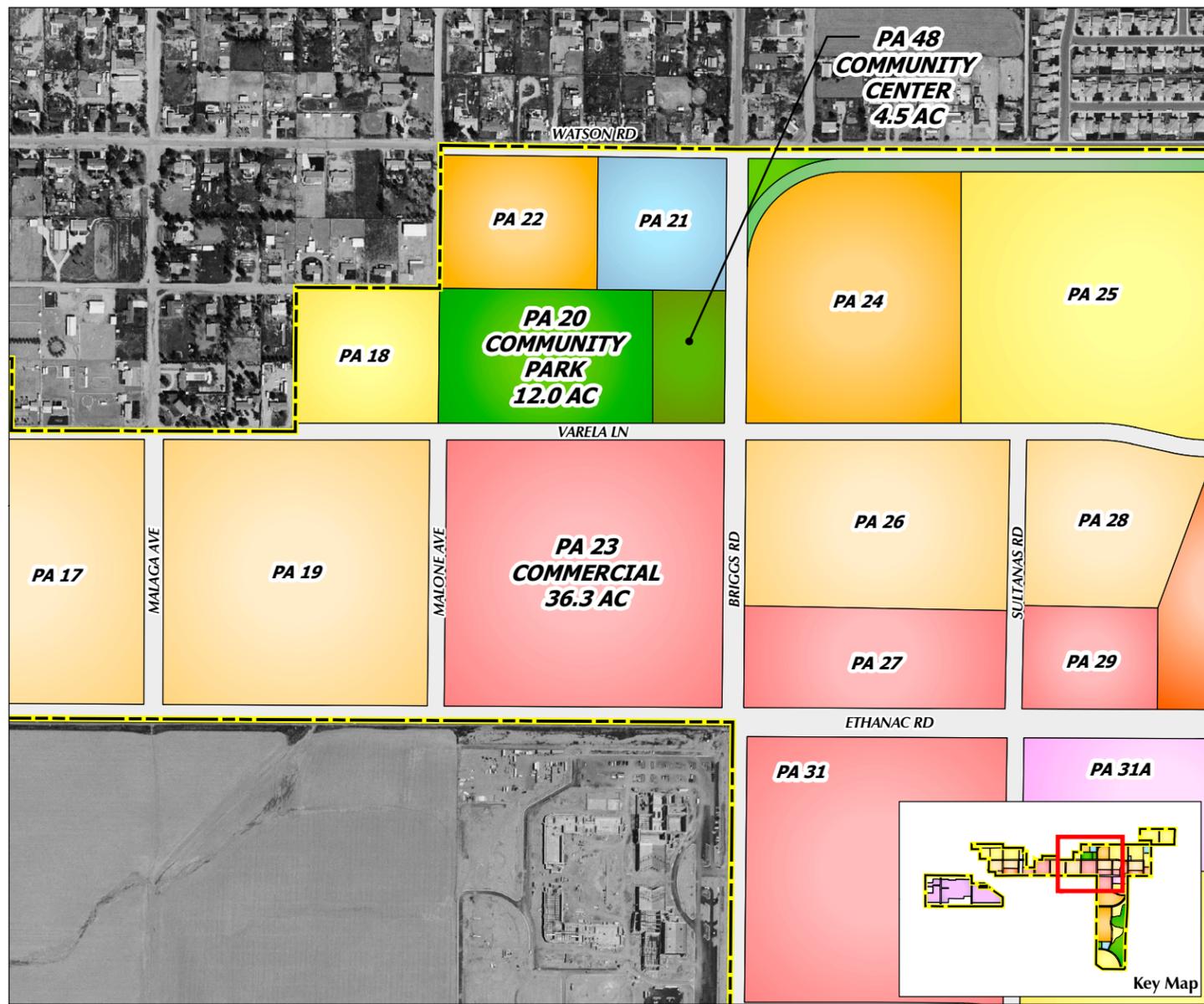
**Approved Plan**



LAND USE SUMMARY				
LAND USE	P.A.	ACRES	DENSITY	DU's
<b>NON-RESIDENTIAL</b>				
Park	10	12.5	--	--
- Non-Residential Subtotals		12.5	--	--

**Proposed Plan**





Source: Eagle Aerial (Flown: April 2006)

LAND USE SUMMARY				
LAND USE	P.A.	ACRES	DENSITY	DU's
<b>NON-RESIDENTIAL</b>				
Commercial	23	36.3	--	--
Community Park	20	12.0	--	--
Community Center	48	4.5	--	--
- Non-Residential Subtotals		52.8	--	--

**Approved Plan**



LAND USE SUMMARY				
LAND USE	P.A.	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
High - Garden Courts	23A	18.1	8.5	153
- Residential Subtotals		18.1	8.5	153
<b>NON-RESIDENTIAL</b>				
Commercial	23B	23.7	--	--
Community Park/Center	20	11.4	--	--
- Non-Residential Subtotals		35.1	--	--
* Private Recreation				

**Proposed Plan**



## II. SUMMARY

### A. INTRODUCTION

Section 65450 of the California Government Code grants 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. A Specific Plan, as the name implies, is specific in nature as compared to a General Plan. It is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. A General Plan does not show local streets, individual parcels or specific land uses. While a General Plan examines an entire City or County, a Specific Plan will concentrate on the individual development issues of a particular project or region. The Riverside County General Plan has established objectives which mandate the preparation of individual Specific Plan documents in order to ensure that new developments meet the basic standards of environmental safety, infrastructure, quality of structural design, site planning and contain the provisions to maintain aesthetic quality and cultural identity. Most importantly, the Specific Plan has strong implications on government budgeting decisions.

In addition to the *MENIFEE NORTH* Specific Plan, the accompanying Environmental Impact Report (EIR), was prepared under the authority of the County of Riverside and is in compliance with the California Environmental Quality Act (CEQA) and County of Riverside Guidelines. The EIR is intended to serve as the project-wide Master Environmental Document for the *MENIFEE NORTH* Specific Plan and all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. Furthermore, the EIR is an informational document designed to provide decision-makers and members of the general public with a full understanding of the potential environmental effects of the development proposal. Together, the Specific Plan and EIR provide a path to properly develop the site, taking into account all local goals, objectives and environmental considerations.

### B. PROJECT SUMMARY

The *MENIFEE NORTH* Specific Plan provides the County of Riverside, as well as future developers, community groups and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project. The Specific Plan also implements each applicable Element of the Riverside County General Plan.

The *MENIFEE NORTH* Specific Plan assures that development of the proposed land use plan will proceed as a coordinated project involving the orderly and systematic construction of residential, commercial, industrial and open space uses and the provisions of public infrastructure and services necessary to ensure that Riverside County standards for orderly growth are implemented.

*MENIFEE NORTH*, as noted on the *Regional Map* (Figure II-1) and illustrated on the *Vicinity Map* (Figure II-2), is located on approximately ~~1,641.3~~ 1,604.6± acres between the communities of Homeland and Romoland in southwestern Riverside County, east of Interstate 215 along Highway 74. The *MENIFEE NORTH* Specific Plan project site is bound to the north by Watson Road, to the west by ~~Interstate 215~~ Trumble Road, to the east by Juniper Flats Road and to the south by McLaughlin Road. The western portion of the project site is traversed in a northwest-southeast direction by the Atchison Topeka and Santa Fe Railroad right-of-way.

The project area primarily consists of vacant land with some existing scattered residential, industrial and commercial uses surrounded by either fragmented residential, commercial, agricultural or some limited forms of professional office land uses. When fully developed, the *MENIFEE NORTH* Specific Plan will provide a balance of residential land uses varying in density from ~~2.0~~ 3.6 dwelling units per acre to ~~4.6~~ 8.0 dwelling units per acre. The project will also include commercial and business park uses, three school sites, community parks and natural open space.

The residential products to be provided will serve to meet a market need in this urbanizing portion of southwest Riverside County, while maintaining a sensitive approach to development relative to existing streets and anticipated traffic volumes that are planned for within the Riverside County Circulation Plan and Master Plan of Highways.

*MENIFEE NORTH* will provide a community which offers a unique living and working environment, providing a range of residential densities, commercial and industrial square footage and park and open space amenities consistent with the on-going development in the Southern Perris Valley region. Many of the future residents, who are projected to range from first-time to move-up buyers, will be able to take advantage of amenities offered in the *MENIFEE NORTH* Specific Plan project area.

### **C. AMENDMENT NO. 2 SUMMARY**

In response to changing market conditions in the project area, a second amendment to Specific Plan 260, *MENIFEE NORTH*, is being proposed to allow for the following changes. The proposed changes are reflected in Tables I and IA, *Land Use Summary*:

1. Increases the number of residential units from 2,503 to 2,815, an increase of 312 over proposed Specific Plan Amendment No. 1. The additional residential units are accommodated in Planning Areas 7A, 7B, and 23A. Amendment No. 2 designates Planning Area 7A as Medium High Density Residential providing a maximum of 85 dwelling units (4,000 square foot lots); Planning Area 7B as High Density Residential providing a maximum of 87 dwelling units (Garden Court homes); and Planning Area 23A as High Density Residential providing a maximum of 153 dwelling units (Garden Court homes).
2. Divides Planning Area 7 designated as Business Park in the Specific Plan into Planning Areas 7A and 7B. Planning Area 7A is designated as Medium High Density Residential and Planning Area 7B is designated as High Density Residential with a private recreation center.
3. Redesignates Planning Area 10 from Low Density Residential to a 12.5-acre Community Park, which provides recreational opportunities for residents of the western portion of the Specific Plan area. The additional acreage in Planning Area 10 is provided via the incorporation of an easement granted by Southern California Edison, allowing for passive recreational uses and a turf area.
4. Reduces the size of the Community Park in Planning Area 20 from 12.0 acres to 11.4 acres and eliminates Planning Area 48 by incorporating the Community Center into Planning Area 20.

5. Divides Planning Area 23 designated as Commercial in the Specific Plan into Planning Areas 23A and 23B. Planning Area 23A is designated High Density Residential on 17.8 acres and Planning Area 23B as Commercial on 23.7 acres.
6. Reduces Commercial and Business Park acreage from 363.4 acres to 281.3 acres.
7. Decreases school acreage from 19.5 acres to 19.3 acres.
8. Removes Valera Lane Industrial Collector (78' R.O.W.) from Antelope Road to Menifee Road and from Malone Avenue to Sultanas Road.
9. Changes the R.O.W. designation for Ethanac Road west Trumble Road to Palomar Road from Augmented Urban Arterial (150' R.O.W.) and Palomar Road west to Juniper Flats Road from Urban Arterial (134' R.O.W.) to be in conformance with the adopted Circulation Element of the RCIP.
10. Changes the R.O.W. designation for Briggs Road south of Ethanac Road from Urban Arterial (134' R.O.W.) to Urban Arterial (152' R.O.W.) and Ethanac Road north to Watson from Major (100' R.O.W.) to Urban Arterial (152' R.O.W.) to be in conformance with the adopted Circulation Element of the RCIP.

The changes resulting from Amendment No. 2 are indicated by ~~strikeout~~ text for deletions, and underlined text for additions.

The *MENIFEE NORTH* Specific Plan can be briefly summarized as follows:

**Table I**  
**LAND USE SUMMARY**

LAND USE	ACREAGE	DWELLING UNITS / ACRE	MAXIMUM DWELLING UNITS	PERCENTAGE
<b>RESIDENTIAL</b>				
<u>½ Acre Low</u>	<u>6.6</u>	<u>2.0</u>	<u>13</u>	<u>0.4%</u>
7,200 SF Medium <sup>(1)</sup>	<del>264.0</del> <u>261.2</u>	3.6	<u>947</u>	<del>15.9%</del> <u>16.3%</u>
6,000 SF Medium <sup>(1)</sup>	<del>181.8</del> <u>178.5</u>	<u>4.54.6</u>	827	11.1%
5,000 SF Medium High <sup>(1),(2)</sup>	<del>157.4</del> <u>159.5</u>	4.5	716	<del>9.6%</del> <u>9.9%</u>
<u>4,000 SF Medium High</u>	<u>15.2</u>	<u>5.6</u>	<u>85</u>	<u>0.9%</u>
<u>High Density (garden courts)</u>	<u>30.0</u>	<u>8.0</u>	<u>240</u>	<u>1.9%</u>
<b>RESIDENTIAL SUBTOTAL</b>	<b><del>609.8</del> <u>644.5</u></b>	<b><del>4.1</del> <u>4.4</u></b>	<b><del>2,503</del> <u>2,815</u></b>	<b><del>37.2%</del> <u>40.2%</u></b>
<b>NON-RESIDENTIAL</b>				
Commercial	<del>174.0</del> <u>164.9</u>	=	=	<del>10.6%</del> <u>10.3%</u>
Commercial/Business Park <sup>(3)</sup>	<del>71.0</del> <u>66.3</u>	=	=	<del>4.3%</del> <u>4.1%</u>
Mixed Use/Neighborhood Commercial	<del>18.4</del> <u>18.5</u>	=	=	<del>1.1%</del> <u>1.2%</u>
Business Park	<del>68.7</del> <u>50.1</u>	=	=	<del>4.2%</del> <u>3.1%</u>
Industrial	<del>196.2</del> <u>214.7</u>	=	=	<del>12.0%</del> <u>13.4%</u>
Schools	<del>19.5</del> <u>19.3</u>	=	=	<del>1.2%</del> <u>1.2%</u>
Community Center/Park	<del>16.5</del> <u>11.4</u>	=	=	<del>1.0%</del> <u>0.7%</u>
Community Parks <sup>(4)</sup>	<del>5.1</del> <u>18.0</u>	=	=	<del>0.3%</del> <u>1.1%</u>
Open Space	<del>119.8</del> <u>102.8</u>	=	=	<del>7.3%</del> <u>6.4%</u>
Drainage Channels	<del>49.5</del> <u>33.8</u>	=	=	<del>3.0%</del> <u>2.1%</u>
Fire Station	<del>1.7</del> <u>1.6</u>	=	=	0.1%
Major Roads	<del>162.6</del> <u>155.7</u>	=	=	<del>9.5%</del> <u>9.7%</u>
Easements/Existing Uses	<del>125.5</del> <u>103.1</u>	=	=	<del>7.5%</del> <u>6.4%</u>
<b>NON-RESIDENTIAL SUBTOTAL</b>	<b><del>1,031.5</del> <u>960.2</u></b>	<b>=</b>	<b>=</b>	<b><del>68.8%</del> <u>59.8%</u></b>
<b>PROJECT TOTAL</b>	<b><del>1,641.3</del> <u>1,604.6</u></b>	<b><del>1.5</del> <u>1.8</u></b>	<b><del>2,503</del> <u>2,815</u></b>	<b>100.0%</b>

- (1) The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Areas 5, 6, 9, 32, 33, and 34 in either of the following two circumstances:
- (a) The project is designed for and restricted to senior citizen housing; or
  - (b) The project is a mobile home park or mobile home subdivision.
- If this option is elected, the maximum number of dwelling units shown in Table II may exceed up to a new maximum which is listed in Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed ~~2,503~~ 2,815.
- (2) The overall number of units for Planning Areas 33 and 34 is restricted to require that several neighborhoods of differing lot sizes be developed.
- (3) Planning Area 1, which was originally designated for 18 acres of Commercial/Business Park use, was annexed to the City of Perris and was therefore deleted from Specific Plan #260.
- (4) Mini-parks are required in Planning Areas 32, 35 and 37.

II. SUMMARY

### **III. SPECIFIC PLAN**

#### **A. DEVELOPMENT PLANS AND STANDARDS**

##### **✦ PLANNING OBJECTIVES**

This Specific Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues such as engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals and objectives, development phasing and local community goals have been fully examined and considered. To further ensure the environmental compatibility, aesthetic satisfaction and functional integrity of the plan, specific planning goals and objectives were identified. With this analysis and the specific project goals and objectives in mind, the *MENIFEE NORTH* Specific Plan:

- Provides a development plan of superior environmental sensitivity including a high quality of visual aesthetics, suppression of noise, protection of health and safety, and the promotion of the community and region.
- Considers topographic, geologic, hydrologic and environmental opportunities and constraints to create a design that generally conforms to the character of the land by retaining and utilizing basic existing landforms as much as possible.
- Reflects anticipated market needs and public demand by providing a range of housing types which will be marketable within the developing economic profile of Southern Perris Valley Area as well as the County of Riverside.
- Provides residential uses with specific emphasis on employing natural and created open space for a heightened aesthetic environment.
- Provides direct and convenient access to clustered neighborhoods via a convenient and efficient circulation system.
- Provides additional employment opportunities for the current and future residents of the region and surrounding communities.
- Creates a unique residential character that provides for a distinct environment through architectural treatment, viewshed, and natural terrain.

#### **1. SPECIFIC LAND USE PLAN**

##### **a. Project Description**

When completed, the Menifee North project area will be composed of a high-quality mix of residential uses varying in density from ~~2.0~~3.6 du/ac to ~~4.6~~8.0 du/ac. These residential uses will be constructed in compliance with a site design that is consistent with the Riverside County General Plan. The residential products to be provided will meet a market need in the urbanizing Southern Perris Valley community. When fully developed, a maximum of ~~2,503~~2,815 homes will be

constructed in *MENIFEE NORTH*. The units will be developed across a spectrum of lot sizes as depicted in the *Specific Land Use Plan* (Figure III-1). In order to create a full service, balanced community, the project also will provide commercial, business park, industrial, recreation, public facility, and natural open space land uses.

The project site has been divided into 46 planning areas on the basis of logical, separate units of development. Specific information on each of the planning areas within *MENIFEE NORTH* is provided within Section III.B; Planning Area Development Standards, in the Detailed Land Use Summary (Table II) and in Planning Area Figures III-14A through 14EE).

The proposed land uses within the *MENIFEE NORTH* Specific Plan include:

- ❖ RESIDENTIAL - The Specific Plan was formulated based on the goal of providing a variety of housing types, styles, sizes and values to attract a variety of homebuyers. The residential element of the plan accounts for ~~609.8~~644.4 acres of the project site, containing ~~2,503~~2,815 dwelling units. Residential densities within the project will net ~~4.1~~4.4 du/ac and gross ~~1.5~~1.8 du/ac overall. The housing mix will be spread over four density ranges varying from ~~Low Medium~~ to ~~Medium~~-High, as described below.
  - ~~Low Density Residential (2.0 du/ac) – consists of 13 dwelling units on 6.6 acres in Planning Area 10. The minimum lot size in this area will be one half acre.~~
  - Medium Density Residential (3.6 du/ac) - consists of 947 dwelling units on ~~264.0~~261.2 acres in Planning Areas 4, 5, 6, 9, 15, 18, 41, 42, 45, and 46. Lot sizes in these areas will be a minimum of 7,200 square feet.
  - Medium Density Residential (~~4.5~~4.6 du/ac) - consists of 827 dwelling units on ~~181.8~~178.5 acres in Planning Areas 25, 26, 28, 35, 37 and 40. Lot sizes in these areas will be a minimum of 6,000 square feet.
  - Medium-High Density Residential (~~4.5~~5.6 du/ac) - consists of 716 dwelling units on ~~157.4~~159.5 acres in Planning Areas 22, 24, 33 and 34. Lot sizes in these areas will be a minimum of 5,000 square feet.
  - Medium-High Density Residential (5.6 du/ac) – consisting of 85 dwelling units on 15.2 acres in Planning Area 7A. Lot sizes in these areas will be a minimum of 4,000 square feet.
  - High Density Residential (8.0 du/ac) – consists of 240 dwelling units on 30.0 acres in Planning Areas 7B and 23A. Residential uses in these areas will consist of Garden Court homes.

The maximum density of Planning Areas 5, 6, 9, 32, 33 and/or 34 may be increased to 6.0 du/ac with a 5,000 square foot lot minimum if the planning area is designed for and restricted to senior citizen housing or if the planning area is a mobile home park or mobile home subdivision. Additional residential opportunities are also provided by Planning Area 31A which could accommodate high density residential uses within a mixed use/neighborhood commercial environment.

- ❖ COMMERCIAL - *MENIFEE NORTH* will contain several commercial sites totaling ~~174.0~~164.9 acres, proposed for Planning Areas 8, 14, 16, 17, ~~23B~~, 27, 29 and 31. The commercial uses proposed will serve residents of *MENIFEE NORTH*, off-site users and persons employed in the area. The commercial sites are located to provide easy access for both on-site residents and the regional population. The provision of commercial uses is important not only for convenience, but also to satisfy commercial needs of the future population in this region.
- ❖ COMMERCIAL/BUSINESS PARK - The Commercial/Business Park uses, totaling ~~71.0~~66.3 acres of land, are proposed for Planning Areas 13, 19, 30, and 44. This land use is intended to provide areas for wholesale commercial, business/office, support commercial and possibly some light industrial uses, as allowed in the IP zone.
- ❖ BUSINESS PARK - The Business Park uses, totaling ~~68.7~~50.1 acres of land, are proposed for Planning Areas ~~7~~, 11, 12, and 43. This land use is intended to provide development areas for professional office and related supportive commercial uses as well as some limited types of "clean" light industrial uses, as allowed in the IP zone.
- ❖ MIXED USE/NEIGHBORHOOD COMMERCIAL - The Mixed Use/Neighborhood Commercial area is proposed for Planning Area 31A. This ~~48.4~~18.5-acre area will provide a mix of limited commercial and high density residential land uses.
- ❖ INDUSTRIAL - The Industrial uses will be located in Planning Areas 2 and 3 and will total ~~196.2~~214.7 acres of land. This land use is intended to support the commercial uses in the region and to blend in with the adjacent industrial uses.
- ❖ SCHOOLS – Three elementary school sites are planned within *MENIFEE NORTH*, containing a total of ~~49.5~~19.3 acres, located in Planning Areas 21 and 39. The Specific Plan satisfies the standards of the Perris Union and Romoland School Districts for the reservation of school sites as the project is implemented over the phasing period.
- ❖ PARKS - The *MENIFEE NORTH* project offers various active recreational opportunities. Two community parks and one community center/park are proposed within the project. A 12.5-acre park is proposed for Planning Area 10, a 11.4-acre community center/park is proposed for Planning Area 20, adjacent to one of the two school sites, and a ~~5.1~~5.5-acre park is proposed for Planning Area 38, also adjacent to a school site. Locating these parks in proximity to schools provides excellent opportunities for sharing of facilities. In addition, mini-parks are required in Planning Areas 32, 35, and 37.
- ❖ OPEN SPACE - Approximately ~~119.8~~102.8 acres of the Specific Plan area will remain as natural open space, preserved in Planning Area 36. This open space area includes the preservation of a significant hillside in the eastern portion of the site.
- ❖ ROADS - Major roadways totaling ~~162.6~~155.7 acres will be developed in conjunction with the proposed project. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic will be handled by a hierarchical roadway system consisting of Expressway, Urban Arterial Highway, Arterial, Major Highway, Secondary Highway, Industrial Collector, Collector and local roadways ranging in right-of-way width from ~~60~~56 feet to ~~150~~220 feet.

### III. SPECIFIC PLAN

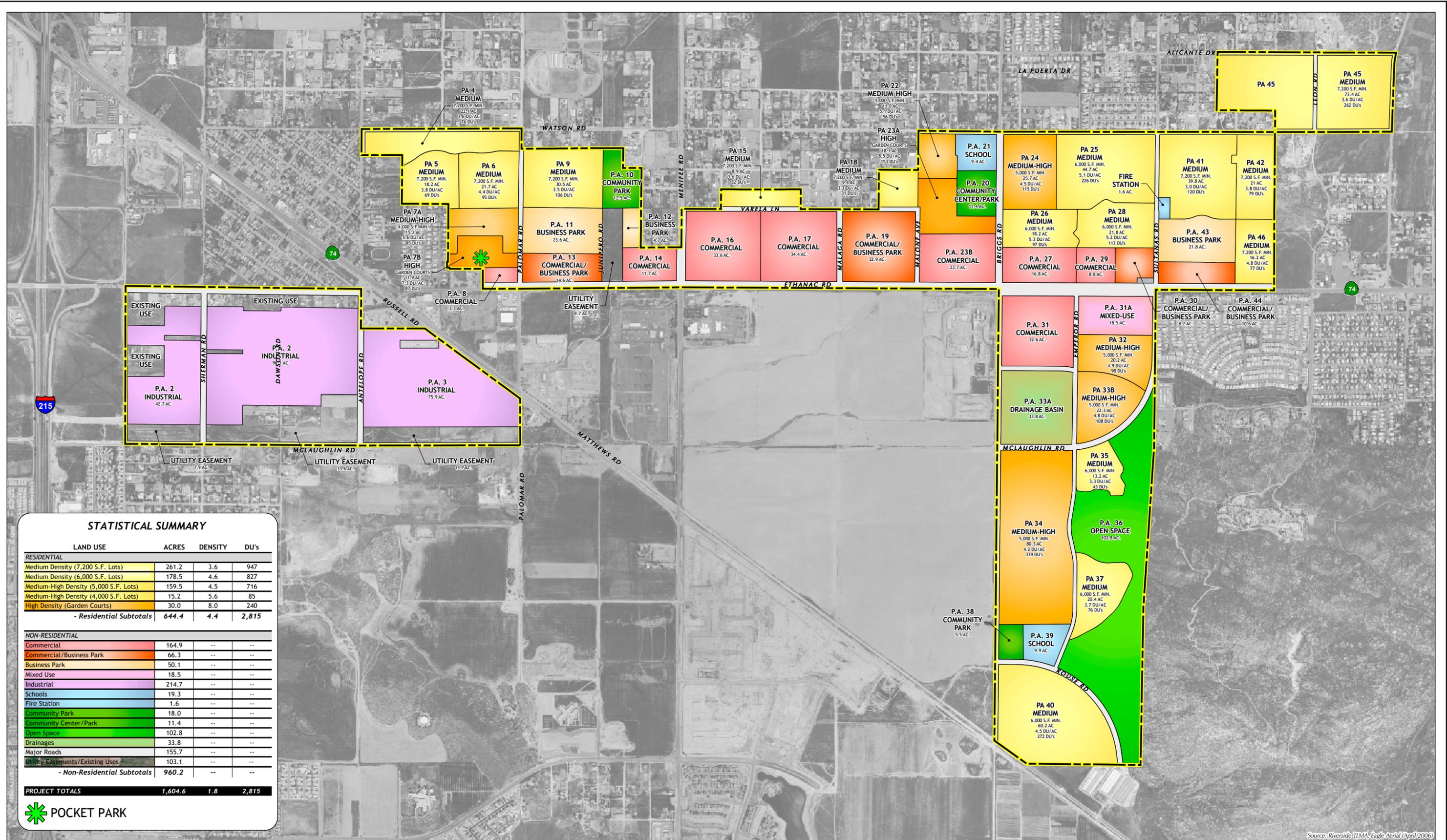
#### MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2 & E.I.R. NO. 329

**b. Land Use Development Standards**

In order to ensure the orderly and sensitive development of the land proposed for *MENIFEE NORTH*, special techniques or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section III.B., Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions among neighboring land uses.

In addition to these specific techniques, project-wide development standards also have been prepared which complement the unique conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of ~~2,503~~2,815 dwelling units on ~~1,641.3~~1,604.6 acres, as illustrated on the *Specific Land Use Plan* (Figure III-1). General uses permitted will include residential, commercial, business park, industrial, schools, recreation and circulation as delineated on the *Specific Land Use Plan* and in the individual planning areas (Figures III-14A-14EE).
- 2) Uses and development standards will be in accordance with the County of Riverside Zoning Code and will be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.
- 3) Standards relating to signage, landscaping, parking and other related design elements will conform to the County of Riverside Zoning Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning code requirements. In addition, a Specific Plan Zoning Ordinance will be processed concurrently with this Specific Plan.
- 4) All project lighting shall be in accordance with applicable Riverside County standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460. Development shall conform substantially with adopted Specific Plan No. 260 as filed in the office of the Riverside County Planning Department, unless otherwise amended. This Specific Plan conforms with state laws.
- 6) Except for the Specific Plan Zoning Ordinance adopted concurrently with this Specific Plan, no portion of this Specific Plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application provided that if the maintenance organization is a property owner's association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.



Source: Riverside IILMA, Eagle Aerial (April 2006)

# MENIFEE NORTH



Figure III-1

**Table II**  
**MENIFEE NORTH**  
**DETAILED LAND USE SUMMARY**

DESIGNATION	PLANNING AREA	ACREAGE	TARGET DENSITY	DWELLING UNITS
<b>RESIDENTIAL</b>				
<u>Low - 1/2 AC min.</u>	40	<b>6.6</b>	<b>2.0</b>	<b>13</b>
Medium - 7,200 SF min.	4	<del>21.3</del> <u>22.1</u>	3.6	76
	5 <sup>1</sup>	18.3 <u>18.2</u>	3.8	69
	6 <sup>(1)</sup>	<del>24.5</del> <u>21.7</u>	<del>3.9</del> <u>4.4</u>	95
	9 <sup>(1)</sup>	<del>30.3</del> <u>30.5</u>	3.5	106
	15	<del>10.6</del> <u>8.9</u>	<del>3.0</del> <u>3.6</u>	32
	18	<del>10.3</del> <u>9.4</u>	<del>3.0</del> <u>3.3</u>	31
	41	<del>34.0</del> <u>39.8</u>	<del>3.5</del> <u>3.0</u>	120
	42	<del>21.1</del> <u>21.0</u>	<del>3.7</del> <u>3.8</u>	79
	45	<del>74.0</del> <u>73.4</u>	<del>3.5</del> <u>3.6</u>	262
46	<del>19.6</del> <u>16.2</u>	<del>3.9</del> <u>4.8</u>	77	
<b>SUBTOTAL - MEDIUM - 7,200 SF MIN.</b>		<del>264.0</del> <b>261.2</b>	<b>3.6</b>	<b>947</b>
	25	<del>45.3</del> <u>44.7</u>	<del>5.0</del> <u>5.1</u>	226
	26	<del>20.5</del> <u>18.2</u>	<del>4.7</del> <u>5.3</u>	97
	28	<del>22.9</del> <u>21.8</u>	<del>4.9</del> <u>5.2</u>	113
	35	<del>12.5</del> <u>13.2</u>	<del>3.4</del> <u>3.3</u>	43
	37	20.4	3.7	76
	40	60.2	4.5	272
<b>SUBTOTAL - MEDIUM - 6,000 SF MIN.</b>		<del>181.8</del> <b>178.5</b>	<del>4.5</del> <b>4.6</b>	<b>827</b>
Medium High - 5,000 SF min.	22	<del>8.9</del> <u>11.0</u>	5.1	56
	24	<del>25.3</del> <u>25.7</u>	4.5	115
	32	<del>21.8</del> <u>20.2</u>	<del>4.5</del> <u>4.9</u>	98
	33B <sup>(1),(2)</sup>	<del>24.1</del> <u>22.3</u>	<del>4.5</del> <u>4.8</u>	108
	34 <sup>(1),(2)</sup>	<del>74.9</del> <u>80.3</u>	<del>4.5</del> <u>4.2</u>	339
<b>SUBTOTAL - MEDIUM HIGH - 5,000 SF MIN.</b>		<del>157.4</del> <b>159.4</b>	<b>4.5</b>	<b>716</b>
<u>Medium High – 4,000 SF min</u>	<u>7A</u>	<u>15.2</u>	<u>5.6</u>	<u>85</u>
<u>High Density – Garden Courts</u>	<u>7B</u>	<u>11.9</u>	<u>7.3</u>	<u>87</u>
	<u>23A</u>	<u>18.1</u>	<u>8.5</u>	<u>153</u>
<b>SUB-TOTAL HIGH DENSITY</b>		<b>30.0</b>	<b>8.0</b>	<b>240</b>
<b>RESIDENTIAL SUBTOTALS</b>		<del>609.8</del> <b>644.4</b>	<del>4.1</del> <b>4.4</b>	<del>2,503</del> <b>2,815<sup>1</sup></b>

<sup>1</sup> The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Areas 5, 6, 9, 32, 33 and 34 in either of the following two circumstances:

- a. The project is designed for and restricted to senior citizen housing, or
- b. The project is a mobile home park or mobile home subdivision

This standard applies to Planning Areas 5, 6, 9, 32, 33B and 34. If this option is elected, the maximum number of dwelling units shown in Table II may be exceeded up to a new maximum which is listed in the Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed ~~2,503~~**2,815**.

<sup>2</sup> The density shown for this planning area is 4.5 du/ac even though the minimum lot size is 5,000 square feet. The overall number of units for this planning area is restricted to require that several neighborhoods of differing lot sizes be developed.

III. SPECIFIC PLAN

**MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2 & E.I.R. NO. 329**

**Table II**  
**MENIFEE NORTH**  
**DETAILED LAND USE SUMMARY**

DESIGNATION	PLANNING AREA	ACREAGE	TARGET DENSITY	DWELLING UNITS
<b>NON-RESIDENTIAL</b>				
Business Park	7	25.8	—	—
	11	20.9 <del>23.6</del>	—	—
	12	4.4 <del>4.7</del>	—	—
	43	17.6 <del>21.8</del>	—	—
<b>SUBTOTAL - BUSINESS PARK</b>		<b>68.7<del>50.1</del></b>	—	—
Commercial	8	6.1 <del>3.3</del>	—	—
	14	11.8 <del>11.7</del>	—	—
	16	34.2 <del>33.6</del>	—	—
	17	33.5 <del>34.4</del>	—	—
	23 <del>B</del>	36.3 <del>23.7</del>	—	—
	27	11.7 <del>16.8</del>	—	—
	29	8.0 <del>8.8</del>	—	—
31	32.4 <del>32.6</del>	—	—	
<b>SUBTOTAL - COMMERCIAL</b>		<b>174.0<del>164.9</del></b>	—	—
Mixed Use/ Neighborhood Commercial	31A	18.4 <del>18.5</del>	—	—
Commercial/Business Park <sup>3</sup>	13	16.8 <del>14.6</del>	—	—
	19	35.1 <del>32.9</del>	—	—
	30	8.9 <del>8.2</del>	—	—
	44	10.2 <del>10.6</del>	—	—
<b>SUBTOTAL - COMMERCIAL/BUSINESS PARK</b>		<b>71.0<del>66.3</del></b>	—	—
Industrial	2	120.0 <del>96.1</del>	—	—
	3	76.2 <del>75.9</del>	—	—
<b>SUBTOTAL - INDUSTRIAL</b>		<b>196.2<del>214.7</del></b>	—	—
Schools	21	9.7 <del>9.4</del>	—	—
	39	9.8 <del>9.9</del>	—	—
<b>SUBTOTAL - SCHOOLS</b>		<b>19.5<del>19.3</del></b>	—	—
Community Parks/ <del>Center</del> <sup>4</sup>	<u>10</u>	<u>12.5</u>	—	—
	<u>20</u>	12.0 <del>11.4</del>	—	—
	38	5.1 <del>5.5</del>	—	—
<b>SUBTOTAL - COMMUNITY PARKS/<del>CENTER</del></b>		<b>17.1<del>29.4</del></b>	—	—

<sup>3</sup> Planning Area 1, which was originally designated for 18 acres of Commercial/Business Park use, was annexed to the City of Perris and was therefore deleted from Specific Plan #260

<sup>4</sup> Mini-parks are required in Planning Areas 32, 35 and 37.

**Table II**  
**MENIFEE NORTH**  
**DETAILED LAND USE SUMMARY**

DESIGNATION	PLANNING AREA	ACREAGE	TARGET DENSITY	DWELLING UNITS
<del>Community Center</del>	48	4.5	—	—
Open Space	36	119.8	—	—
Drainage Channels/Basin	--	49.5	—	—
Utility Easements/Existing Uses	--	125.5	—	—
Major Roadways	--	162.6	—	—
Fire Station	--	1.7	—	—
<b>NON-RESIDENTIAL SUBTOTALS</b>		<b>1,031.5</b>	—	—
<b>PROJECT TOTALS</b>		<b>1,641.3</b> <b>1,604.6</b>	<b>1.5</b> <b>1.8</b>	<b>2,503</b> <b>2,815</b>

## **2. CIRCULATION PLAN**

### **a. Circulation Plan Description**

As the result of a thorough traffic analysis conducted by Robert Kahn, John Kain and Associates, Inc. (See Technical Appendices), a project roadway concept has been developed for *MENIFEE NORTH*, as illustrated in the *Circulation Plan* (Figure III-2). In addition to the project roadway concept, Amendment No. 2 has modified the circulation plan to be in conformance with the Circulation Element of the Riverside County Integrated Project.

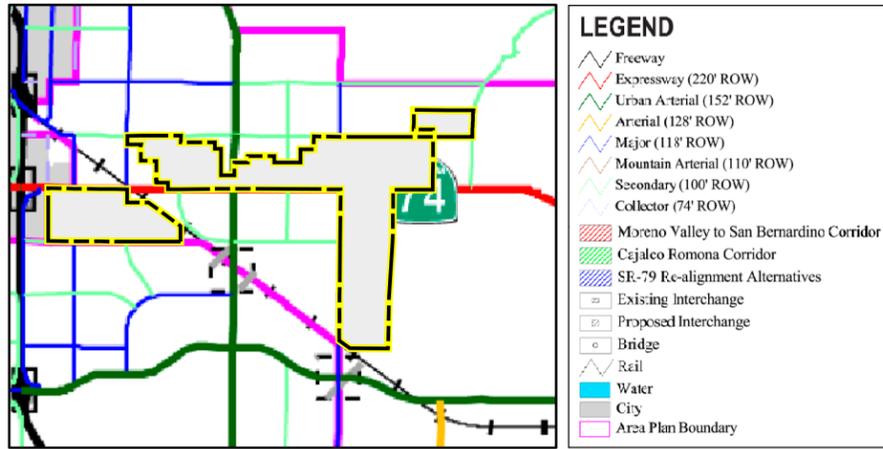
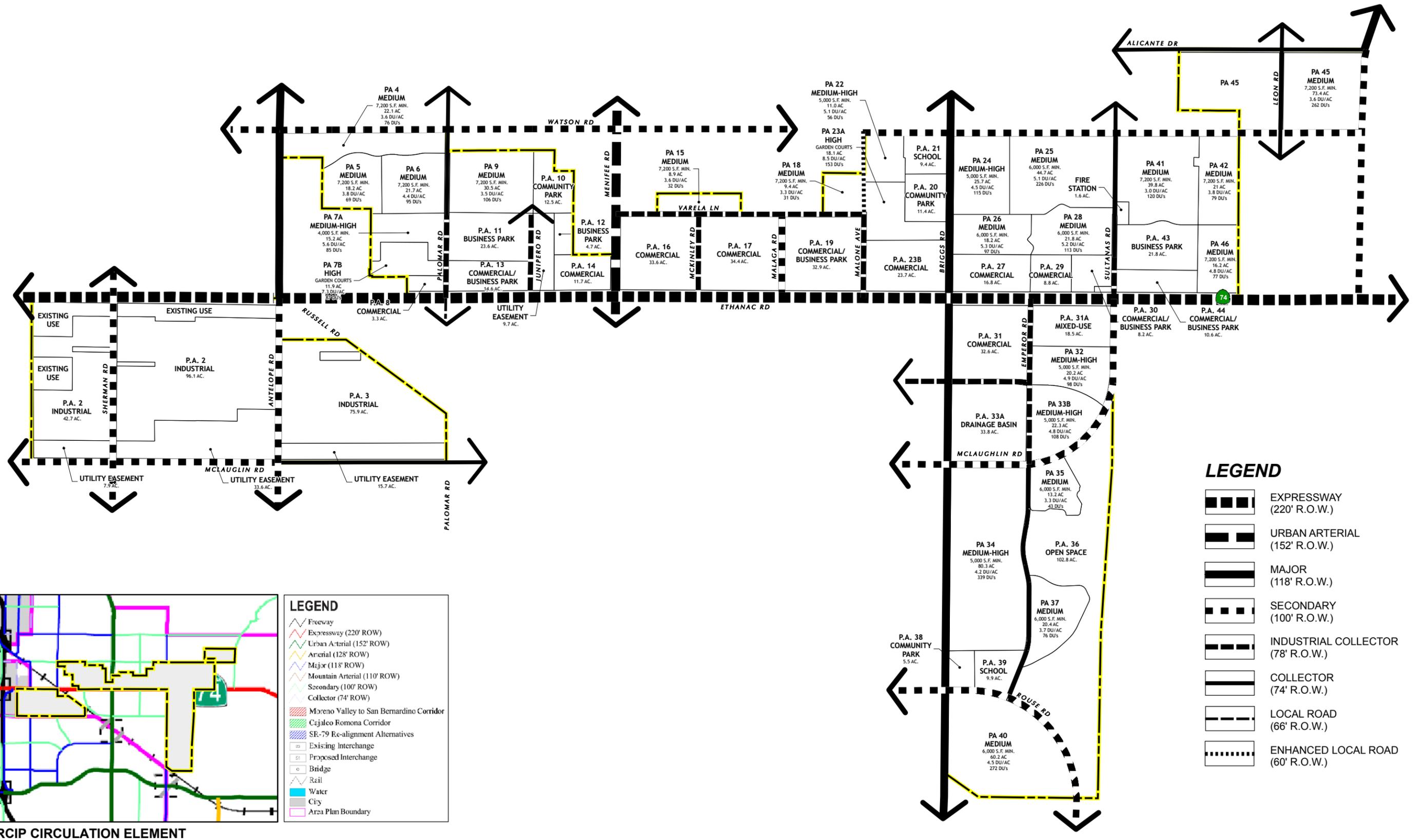
Principal east-west roadway access to and through the site will be provided by the existing Highway 74 and the proposed improved Ethanac/Pinacate Road Corridor. Primary north-south traffic through the project site will be conveyed via Meniffee Road, proposed on-site as an Urban Arterial with a 152' ROW, and Antelope Road (north of Ethanac Road), Sherman Road and a portion of Briggs Road, proposed on-site as Major Roadways with 118' ROW's. ~~Briggs Road, south of Highway 74 is proposed as an Urban Arterial with a 134' ROW.~~ Antelope Road, south of Ethanac Road, is proposed as a Secondary Roadway with a 100' ROW. On-site circulation will be accommodated by a network of public and private roadways. Each major roadway's location and size are designed, as illustrated on Figure III-2, to facilitate the efficient movement of traffic throughout the site.

The main objective of the Circulation Plan is to provide direct and convenient access to individual residential clusters, schools, recreation areas, and all commercial, business park and industrial facilities through a safe and efficient system of urban arterial, arterial, secondary, industrial collector, collector, and local roadways. Non-vehicular circulation will be promoted through the provision of bicycle lanes, sidewalks and a community trail.

The project traffic analysis estimated that 138,250 trip-ends per day would be generated by the project at buildout. The traffic analysis (included in the Technical Appendices) was based on a more intense version of the *MENIFEE NORTH* Land Use Plan, as originally submitted to the County in 1990. Therefore, the traffic analysis presents a "worst case" scenario. It is anticipated that the estimated number of trip ends per day would be reduced by an amount commensurate with the reduction in land use intensity.

### **b. Circulation Development Standards**

- 1) The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on the *Circulation Plan* (Figure III-2) has been derived from the Master Circulation Plan outlined in the project Traffic Analysis and will serve as the composite Circulation Plan for the *MENIFEE NORTH* Specific Plan. (See Technical Appendices.) The illustrated, on-site roadway improvements will be phased in accordance with this plan.
- 2) Heavy through-traffic should be eliminated from residential neighborhoods. Major roadways should be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors.



Source: RCIP

# MENIFEE NORTH

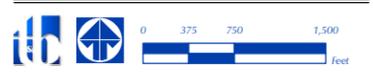
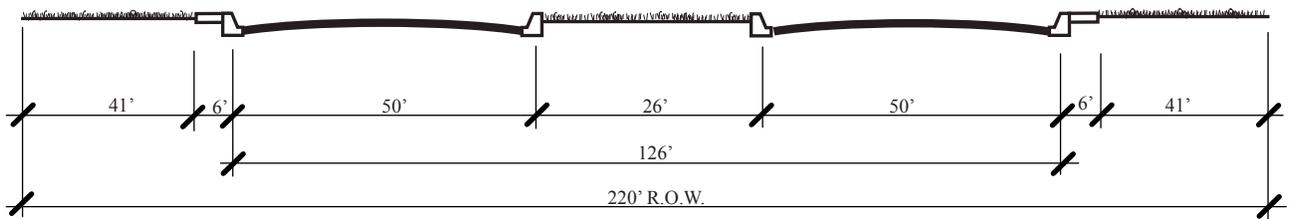
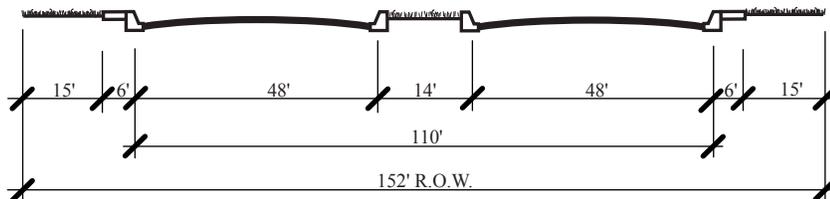


Figure III-2

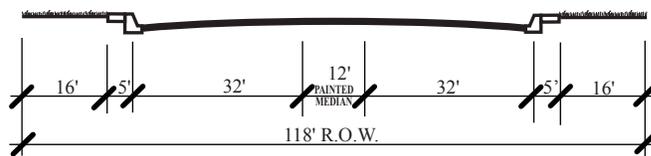
Circulation Plan



**EXPRESSWAY (220' ROW)**  
 Highway 74/Ethanac Road (Dawson Road to Juniper Flats Road)



**URBAN ARTERIAL (152' ROW)**  
 Menifee Road



**MAJOR (118' R.O.W.)**  
 Antelope Road (Highway 74 to Watson Road)  
 Briggs Road (South Project Boundary to Watson Road)

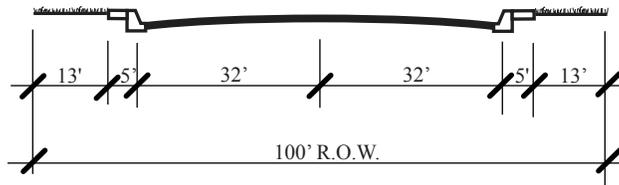
SOURCE: RCIP

**MENIFEE NORTH**



Figure III-3

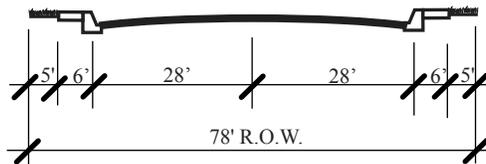
Typical Roadway Cross Sections



**SECONDARY (100' R.O.W.)**

Rouse Road

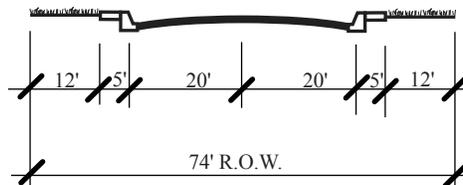
- Watson Road (Antelope Road to Menifee Road and Malone Road to Juniper Flats Road)
- McLaughlin Road (Dawson Road to Antelope Road and Briggs Road to Sultanas Road)
- Antelope Road (McLaughlin Road to Highway 74)
- Sultanas Road (McLaughlin Road to Highway 74)
- Malaga Road (Highway 74 to Varela Lane)
- Juniper Flats Road (Highway 74 to Alicante Road)



**INDUSTRIAL COLLECTOR (78' R.O.W.)**

Varela Lane, Pierson Road and McKinley Road

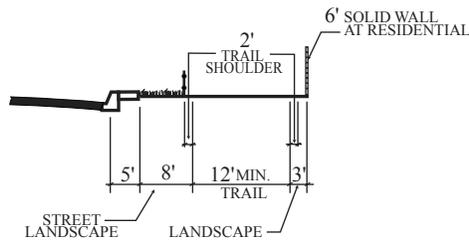
- Sultanas Road (Highway 74 to North Boundary of Planning Area 44)
- Street "B" (Emperor Road to Briggs Road)
- Emperor Road (South Boundary of Planning Area 25 to South Boundary of Planning Area 31)
- Palomar Road (Highway 74 to North Boundary of Planning Area 11)
- Junipero Road (North of Highway 74)
- Malone Ave (Highway 74 to Varela Lane)



**COLLECTOR (74' R.O.W.)**

Leon Road and Alicante Road

- McLaughlin Road (Antelope Road to Palomar Road)
- Emperor Road (South of Planning Area 33 to Rouse Road)
- Sultanas Road (North Boundary of Planning Area 44 to Watson Road)
- Palomar Road (North Boundary of Planning Area 11 to Watson Road)



**TRAIL OPTION**

SOURCE: RCIP

- 4) On-site roads will be constructed as:
- ~~Augmented Urban Arterial (150' ROW)~~ Expressway (220' ROW)
  - ~~Urban Arterial (134' ROW)~~ 152' ROW
  - ~~Arterial (110' ROW)~~
  - ~~Major (100' ROW)~~ 118' ROW
  - ~~Secondary (88' ROW)~~ 100' ROW
  - ~~Industrial Collector (78' ROW)~~
  - ~~Collector (66' ROW)~~ 74' ROW
  - ~~Local streets (60' ROW)~~ 56' ROW
- 4a) The minimum interior local street width may be reduced from the 60-foot standard to no less than 56 feet for the purpose of providing more landscaped area. Any approved reduction shall be accomplished by reducing the width of the asphalt travel lanes by two feet in each direction. Any reduction in street width shall be used solely to augment landscape areas on the exterior street and shall be done on a 1:1 basis.
- 4a) A reduction in the width of a local street may be appropriate to reduce traffic speeds on internal residential streets. Such reduction in pavement width must be utilized to accomplish other design objectives, e.g., enhancing the buffer treatment of reverse frontage lots, providing for sheltered parking opportunities, or incorporating bus stop turnouts.
- 5) Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, Design Guidelines.
- 6) Major roadway improvements shall be financed through an assessment district or similar financing mechanism.
- 7) The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
- 8) All projects, including subdivisions and plot plans within this Specific Plan, shall be subject to the Development Monitoring Program as described in the Development Monitoring Program (Section II.C) of this Specific Plan.
- 9) Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section.
- 10) All roadways intersecting four lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance 461 from the four lane facility to the nearest intersection.
- 11) All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.

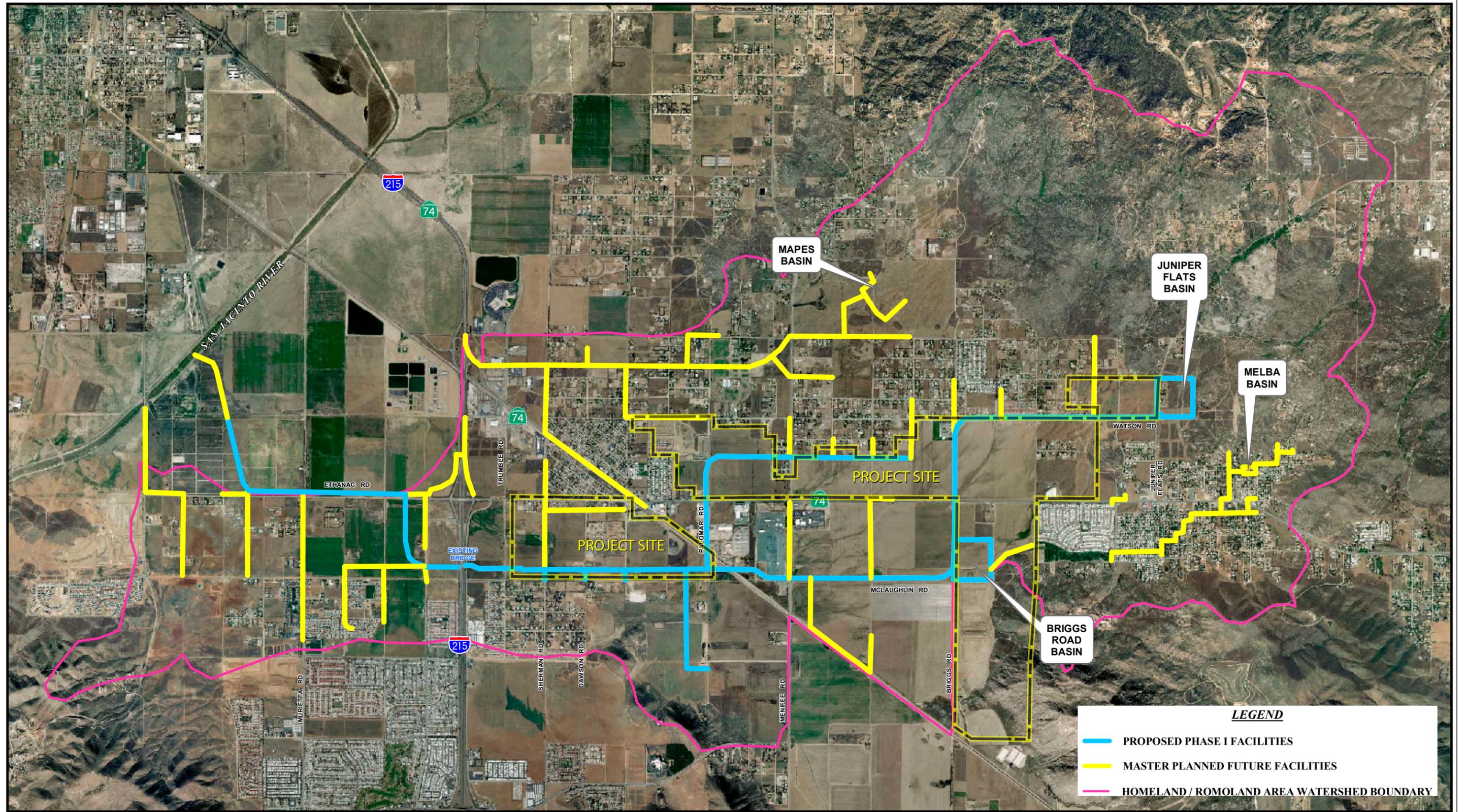
**Table IIA**  
**CIRCULATION ELEMENT ROADWAYS**

ROADWAY NAME	CURRENT CIRCULATION ELEMENT CLASSIFICATION	PROPOSED CIRCULATION ELEMENT CLASSIFICATION
Highway 74/Ethanac Road (Trumble to Palomar)	Major 100' ROW	<del>Urban Arterial</del> <u>Expressway</u> 150 <del>220</del> ' ROW
<del>Highway 74</del> (Palomar to Juniper Flats Road)	<del>Major</del> 100' ROW	<del>Urban Arterial</del> 134' ROW
Watson Road (Antelope to Menifee, and Malone to Juniper Flats)	Secondary 88' ROW	Secondary 88 <del>100</del> ' ROW
McLaughlin Road (Trumble to east Edge of Planning Area 3)	Secondary 88' ROW	Secondary 88 <del>100</del> ' ROW
Sultanas (McLaughlin) (Briggs to Highway 74)	Secondary 88' ROW	<del>Collector</del> <u>Secondary</u> 66 <del>100</del> ' ROW
Sherman Road (McLaughlin to Ethanac)	Major 100' ROW	Major 100 <del>118</del> ' ROW
Antelope Road (McLaughlin to Highway 74)	Secondary 88' ROW	Secondary 88 <del>100</del> ' ROW
Antelope Road (Highway 74 to Watson)	Major 100' ROW	Major 100 <del>118</del> ' ROW
Matthews Road (Highway 74 to Briggs)	Secondary 88' ROW	Deleted
Palomar Road (McLaughlin to Mathews)	Secondary 88' ROW	Secondary 88 <del>110</del> ' ROW
Palomar Road (Mathews to Highway 74)	Secondary 88' ROW	Secondary 88 <del>110</del> ' ROW
Menifee Road (Highway 74 to Watson)	Arterial 110' ROW	<u>Urban Arterial</u> 110 <del>152</del> ' ROW
Malaga Road (Highway 74 to N. project boundary Street "A")	Secondary 88' ROW	Secondary 88 <del>100</del> ' ROW
<del>Briggs Road</del> (R.R. tracks to Highway 74)	<del>Major</del> 100' ROW	<del>Urban Arterial</del> 134' ROW
Briggs Road (Highway 74 to Watson)	Major 100' ROW	Major 100 <del>118</del> ' ROW
Juniper Flats Road (Highway 74 to Alicante)	Secondary 88' ROW	Secondary 88 <del>100</del> ' ROW

III. SPECIFIC PLAN

MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2 & E.I.R. NO. 329

- 2) It is anticipated that major backbone drainage facilities will be maintained by the County Flood Control District. Local drainage devices within street rights-of-way will be maintained by County Transportation Department.
- 3) An erosion, sedimentation and flood control plan should be prepared for all development areas draining into the San Jacinto River and Salt Creek. This plan should include no improvements, and should protect these water courses from erosion and siltation during and after construction. Drainage of urban areas should be controlled prior to reaching either the San Jacinto or Salt Creek courseways through the use of velocity reduction devices at the points where run-off enters the waterways.
- 4) All projects proposing construction activities including: 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 one acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. ~~All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.~~ There is a statewide General Permit applicable to most areas of the state; however, because *MENIFEE NORTH* is located in the San Jacinto Watershed, the project is subject to a special NPDES permit (No. CAG 618005) per Order No. 01-34 as adopted by the California Regional Water Quality Control Board, Santa Ana Region, on January 19, 2001. The developer or builder shall comply with the requirements of the NPDES construction permit by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP), approved by the Executive Officer of the Regional Water Quality Control Board, that specifies Best Management Practices (BMPs) to minimize pollutants in storm water runoff. During construction, the project would follow the specifications per the site's SWPPP.



**MENIFEE NORTH**

not to scale

Figure III-6

Master Drainage Plan

VISTA  
1-ELECTRIC PUMP 1000 G.P.M.  
1-GAS PUMP 1700 G.P.M.

1.0 M.G.  
WATER TANK

0.4 M.G.  
WATER TANK  
(1785 P.Z.)

HOMELAND  
1-ELECTRIC PUMP  
820 G.P.M. STATION  
NOT CURRENTLY  
IN OPERATION

3.4 M.G.  
WATER TANK  
BY E.M.W.D.

3900 G.P.M.  
ULTIMATE FLOW  
FOR MENIFEE NORTH

**LEGEND**

-  EXISTING WATER LINES
-  1627' PRESSURE ZONE IMPROVEMENT
-  1693' PRESSURE ZONE IMPROVEMENT
-  1811' PRESSURE ZONE IMPROVEMENT
-  2033' PRESSURE ZONE IMPROVEMENT
-  PROPOSED WATER TANK
-  PROPOSED PUMP STATION
-  PROPOSED INITIAL DEVELOPMENT WITH MENIFEE NORTH

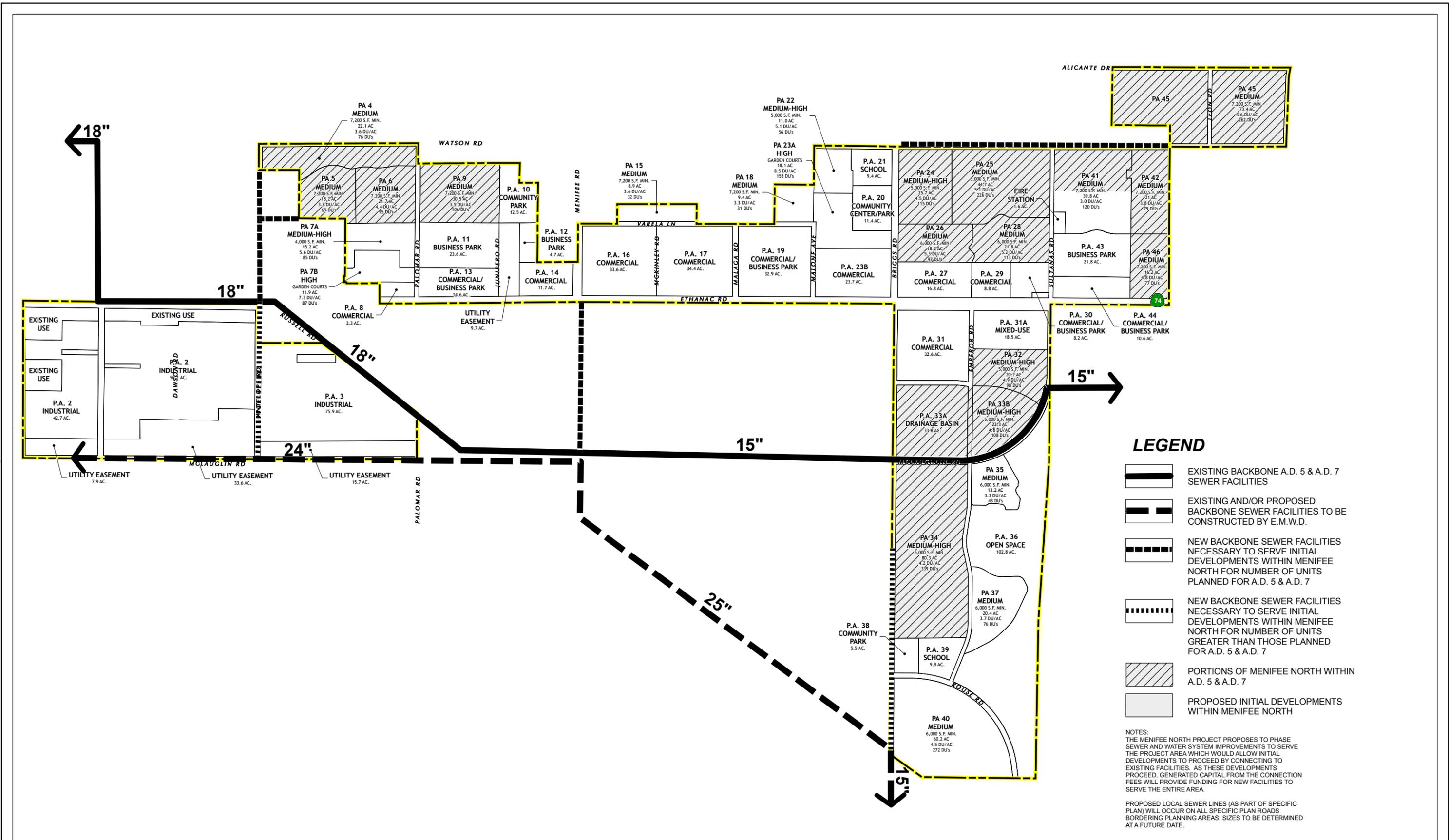
NOTES:  
THE MENIFEE NORTH PROJECT PROPOSES TO PHASE SEWER AND WATER SYSTEM IMPROVEMENTS TO SERVE THE PROJECT AREA WHICH WOULD ALLOW INITIAL DEVELOPMENTS TO PROCEED BY CONNECTING TO EXISTING FACILITIES. AS THESE DEVELOPMENTS PROCEED, GENERATED CAPITAL FROM THE CONNECTION FEES WILL PROVIDE FUNDING FOR NEW FACILITIES TO SERVE THE ENTIRE AREA.

PROPOSED LOCAL WATER LINES (AS PART OF SPECIFIC PLAN) WILL OCCUR ON ALL SPECIFIC PLAN ROADS BORDERING PLANNING AREAS; SIZES TO BE DETERMINED AT A FUTURE DATE.

**MENIFEE NORTH**



Figure III-7

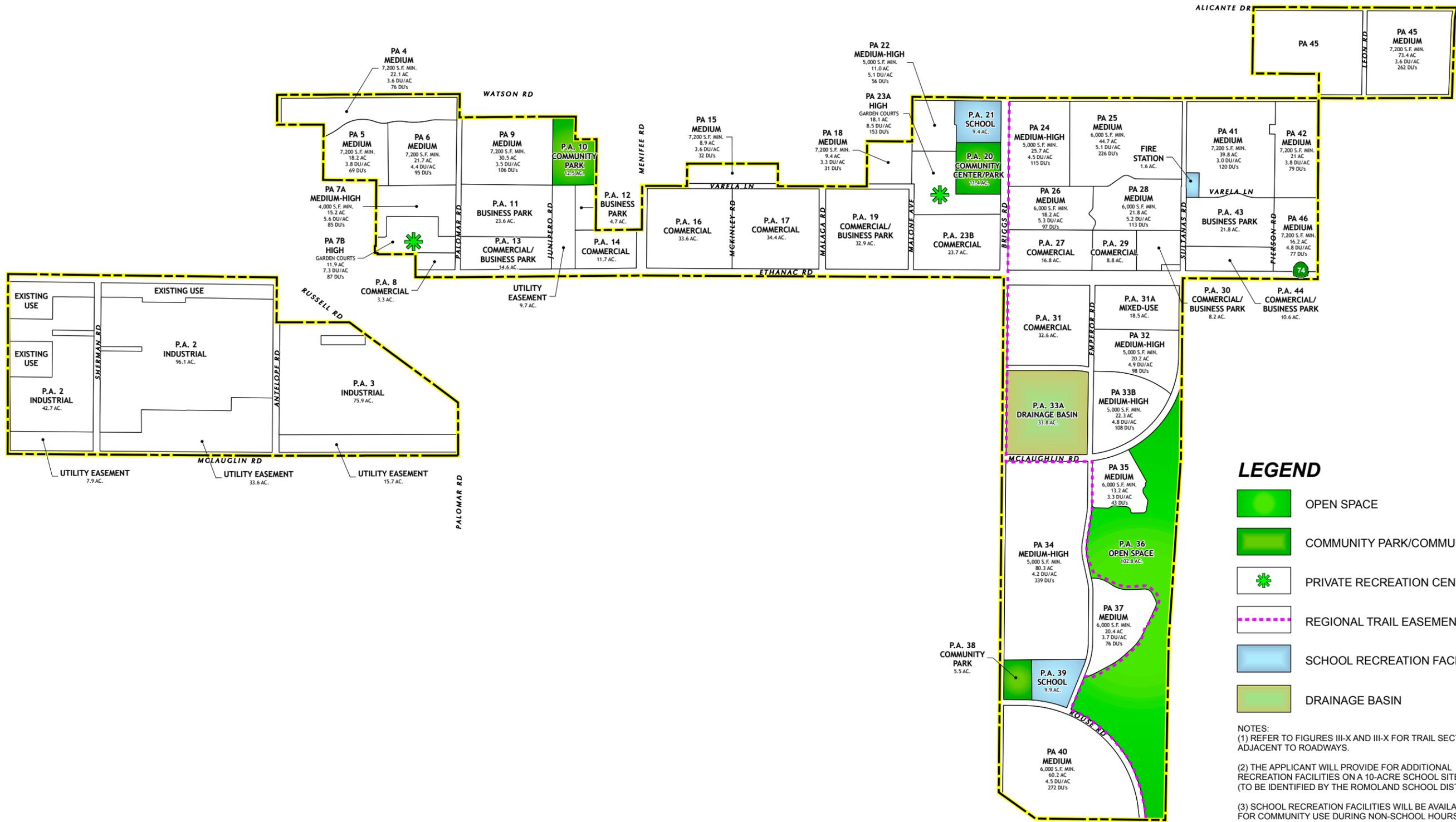


**MENIFEE NORTH**



Figure III-8

**Backbone Sewer Improvements**



**MENIFEE NORTH**



Figure III-9

Open Space and Recreation Plan

5. **OPEN SPACE AND RECREATION PLAN**

a. **Open Space and Recreation Plan Description**

The *MENIFEE NORTH* project provides for an open space and recreation program which offers recreational opportunities in which all members of the community can participate. The program incorporates many diverse elements in a coordinated, cohesive plan that interrelates with and links the various neighborhoods of the community and certain destination points, such as schools, parks, open spaces and shopping facilities. Recreational opportunities vary from passive (i.e. undeveloped open space), to active (i.e. community parks). Varying types and degrees of activities will be available which will provide residents with the opportunity to take quiet "walks in the park," participate in social gatherings, and participate in active outdoor informal recreational activities such as hiking and biking. Figure III-9, *Open Space and Recreation Plan*, depicts the various open spaces and recreational areas that are proposed for *MENIFEE NORTH*. The elements and acreages of the *Open Space and Recreation Plan* are summarized in Table III and discussed below.

**Table III  
OPEN SPACE AND RECREATION PLAN SUMMARY**

	<b>ACREAGE</b>
Parks	
●Community Parks.....	17.1 <del>17.1</del> <b>18.0</b>
●Community <u>Center</u> /Park .....	4.5 <del>4.5</del> <b>11.4</b>
School Recreation Facilities .....	—*
<b>SUBTOTAL</b>	<del>21.6</del> <b>29.4</b>
Natural Open Space .....	119.8 <del>119.8</del> <b>102.8</b>
Community Trail .....	—
Landscaped Parkways.....	—
<b>OVERALL OPEN SPACE AND RECREATION OPPORTUNITIES</b>	<del>141.4</del> <b>132.2</b>

\*School recreation facilities will be available for community use during non-school hours at the discretion of the School District.

- **COMMUNITY PARKS:** The *MENIFEE NORTH* Specific Plan includes two community park sites. A 12.5-acre community park is designated as Planning Area 10, east of Planning Area 9 and south of Watson Road. ~~A 12-acre park is designated as Planning Area 20, north of Street "A" and west of Briggs Road.~~ A ~~5.1~~ **5.5**-acre park is designated as Planning Area 38 in the southeastern portion of the community. Both parks are designed to offer a variety of active recreational opportunities to *MENIFEE NORTH* residents. The ~~two~~ parks in Planning Area 38 ~~are~~ **is** located adjacent to a school site, providing an excellent opportunity for sharing facilities. ~~The 12-acre park is also located adjacent to the Community Center, also providing an opportunity to share facilities.~~ Proposed amenities for the parks include picnic areas, tot lots,

sport fields and courts, and barbecue facilities, as well as parking areas and restrooms. Additionally, portions of Planning Area 10 located within the easement granted by Southern California Edison allows for passive recreational uses and a turf area.

- **MINI-PARKS:** Six mini-parks, totaling 4.0 acres are proposed within the *MENIFEE NORTH* community. The mini-parks, varying in size from 0.2 acres to 1.3 acres are proposed within Planning Areas 24, 25, 32, 33, 35 and 37. These parks will function as central gathering places for the neighborhoods in which they are located, adding to the overall amenity package for *MENIFEE NORTH*. The mini-parks may be either public or private.
- **COMMUNITY CENTER/PARK:** Planning Area 20 provides for a 11.4-acre Community Park/Center and will provide a variety of active and passive recreational uses, including picnic areas, tot lots, sport fields and courts, barbeque facilities, restrooms, and parking areas.
- **NATURAL OPEN SPACE:** The *MENIFEE NORTH* community provides for ~~49.8~~102.8 acres of natural open space. The open space is located on the southeastern portions of the site. The open space may allow for some passive recreational activities, depending upon the nature of the vegetation and terrain.
- **COMMUNITY TRAIL AND LANDSCAPED PARKWAYS:** A community trail will be provided in Planning Area 36 and along designated project roadways. Landscaped parkways will be incorporated within the streetscapes of major project roads. These elements will provide additional open space for pedestrian use.
- **SCHOOL RECREATION FACILITIES:** Three elementary schools are proposed for *MENIFEE NORTH*. Recreational facilities developed on the school sites will be available for community use during non-school hours, at the discretion of the School District. Typical recreational equipment and sports fields which may be provided by the School District include playground equipment, basketball courts, tennis courts, volleyball courts, softball fields, soccer fields and football fields.

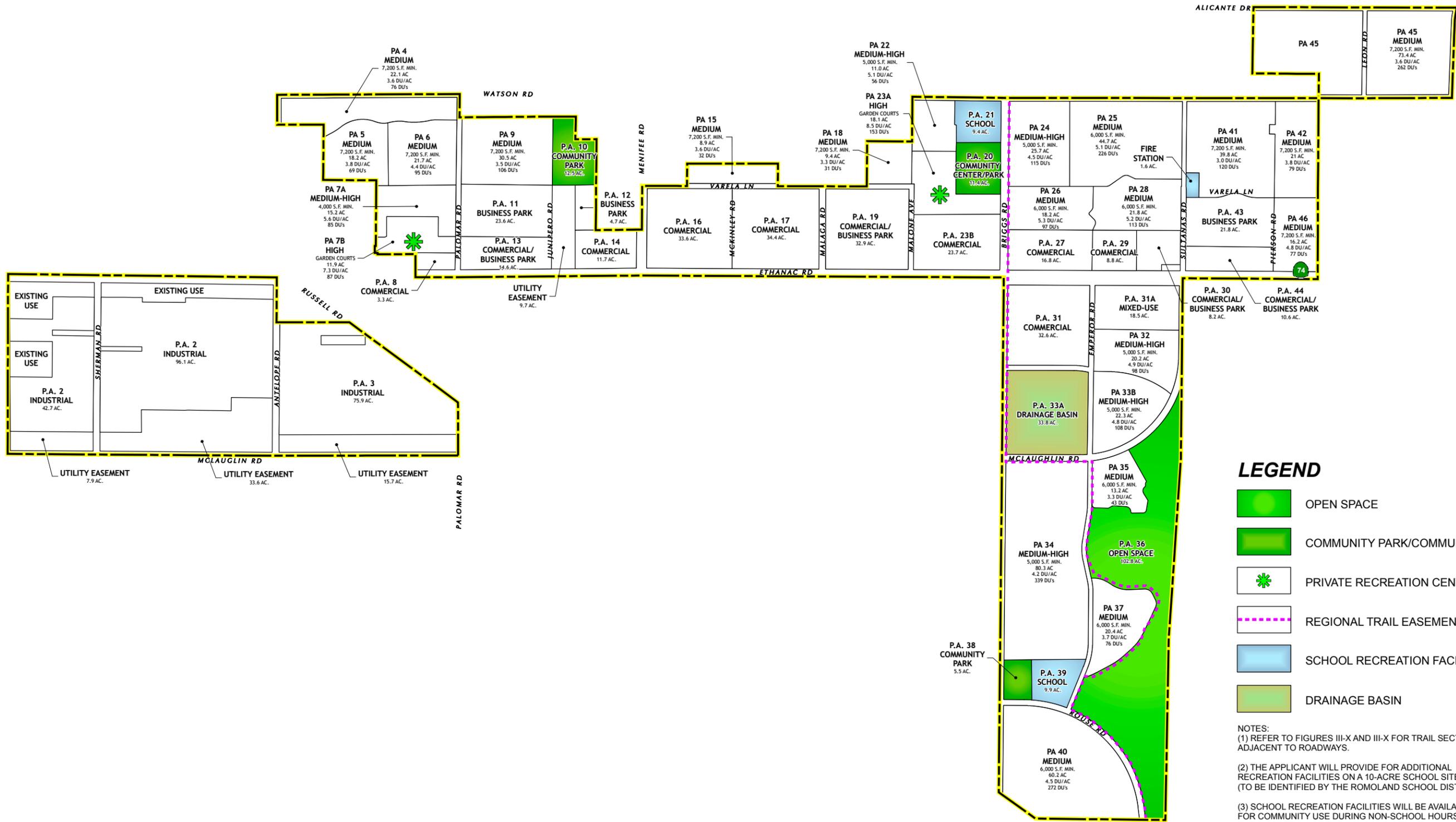
Riverside County's ordinance implementing the State Quimby Ordinance (regulating parkland requirements) requires that 5.0 acres of parkland be provided for each 1,000 residents. Using the County's standard of ~~2.59~~3.01 persons per single-family dwelling unit and 2.94 persons for structures with three or four dwelling units, *MENIFEE NORTH* is estimated to generate a population of ~~6,190~~8,456 (~~2,503 du's x 3.01 persons per du = 7,534 persons~~) (3.01 persons per du x 2,575 = 7,750) + (2.94 persons per du x 240 = 706). Therefore, the project would require ~~37.7~~38.8 acres of neighborhood parkland (~~7,534~~8,456-persons ÷ 1,000 x 5.0 acres = ~~37.7~~42.3 acres). By providing ~~24.6~~29.4 acres of active park and passive open space recreation areas as well as trails and open space, *MENIFEE NORTH* surpasses the Quimby requirement.

**Table IIIA**  
**QUIMBY ACT REQUIREMENTS**

<u>LAND USE</u>	<u>SPECIFIC PLAN RESIDENTIAL DENSITY</u>	<u>ORDINANCE 460 HOUSEHOLD GENERATION RATE</u>	<u>NO. OF DWELLING UNITS</u>	<u>TOTAL RESIDENTS</u>	<u>QUIMBY ACREAGE REQUIRED</u>
<u>Single Family Detached</u>	<u>Medium</u>	<u>3.01</u>	<u>2,575</u>	<u>7,750</u>	<u>38.8</u>
<u>Structures with 3 or 4 dus</u>	<u>High</u>	<u>2.94</u>	<u>240</u>	<u>706</u>	<u>3.5</u>
<b><u>TOTAL</u></b>				<b><u>8,456</u></b>	<b><u>42.3</u></b>

**b. Open Space and Recreation Plan Development Standards**

- 1) The community parks will be provided for the benefit of all residents within the community.
- 2) At a minimum, the community parks will contain the following facilities/equipment: Picnic area(s), tot lot(s), two sport fields or courts, restrooms and parking areas.
- 3) The community parks (Planning Areas 10, 20 and 38), natural open space (Planning Area 36), the community trail and landscaped parkways will be publicly owned and maintained. Possible maintenance mechanisms include CSA 146, Valley-Wide Recreation and Park District and the formation of a new Community Service District. The maintenance mechanism shall be selected at the time that the first implementing development application is submitted.
- 4) The mini-parks may either be public or private. If they are public, they shall be owned and maintained as described in item 3) above. If they are private, a neighborhood homeowners' association shall be formed for ownership and maintenance.
- 5) All recreational facilities will be landscaped, and where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- 6) All recreational facilities will provide parking in accordance with Riverside County standards.
- 7) Landscaping within recreation and open space areas will be further governed by the Development Standards contained with this Specific Plan (Section III.B.7.) and the Design Guidelines contained within this Specific Plan (Section IV).



**LEGEND**

- OPEN SPACE
- COMMUNITY PARK/COMMUNITY CENTER
- ✱ PRIVATE RECREATION CENTER
- REGIONAL TRAIL EASEMENT (1)
- SCHOOL RECREATION FACILITIES (2) & (3)
- DRAINAGE BASIN

NOTES:  
 (1) REFER TO FIGURES III-X AND III-X FOR TRAIL SECTIONS ADJACENT TO ROADWAYS.  
 (2) THE APPLICANT WILL PROVIDE FOR ADDITIONAL RECREATION FACILITIES ON A 10-ACRE SCHOOL SITE (TO BE IDENTIFIED BY THE ROMOLAND SCHOOL DISTRICT).  
 (3) SCHOOL RECREATION FACILITIES WILL BE AVAILABLE FOR COMMUNITY USE DURING NON-SCHOOL HOURS AT THE DISCRETION OF THE SCHOOL DISTRICT.

**MENIFEE NORTH**

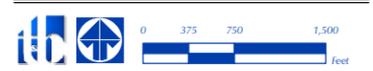


Figure III-9

Open Space and Recreation Plan

- 8) Slopes exceeding ten (10) feet in vertical height shall be hydromulched, prior to final acceptance and prior to the beginning of the rain season (October-March).
- 9) Prior to initial grading activities, a soils report and a geotechnical study shall be performed that further analyze on-site soil conditions and slope stability and include appropriate measures to control erosion and dust. (See Preliminary Geotechnical Investigations in Appendices.)
- 10) Detailed grading plans shall be prepared prior to any on-site grading for each project or group of projects.
- 11) All dwelling units shall have a minimum five (5) foot side setback and a minimum ten (10) foot rear setback from the toe of slopes higher than ten (10) feet. County Subdivision Ordinance ~~460~~348 will be observed regarding setback requirements.
- 12) Where cut and fill slopes are created higher than ten (10) feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- 13) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibility of other parties.
- 14) Angular forms shall be discouraged. The graded form shall reflect natural terrain, where possible.
- 15) Potential brow ditches, terrace drains or other minor swales, determined necessary at future stages of project review, shall be lined with natural erosion control materials or concrete.
- 16) Grading work shall be balanced on-site whenever possible.
- 17) Graded but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.
- 18) Unless otherwise approved by the County of Riverside Department of Building and Safety, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.
- 19) Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
- 20) A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance 457, prior to grading. The project shall comply with all applicable provisions of Ordinance 457.
- 21) If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance. 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.

- 22) Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403.
- 23) The developer or builder for the *MENIFEE NORTH* Specific Plan shall be required, pursuant to requirements of the State Water Resources Control Board, to obtain a National Pollutant Discharge Elimination System (NPDES) construction permit, prior to issuance of grading permits. There is a statewide General Permit applicable to most areas of the state; however, because *MENIFEE NORTH* is located in the San Jacinto Watershed, the project is subject to a special NPDES permit (No. CAG 618005) per Order No. 01-34 as adopted by the California Regional Water Quality Control Board, Santa Ana Region, on January 19, 2001. The developer or builder shall comply with the requirements of the NPDES construction permit by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP), approved by the Executive Officer of the Regional Water Quality Control Board, that specifies Best Management Practices (BMPs) to minimize pollutants in storm water runoff. During construction, the project would follow the specifications per the site's SWPPP.

## **7. ILLUSTRATIVE LANDSCAPING PLAN**

### **a. Landscaping Plan Descriptions**

As illustrated on Figure III-11, *Conceptual Landscape Plan*, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity. This section of the Specific Plan provides a general description and development standards for the landscaping concept. Detailed landscaping information is provided in the Design Guidelines contained within this Specific Plan (Section IV.D.).

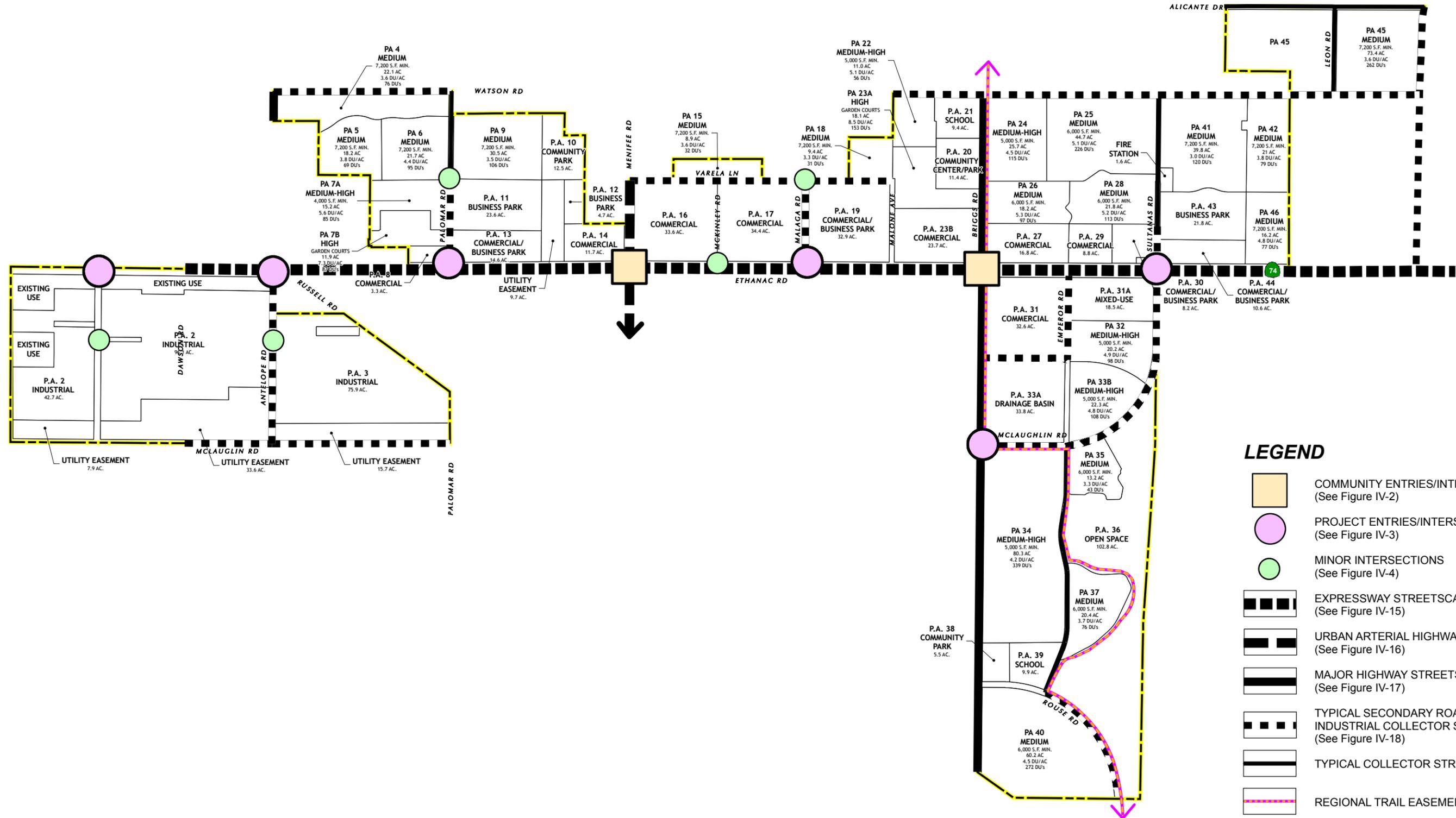
Entry monumentation will provide initial definition for the site, and will be viewed when approaching the site from any direction. Once within the site, entry monumentation will continue to be present at all key intersections. Monumentation will be developed in a hierarchical format which will provide initial community identification for each residential planning area, and the community as a whole.

Landscaping within the project itself will articulate community design elements at the commercial areas, business parks, parks, and schools and will define boundaries and transitions between differing land uses and easements. Individual neighborhoods and residential development enclaves will also be distinguished by varied planting themes. Special treatments including land use transition areas, will be provided between certain planning areas identified in the Planning Area Development Standards (Section III.B.).

Landscaping will be used to identify the hierarchy of the street system, from major access roads to interior residential streets, creating definite landscaped corridors. This is accomplished by careful considerations of the relationship between street and plant materials characteristics such as size, form, texture and color.

### **b. Landscaping Plan Development Standards**

- 1) All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified landscape architect for review by County staff and decision-making agencies.
- 2) Project entry statements shall be designed with landscaping and architectural treatments that project a high quality image for the mixed-use development.
- 3) The landscaping design for the site shall include turf, trees, shrubs and ground cover compatible with natural vegetation on-site, where feasible. Detailed landscaping design information is provided in the [Section IV, Design Guidelines](#) of this Specific Plan.
- 4) Special treatment areas shall be designed to provide definition to certain planning areas as identified in Section III.B.
- 5) Major entrance roads into the *MENIFEE NORTH* project shall have planted medians and landscaped shoulders to define the project's design concept. The introductory landscape theme shall include elements such as tree clustering to reinforce the project theme and character.



Source: Hadfield Laymon

# MENIFEE NORTH



Figure III-11

Conceptual Landscape Plan

**8. PUBLIC FACILITY SITES PHASING PLAN**

**a. Public Facility Phasing Description**

In order to ensure timely development of public facilities, a phasing plan has been prepared for the community parks (Planning Areas 10, ~~20~~, and 38), for each of the elementary schools (Planning Areas 21 and 39) , the Community Center/Park (Planning Area ~~48~~20) and the mini-parks within Planning Areas 32, 35, and 37. (See Figure III-12).

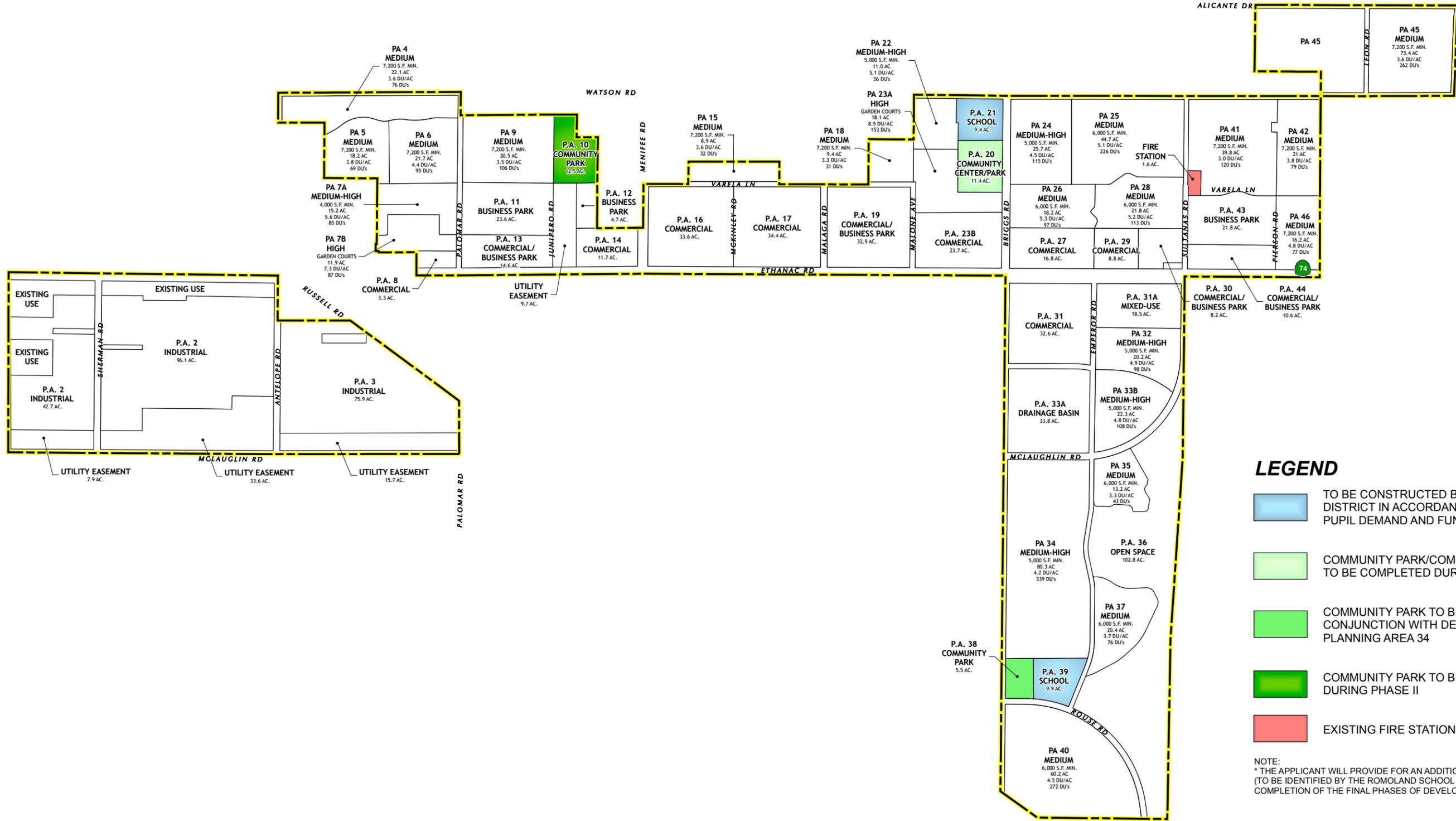
Public facility construction shall be phased as provided by the Public Facilities Phasing Table (Table IV), below:

**Table IV  
PUBLIC FACILITIES PHASING**

PLANNING AREA	PUBLIC FACILITY	ACREAGE	MILESTONES AND REQUIREMENTS
32 (portion)	Mini-Park	0.5	To be completed during Phase I, prior to issuance of the 25th building permit in Planning Area 32.
35 (portion)	Mini-Park	0.4	To be completed during Phase I, prior to issuance of the 21st building permit in Planning Area 35.
<u>10</u>	<u>Community Park</u>	<u>12.5</u>	<u>To be completed during Phase III prior to the issuance of the 1,435<sup>th</sup> 1,200<sup>th</sup> building permit in the Specific Plan.</u>
38	Community Park	<del>5.4</del> <u>5.5</u>	To be completed during Phase I in conjunction with the development of Planning Area 34.
20	Community <u>Center</u> /Park	<del>12.0</del> <u>11.4</u>	To be completed during Phase III, prior to issuance of the 1,435th building permit in the project.
37 (portion)	Mini-Park	0.2	To be completed during Phase III, prior to issuance of the 23rd building permit in Planning Area 37.
<del>48</del>	<del>Community Center</del>	<del>4.5</del>	<del>To be completed during Phase III, prior to issuance of the 1,435th building permit in the project (see Item 7 below).</del>
21	Elementary School	<del>9.7</del> <u>9.4</u>	To be constructed by the School District in accordance with their pupil demand and funding capabilities.
39	Elementary School	<del>9.8</del> <u>9.9</u>	To be constructed by the School District in accordance with their pupil demand and funding capabilities.
41	Fire Station	<del>1.7</del> <u>1.6</u>	Existing.

**b. Public Facility Phasing Standards**

- 1) Improvement plans for mini-park sites shall accompany the first development application for the Planning Area in which the park is contained.
- 2) Improvement plans for the 11.4-acre Community Center/Park ~~12-acre community park~~ (Planning Area 20) shall be submitted prior to issuance of the ~~260~~1,435th building permit. ~~for Planning Areas 18, 22, 24, 25 and 41.~~
- 3) Improvement plans for the 5.5-acre community park (Planning Area 38) shall accompany the first development application for Planning Area 34 or 40, whichever occurs first.
- 4) ~~Improvement plans for the 4-acre Community Center (Planning Area 48) shall be submitted prior to issuance of the 260th building permit for Planning Areas 18, 22, 24, 25 and 41.~~
- 5) The design of the Community Center shall be coordinated with the Riverside County Office of Education, County Public Library and the Southern California Association of Governments.
- 6) The 11.4-acre Community Park/Center ~~and 12-acre community park~~ shall be funded, designed and partially operational prior to issuance of the 1,435th residential building permit (60% of the residential component) or 15% of the commercial/business park/industrial component of *MENIFEE NORTH*, whichever occurs first.
- 7) Concurrent with the first implementing development application for any portion of *MENIFEE NORTH*, a public/quasi-public mechanism for land acquisition, facility construction and on-going maintenance shall be established for the 11.4-acre Community Center/Park ~~and 12-acre community park~~. This mechanism may be developed concurrently with processing and approval of the first implementing application, but building permits shall not be issued prior to establishment of this mechanism.
- 8) As a part of the implementing mechanism, a procedure and tentative time frame shall be established whereby the design and facilities for the 11.4-acre Community Center/Park ~~and 12-acre community park~~ shall be established. The 11.4-acre Community Center/Park ~~and 12-acre community park~~ shall be implemented on a staged basis as the *MENIFEE NORTH* community develops.
- 9) As a part of the implementing mechanism, procedures shall be identified for securing input and additional financing for the 11.4-acre Community Center/Park ~~and 12-acre community park~~ from the existing local community. Such additional financing may take the form of: a) an area-wide assessment; b) an allocation by the County of community facilities fees collected by the County on area projects outside of *MENIFEE NORTH*; or c) some other mechanism acceptable to the County and *MENIFEE NORTH*.



**LEGEND**

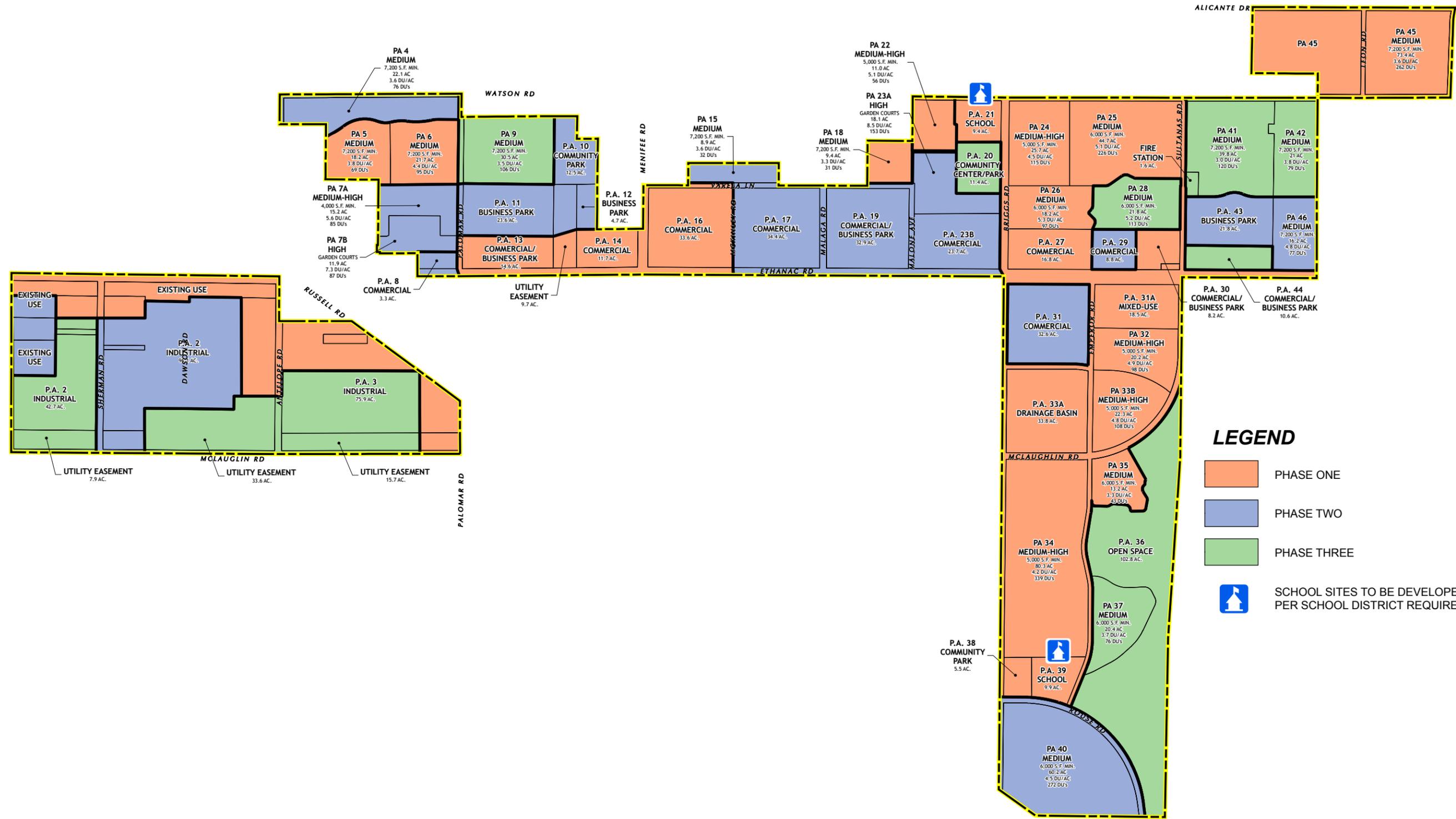
- TO BE CONSTRUCTED BY THE SCHOOL DISTRICT IN ACCORDANCE WITH THEIR PUPIL DEMAND AND FUNDING CAPABILITY\*
- COMMUNITY PARK/COMMUNITY CENTER TO BE COMPLETED DURING PHASE III
- COMMUNITY PARK TO BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF PLANNING AREA 34
- COMMUNITY PARK TO BE COMPLETED DURING PHASE II
- EXISTING FIRE STATION

NOTE:  
\* THE APPLICANT WILL PROVIDE FOR AN ADDITIONAL 10-ACRE SCHOOL (TO BE IDENTIFIED BY THE ROMOLAND SCHOOL DISTRICT) PRIOR TO COMPLETION OF THE FINAL PHASES OF DEVELOPMENT.

**MENIFEE NORTH**



Figure III-12



**LEGEND**

- PHASE ONE
- PHASE TWO
- PHASE THREE
- 🏠
 SCHOOL SITES TO BE DEVELOPED PER SCHOOL DISTRICT REQUIREMENTS

**MENIFEE NORTH**

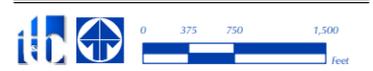


Figure III-13

**TABLE V  
PHASING PLAN**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
<b>PHASE I</b>			
Medium Residential	5	<del>18.3</del> <u>18.2</u>	69
Medium Residential	6	<del>24.5</del> <u>21.7</u>	95
Commercial/Business Park	13	<del>16.8</del> <u>14.6</u>	—
Commercial	14	<del>11.8</del> <u>11.7</u>	—
	16	<del>34.2</del> <u>33.6</u>	—
Medium Residential	18	<del>40.3</del> <u>39.4</u>	31
Medium-High Residential	22	<del>8.9</del> <u>11.0</u>	56
Medium-High Residential	24	<del>25.3</del> <u>25.7</u>	115
Medium Residential	25	<del>45.3</del> <u>44.7</u>	226
Medium Residential	26	<del>20.5</del> <u>18.2</u>	97
Commercial	27	<del>11.7</del> <u>16.8</u>	—
Commercial/Business Park	30	<del>8.9</del> <u>8.2</u>	—
Mixed Use/Neighborhood Commercial	31A	<del>18.4</del> <u>18.5</u>	—
Medium-High Residential	32	<del>21.8</del> <u>20.2</u>	98
Medium-High Residential	33B	<del>24.1</del> <u>22.3</u>	108
Medium-High Residential	34	<del>74.9</del> <u>80.3</u>	339
Medium Residential	35	<del>12.5</del> <u>13.2</u>	43
Community Park	38	<del>5.1</del> <u>5.5</u>	—
Medium Residential	45	<del>74.0</del> <u>73.4</u>	262
<b>SUBTOTAL - PHASE I</b>		<del>467.3</del> <u>467.2</u>	<b>1,539</b>
<b>PHASE II</b>			
Medium Residential	4	<del>21.3</del> <u>22.1</u>	76
Commercial	8	<del>6.1</del> <u>3.3</u>	—
<del>Low Residential</del> Community Park	10	<del>6.6</del> <u>12.5</u>	43
Business Park	11	<del>20.9</del> <u>23.6</u>	—
	12	<del>4.4</del> <u>4.7</u>	—
Medium Residential	15	<del>40.6</del> <u>38.9</u>	32
Commercial	17	<del>33.5</del> <u>34.4</u>	—
Commercial/Business Park	19	<del>35.1</del> <u>32.9</u>	—
High Residential	<u>23A</u>	<u>18.1</u>	<u>153</u>
Commercial	<u>23B</u>	<del>36.3</del> <u>23.7</u>	—
	29	<del>8.0</del> <u>8.8</u>	—
Commercial	31	<del>32.4</del> <u>32.6</u>	—
Medium Residential	40	60.2	272
Business Park	43	<del>17.6</del> <u>21.8</u>	—
<b>SUBTOTAL - PHASE II</b>		<del>292.9</del> <u>307.6</u>	<b>393</b> <u>533</u>

III. SPECIFIC PLAN

**MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2 & E.I.R. NO. 329**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
<b>PHASE III</b>			
<del>Business Park</del> <u>Medium High Residential</u>	7A	<del>25.8</del> <u>15.2</u>	<u>85</u>
<u>High Residential</u>	7B	<u>11.9</u>	<u>87</u>
Medium Residential	9	<del>30.3</del> <u>30.5</u>	106
Community <u>Center</u> /Park	20	<del>12.0</del> <u>11.4</u>	—
Medium Residential	28	<del>22.9</del> <u>21.8</u>	113
Medium Residential	37	<del>20.4</del> <u>20.4</u>	76
Medium Residential	41	<del>34.0</del> <u>39.8</u>	120
Medium Residential	42	<del>21.1</del> <u>21.0</u>	79
Commercial/Business Park	44	<del>10.2</del> <u>10.6</u>	—
Medium Residential	46	<del>19.6</del> <u>16.2</u>	77
<u>Community Center</u>	48	4.5	—
<b>SUBTOTAL - PHASE III</b>		<del>200.8</del> <b><u>198.8</u></b>	<del>571</del> <b><u>743</u></b>
<b>OTHER LAND USES</b>			
Industrial (Phases 1, 2, and 3)	2, 3	<del>196.2</del> <u>214.7</u>	—
Schools	21, 39	<del>19.5</del> <u>19.3</u>	—
Major Roads	—	<del>162.6</del> <u>155.7</u>	—
Easements/Existing Uses	—	<del>125.5</del> <u>103.1</u>	—
Fire Station (Existing)	—	<del>1.7</del> <u>1.6</u>	—
Open Space	—	<del>119.8</del> <u>102.8</u>	—
Drainage Channels/Basin	33A	<del>49.5</del> <u>33.8</u>	—
<b>SUBTOTAL - OTHER LAND USES</b>		<del>677.8</del> <b><u>631.0</u></b>	—
<b>PROJECT GRAND TOTAL</b>			

**a. Descriptive Summary**

Planning Area 7B, as depicted in Figure III-14F, provides for development of 11.9 acres devoted to high density residential uses with garden court homes. A maximum total of 87 dwelling units are planned at a target density of 7.3 dwelling units per acre. Planning Area 7B shall also include a private recreation center, uses may include but are not limited to a recreation building, play equipment, a tot-lot and a pool. The recreation center's uses will be mainly passive with the exception of pool uses.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Primary access to Planning Area 7B shall be provided from, Palomar Road. .
- 2) Roadway landscape treatments, as illustrated in Figure IV-18, shall be established along Palomar Road.
- ~~3) A minor intersection statement shall be developed at the intersection of Street "A" and Palomar Road, as depicted on Figure IV-4.~~
- 3) In conjunction with the first implementing development application submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- ~~54) Please refer to Section IV, Design Guidelines, for design-related criteria.~~
- ~~65) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:~~

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan

III.A.7: Landscaping Plan

III.A.8: Public Facilities Phasing Plan

III.A.9: Phasing Plan

**8. PLANNING AREA 8: COMMERCIAL**

**a. Descriptive Summary**

Planning Area 8, as depicted in Figure III-14F, provides for the development of ~~6.3~~3.3 acres devoted to Commercial uses.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Primary access to Planning Area 8 shall be provided from Palomar Road and Highway 74 (as approved by CalTrans).
- 2) A project entry/intersection statement, as depicted on Figure IV-3, shall be developed at the intersection of Palomar Road and Highway 74.
- 3) Roadway landscape treatments, as illustrated in Figures IV-15 and 18, shall be established along Highway 74 and Palomar Road, respectively.
- 4) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 5) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

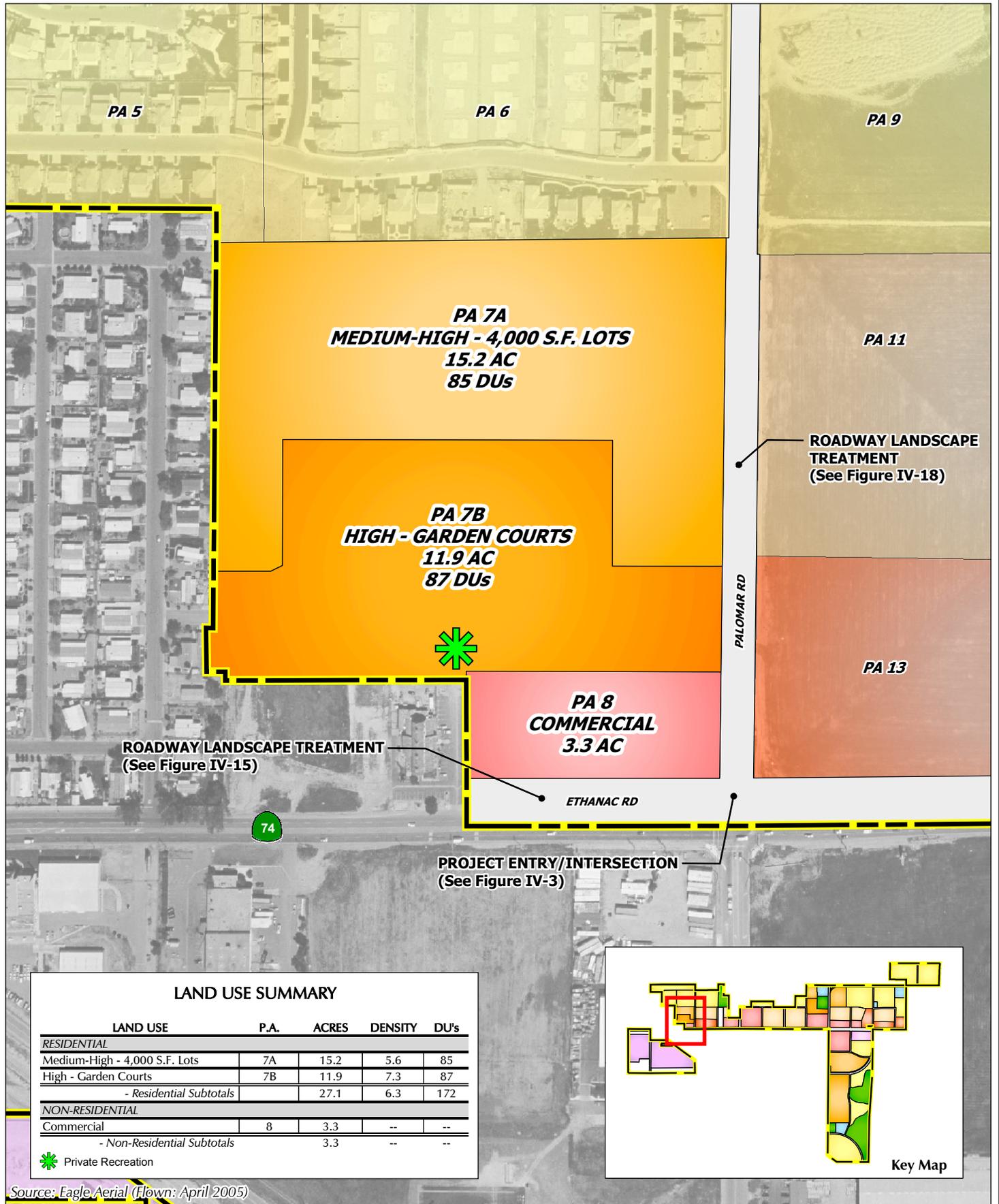
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan

III.A.7: Landscaping Plan

III.A.8: Public Facilities Phasing Plan

III.A.9: Phasing Plan



**LAND USE SUMMARY**

LAND USE	P.A.	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
Medium-High - 4,000 S.F. Lots	7A	15.2	5.6	85
High - Garden Courts	7B	11.9	7.3	87
- Residential Subtotals		27.1	6.3	172
<b>NON-RESIDENTIAL</b>				
Commercial	8	3.3	--	--
- Non-Residential Subtotals		3.3	--	--
Private Recreation				

Source: Eagle Aerial (Flown: April 2005)

**MENIFEE NORTH**



Figure III-14F

Planning Areas 7A, 7B & 8

**10. PLANNING AREA 10: LOW DENSITY RESIDENTIAL COMMUNITY PARK**

**a. Descriptive Summary**

Planning Area 10, as depicted in Figure III-14G, provides for the development of ~~6.2~~ 12.5 acres of low density residential Community Park uses, with minimum lot sizes of one-half acre. A maximum total of 12 dwelling units are planned at a target density of 2.0 du/ac. Planning Area 10 a portion of an easement granted by Southern California Edison, which will be included in the development of a larger Community Park. The Community Park will be landscaped and may include uses such as picnic areas, tot lots, restrooms and parking facilities. In addition, the Community Park may include two or more of the following: exercise course, playfield, basketball (half-court), sand volleyball court, soccer field, baseball field, group barbeque or shade arbor. A conceptual site plan is provided in Section IV, Design Guidelines, (Figure IV-19B).

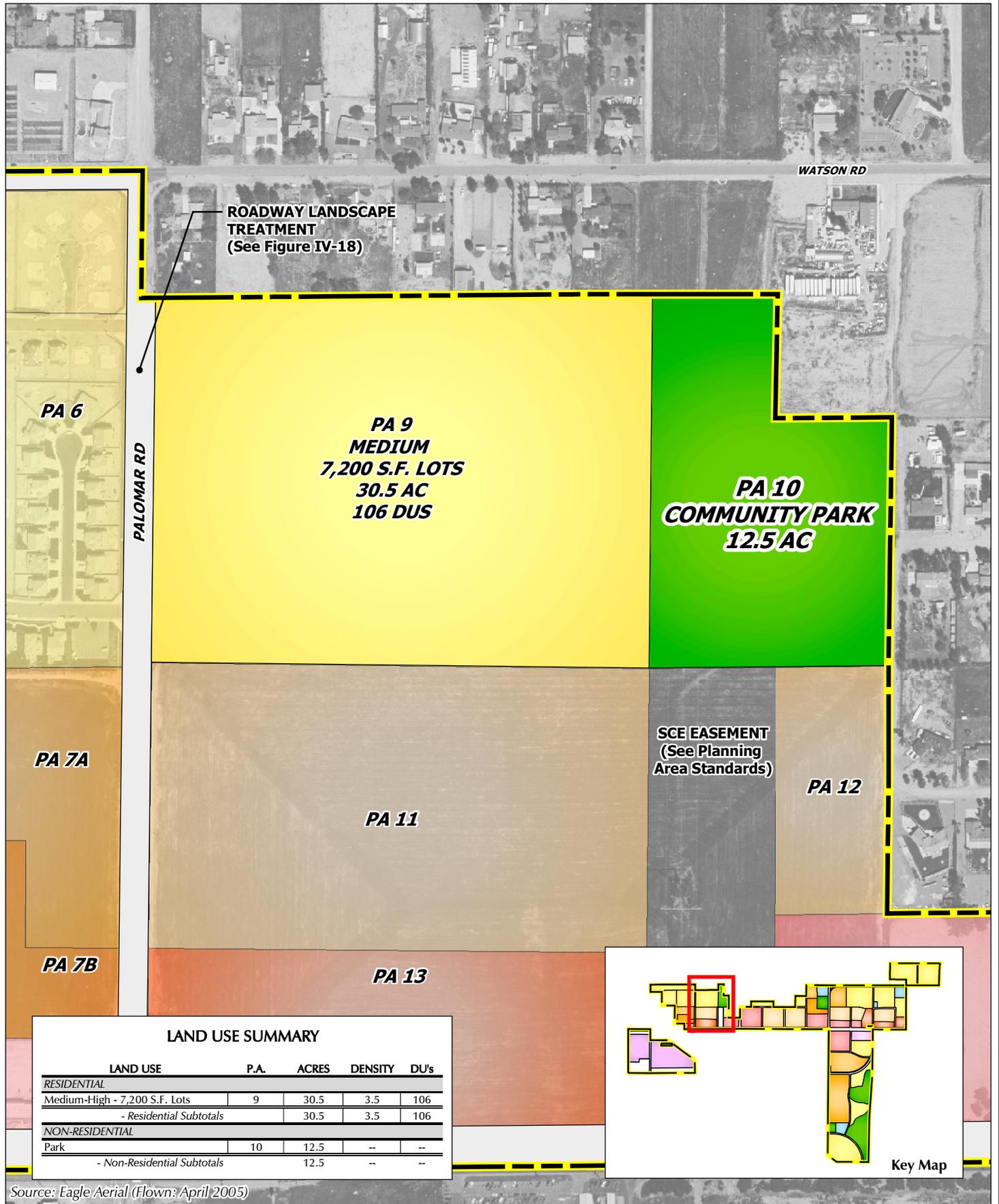
**b. Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Access to Planning Area 10 shall be provided from ~~Street "A"~~ Watson-Road and local access roads from the west.
- 2) ~~Roadway landscape treatments, such as those depicted in Figure IV-18, shall be provided along Street "A"~~
- 3) A special landscape treatment, as depicted on Figure IV-~~11A~~7, shall be established between ~~the residential business~~ Community Park in Planning Area 10 and the existing adjacent ~~residences~~ residential uses.
- 4) A portion of a Southern California Edison easement which forms the western ~~property~~ boundary for Planning Area 10 will be included as a passive use portion of the Community Park for Planning Area 10. All development applications filed for this planning area must conform with all applicable SCE easement restrictions.
- 5) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- |   |   |
|---|---|
| III.A.1: Specific Land Use Plan         | III. A.6: Grading Plan                    |
| III.A.2: Circulation Plan               | III. A.7: Landscape Plan                  |
| III.A.3: Drainage Plan                  | III. A.8.: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans          | III. A.9.: Phasing Plan                   |
| III.A.5: Open Space and Recreation Plan |   |



**LAND USE SUMMARY**

LAND USE	P.A.	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
Medium-High - 7,200 S.F. Lots	9	30.5	3.5	106
- Residential Subtotals		30.5	3.5	106
<b>NON-RESIDENTIAL</b>				
Park	10	12.5	--	--
- Non-Residential Subtotals		12.5	--	--

Source: Eagle Aerial (Flown: April 2005)

**MENIFEE NORTH**



Figure III-14G

Planning Areas 9 & 10

**20. PLANNING AREA 20: COMMUNITY PARK/CENTER**

**a. Descriptive Summary**

Planning Area 20, as depicted in Figure III-14L, provides for development of ~~42~~ 11.4 acres as a Community Park/Center. Planning Area 20 will be landscaped and, at a minimum, will include such uses as picnic areas, tot lots, restrooms and parking facilities. In addition, the park may include two or more of the following: exercise course, playfield, basketball (half-court), sand volleyball court, soccer field, baseball field, group barbecue or shade arbor. The park will also include a community center which will be available for general neighborhood uses. A wide variety of activities and events will be available to all ages, from children to seniors. A conceptual site plan is provided in the Design Guidelines, Section IV (Figure IV-19A).

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Access to Planning Area 20 shall be provided from Street "A" Malone Avenue and Briggs Road.
- 2) A special landscape treatment shall be established between the community park uses in Planning Area 20 and the adjacent school in Planning Area 21, as shown on Figure IV-19A.
- 3) A roadway landscape treatment shall be established along Street "A", as shown in Figure IV-18.
- 4) A special landscape transition area shall be established between the park uses in Planning Area 20 and the adjacent residential uses to the northwest and west, as shown on Figure IV-11.
- 5) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- |   |   |
|---|---|
| III.A.1: Specific Land Use Plan         | III.A.6: Grading Plan                   |
| III.A.2: Circulation Plan               | III.A.7: Landscaping Plan               |
| III.A.3: Drainage Plan                  | III.A.8: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans          | III.A.9: Phasing Plan                   |
| III.A.5: Open Space and Recreation Plan |   |

**21. PLANNING AREA 21: ELEMENTARY SCHOOL**

**a. Descriptive Summary**

Planning Area 21, as depicted on Figure III-14L, provides for the development ~~8.7~~ 9.4 acres with an Elementary School which already exists. State funding has been approved for the construction of this school at the corner of Briggs and Watson Roads.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Access to Planning Area 21 shall be provided from Briggs Road, Watson Road or a collector street from the south.
- 2) A special landscape transition area shall be established between the school uses in Planning Area 21 and the adjacent residential uses in Planning Area 22.
- 3) Roadway landscape treatments, such as those depicted in Figures IV-17 and 18, shall be provided along Briggs Road and Watson Road, respectively.
- 4) A special landscape treatment shall be established between the school uses in Planning Area 21 and the adjacent park uses in Planning Area 20, as shown on Figure IV-19A.
- 5) A special landscape treatment, as shown on Figure IV-8, shall be established along Watson Road to limit views of this planning area from existing adjacent residential uses.
- 6) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

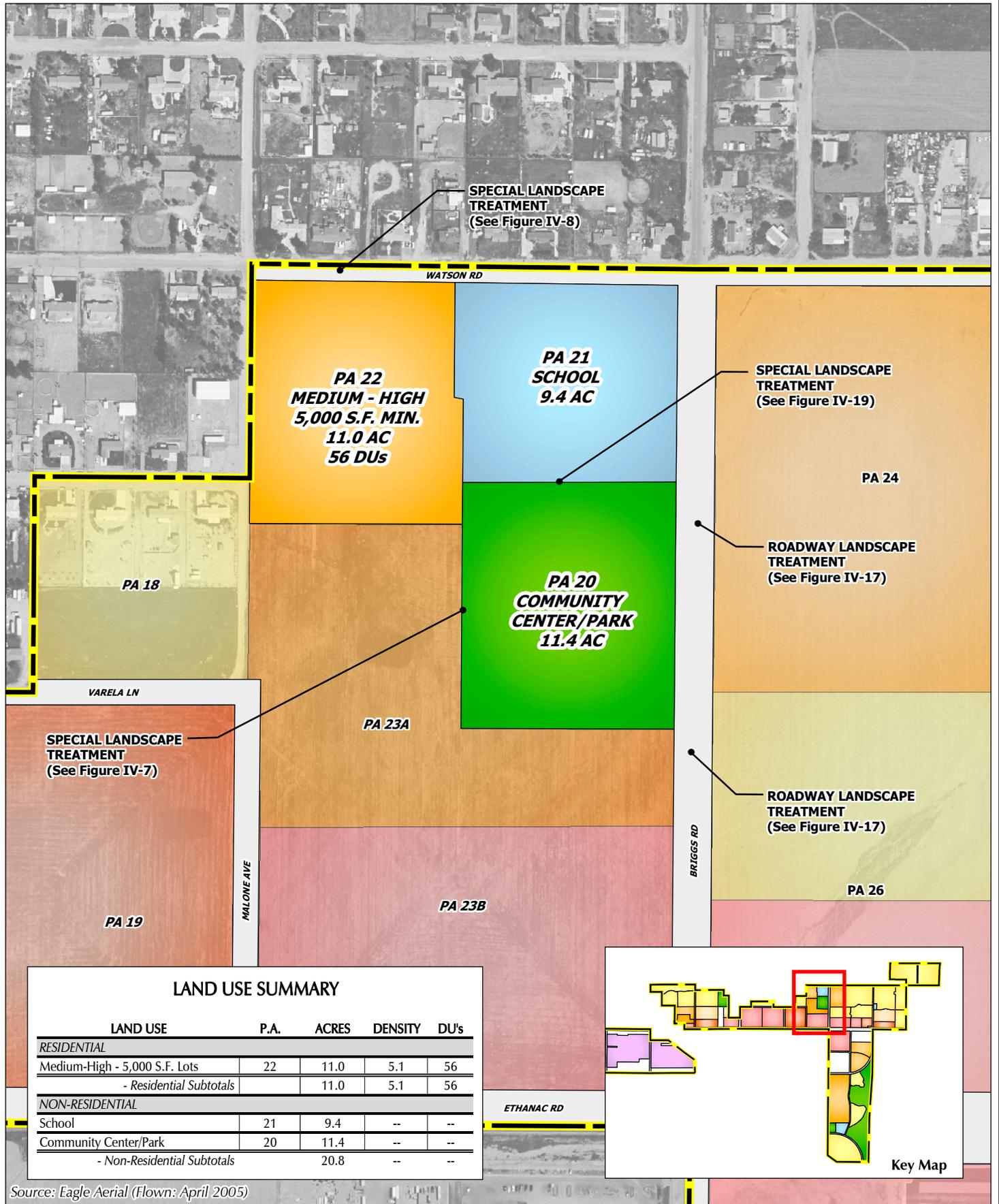
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan

III.A.7: Landscaping Plan

III.A.8: Public Facilities Phasing Plan

III.A.9: Phasing Plan



**LAND USE SUMMARY**

LAND USE	P.A.	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
Medium-High - 5,000 S.F. Lots	22	11.0	5.1	56
- Residential Subtotals		11.0	5.1	56
<b>NON-RESIDENTIAL</b>				
School	21	9.4	--	--
Community Center/Park	20	11.4	--	--
- Non-Residential Subtotals		20.8	--	--

Source: Eagle Aerial (Flown: April 2005)

**MENIFEE NORTH**



Figure III-14L

Planning Areas 20, 21 & 22

**23. PLANNING AREA 23A: HIGH DENSITY RESIDENTIAL**

**a. Descriptive Summary**

Planning Area 23A, as depicted in Figure III-14L, provides for development of 17.8 acres of high density residential uses with garden court homes. A maximum total of 153 dwelling units are planned at a target density of 8.6 du/ac. Planning Area 23A shall also include a private recreation center, uses may include but are not limited to a recreation building, play equipment, a tot-lot and a pool. The recreation center's uses will be mainly passive with the exception of pool uses.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Access to Planning Area 23A shall be provided from Malone Avenue and/or Street "A" and from Briggs Road to the east for the southern portion of Planning Area 23A.
- 2) A special landscape transition area shall be established between the residential uses in Planning Area 23A and the adjacent Community Park/center in Planning Area 20. See Figure IV-11 for an illustration of this transition area.
- 3) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 4) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan

III.A.7: Landscaping Plan

III.A.8: Public Facilities Phasing Plan

III.A.9: Phasing Plan

**23. PLANNING AREA 23B: COMMERCIAL**

**a. Descriptive Summary**

Planning Area 23B, as depicted in Figure III-14M, provides for development of ~~36.4~~ 23.7 acres devoted to Commercial uses.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Primary access to Planning Area 23B shall be provided from Highway 74 (as approved by CalTrans), Malone Avenue, and Briggs Road.”
- 2) A project entry/intersection statement, as shown on Figure IV-3, shall be provided at the intersection of Street "A" and Briggs Road .
- 3) A community entry/intersection statement, illustrated on Figure IV-2, shall be developed at the intersection of Highway 74 and Briggs Road.
- 4) Roadway landscape treatments, as illustrated in Figures IV-15, 17 and 18, are planned along Highway 74, Briggs Road, Malone Road and Street “A,” respectively.
- 5) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 6) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

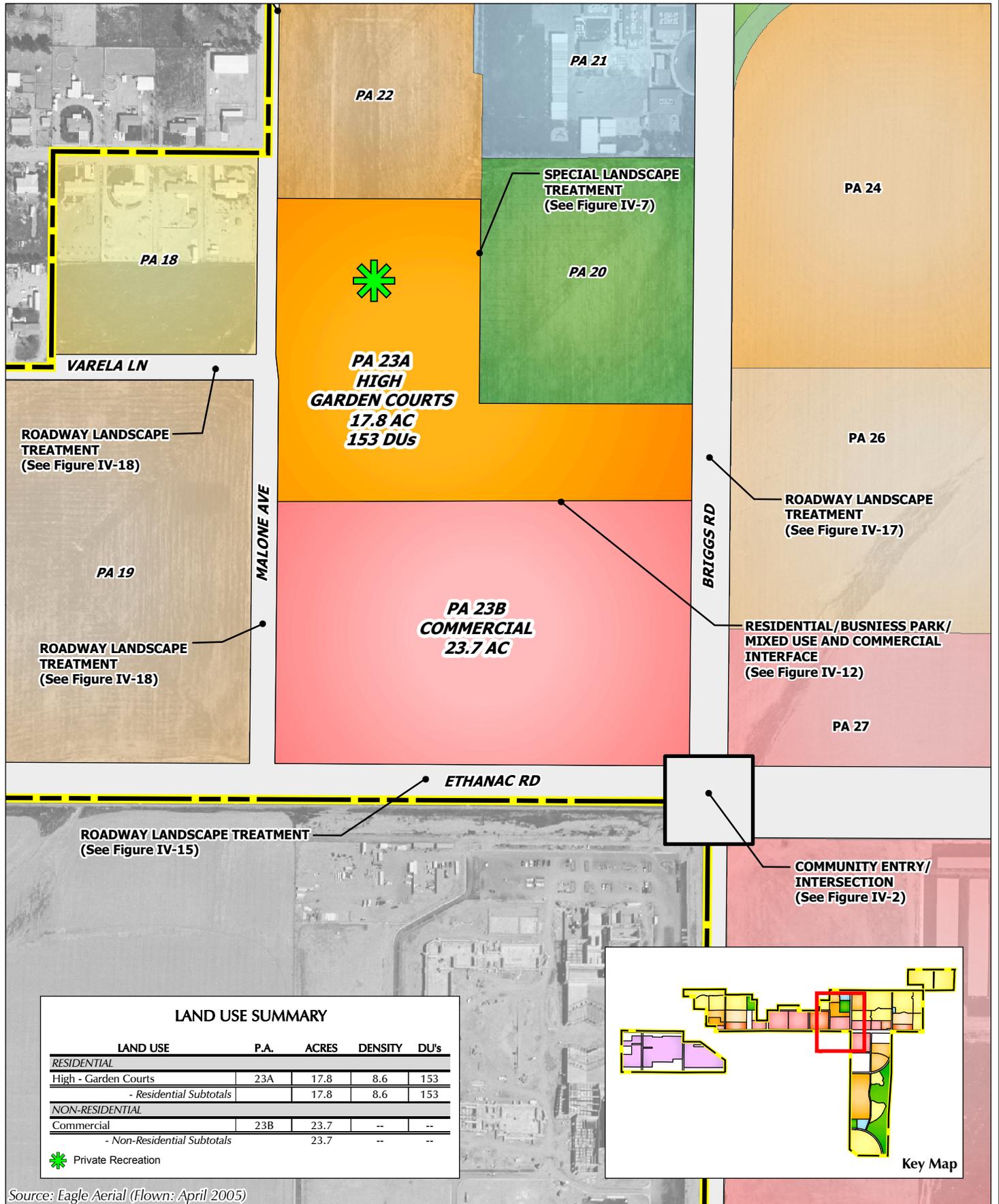
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan

III.A.7: Landscaping Plan

III.A.8: Public Facilities Phasing Plan

III.A.9: Phasing Plan



**LAND USE SUMMARY**

LAND USE	P.A.	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
High - Garden Courts	23A	17.8	8.6	153
- Residential Subtotals		17.8	8.6	153
<b>NON-RESIDENTIAL</b>				
Commercial	23B	23.7	--	--
- Non-Residential Subtotals		23.7	--	--

Private Recreation

Source: Eagle Aerial (Flown: April 2005)

# MENIFEE NORTH



Figure III-14M

Planning Areas 23A & 23B

**48. — PLANNING AREA 48: COMMUNITY CENTER**

**a. — Descriptive Summary**

Planning Area 48, as depicted on Figure III-14EE, provides for development of 4.0 acres as a Community Center. This facility could accommodate some or all of the following uses: meeting room(s), senior center, branch library, auditorium, banquet facility, teen center, maintenance headquarters, telecommunications center and day care center. The Community Center may be financed by the *MENIFEE NORTH* project through a public/quasi-public mechanism.

**b. — Land Use and Development Standards**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. — Planning Standards**

- 1) — Access to Planning Area 48 shall be provided from Briggs Road and Street "A".
- 2) — A project entry/intersection statement, as shown on Figure IV-3, shall be developed at the intersection of Briggs Road and Street "A".
- 3) — Roadway landscape treatments, such as those depicted on Figures IV-17 and 18, shall be provided along Briggs Road and Street "A", respectively.
- 4) — Please refer to Section IV, Design Guidelines, for design related criteria.
- 5) — Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

~~III.A.1: Specific Land Use Plan  
III.A.2: Circulation Plan  
III.A.3: Drainage Plan  
III.A.4: Water and Sewer Plans  
III.A.5: Open Space and Recreation Plan~~

~~III.A.6: Grading Plan  
III.A.7: Landscaping Plan  
III.A.8: Public Facilities Phasing Plan  
III.A.9: Phasing Plan~~

As illustrated in Figure IV-10, at edge conditions created in Planning Area 2, industrial land uses interface with both sides of the channel. Because public views of this area are limited, the importance of screening the channel is minimized. Landscape setbacks and buffering of the channel is recommended only if required by "percentage of area" landscape out "shading density" requirements. Fencing shall be provided along both sides of the channel. Industrial areas directly abutting the channel are is recommended for storage yards and loading docks.

**e. Residential / Park Interface** (Figure IV-11 [and Figure IV-11A](#))

At edge conditions where proposed park improvements are adjacent to proposed [and existing](#) single family residential land uses, the following guidelines apply:

- A 6-foot high combination low stucco wall with tubular steel fence shall be provided at the property line to allow open spacious view into park from adjacent residential uses, while limiting public intrusion into private lots.
- A 20-foot wide landscaped buffer shall be established at the park edge.
- Landscape tree plantings for the park site should stress the use of tall skyline tree plantings to retain views into the park site. Trees such as Eucalyptus species, plane trees and California Sycamores should be planted in random informal groves or groupings. Tree plantings should generally be concentrated along the outer edges of the park to allow for the maximization of unrestricted usable open space.
- Site plans for adjacent residential land uses should strive to provide direct, convenient circulation connections to park site.
- Encouraged graceful mounding should be designed throughout park to create a natural appearance.

**f. Residential / School Interface** (Figure IV-11)

At conditions created where proposed school improvements are adjacent to residential properties, the following guidelines apply:

- A 6-foot high solid block wall which is compatible in appearance with community theme wall shall be provided at the property line.
- A minimum 5-foot wide planting area should be provided on the school yard side of the property line.
- Landscape tree plantings for the outdoor recreation areas of the school should stress the use of tall skyline tree plantings.

#### **4. COMMUNITY OPEN SPACE**

The *MENIFEE NORTH* Specific Plan offers a variety of open space and recreational opportunities as discussed below.

##### **a. Natural Open Space Areas**

Substantial amounts of natural open space will be preserved in the southeastern portion of the project area. The open space areas will be developed with a regional trail system traversing the slope at the southeastern portion of the project. Benefits in terms of significant view opportunities and physical buffering serve an important land use function. Residential land uses which are adjacent to the areas will be allowed to take advantage of the visual qualities of the open space areas due to its up-hill relationship to residential properties. Prominent visual continuity with the open space will visually extend the limits of those yards into the open space. No physical improvements or structures, with the exception of the regional trail, would be allowed to encroach into the open space areas. Hillside vegetation, however, may be selectively thinned as required to limit fire hazards. A fuel modification zone as previously described in the Residential/Regional Trail/Open Space Interface Section and has been included in this Specific Plan to address potential fire hazards within open space areas.

##### **b. Community Center/Park/School Shared Use (Figures IV-19 and IV-19A, and IV-19B)**

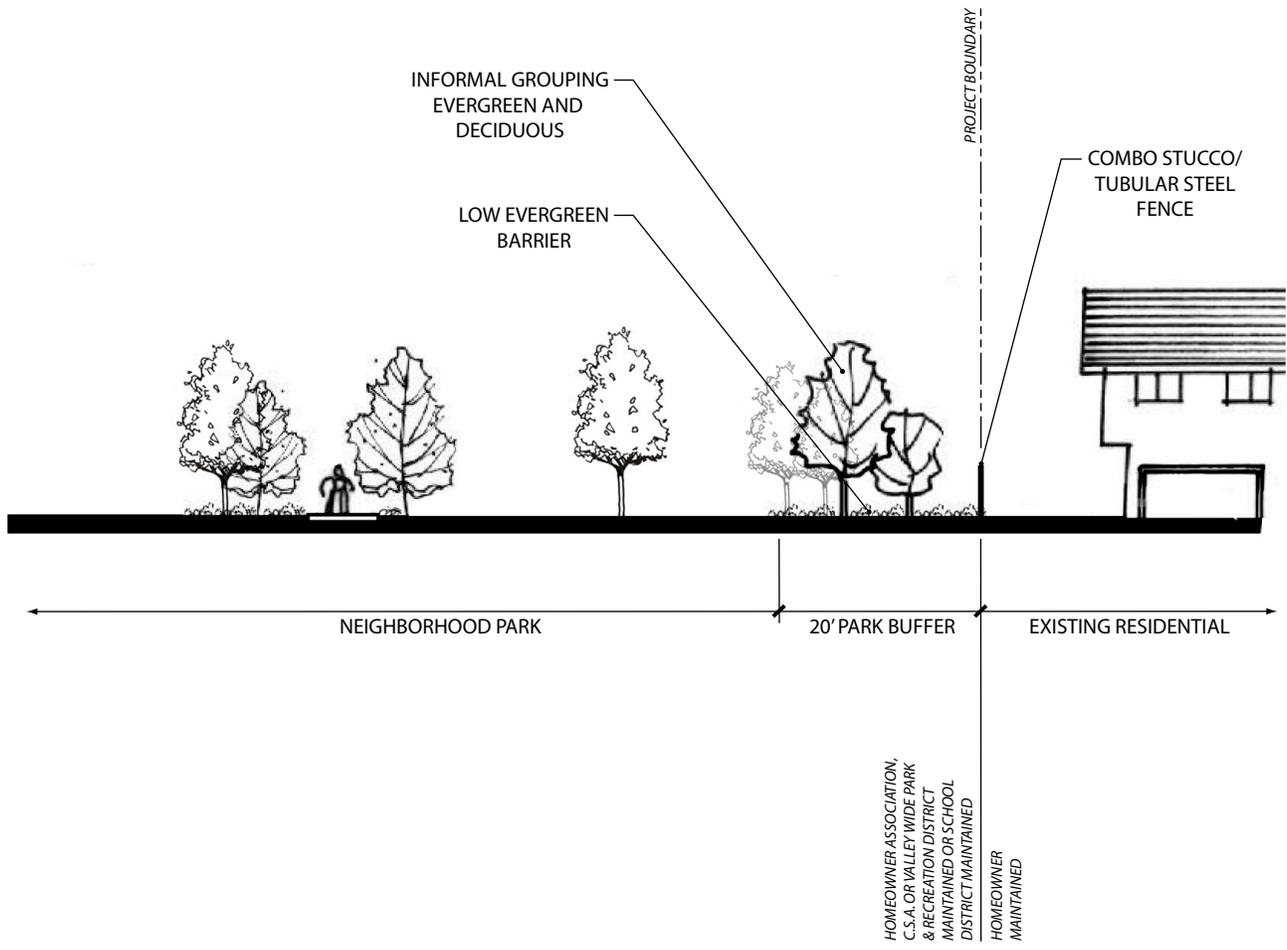
Where a "Shared Use" concept between school sites and the adjacent community parks can be developed, additional improved open space areas (play fields, game courts, etc.) within the school site can also become an integral component of the projects Community Open Space. The park and school will be developed to the specifications of the County of Riverside and the governing school district. Pursuant to existing requirements, the park will include multipurpose playing fields, multi-purpose courts, restrooms, picnic and parking facilities. The landscaping theme will be consistent with the streetscape and edge interface conditions as previously discussed. A Conceptual site plan for the ~~5.1~~5.5-acre community park is shown in Figure IV-19; ~~and a conceptual site plan for the 12.0-acre~~ 11.4-acre community center/park is shown in Figure IV-19A; ~~and a conceptual site plan for the 12.5-acre community park is shown on Figure IV-19B.~~

##### **c. Mini-Parks (Figure IV-20)**

The land use plan proposes the development of six mini-parks. These parks vary in size from 0.2 to 1.3 acres and are intended serve as gathering places for the residential enclaves in which they are located. Generally these parks might be improved to include a picnic area with tables, benches and barbecues, and a turfed area or sand surfaced tot lot or playground. The park would be planted with a combination of Eucalyptus, Pine or Sycamore tree species to provide shade and to define the individual active or passive use areas. A meandering paved, pedestrian pathway or walkway system could be provided for the park and, where appropriate, would be linked to pedestrian walkway systems to adjacent residential neighborhoods.

#### **5. COMMUNITY WALLS AND FENCING**

Community walls and fences that can be viewed from the public streets form an integral park of the community design. They can unify the various land uses and reinforce the design themes established at the

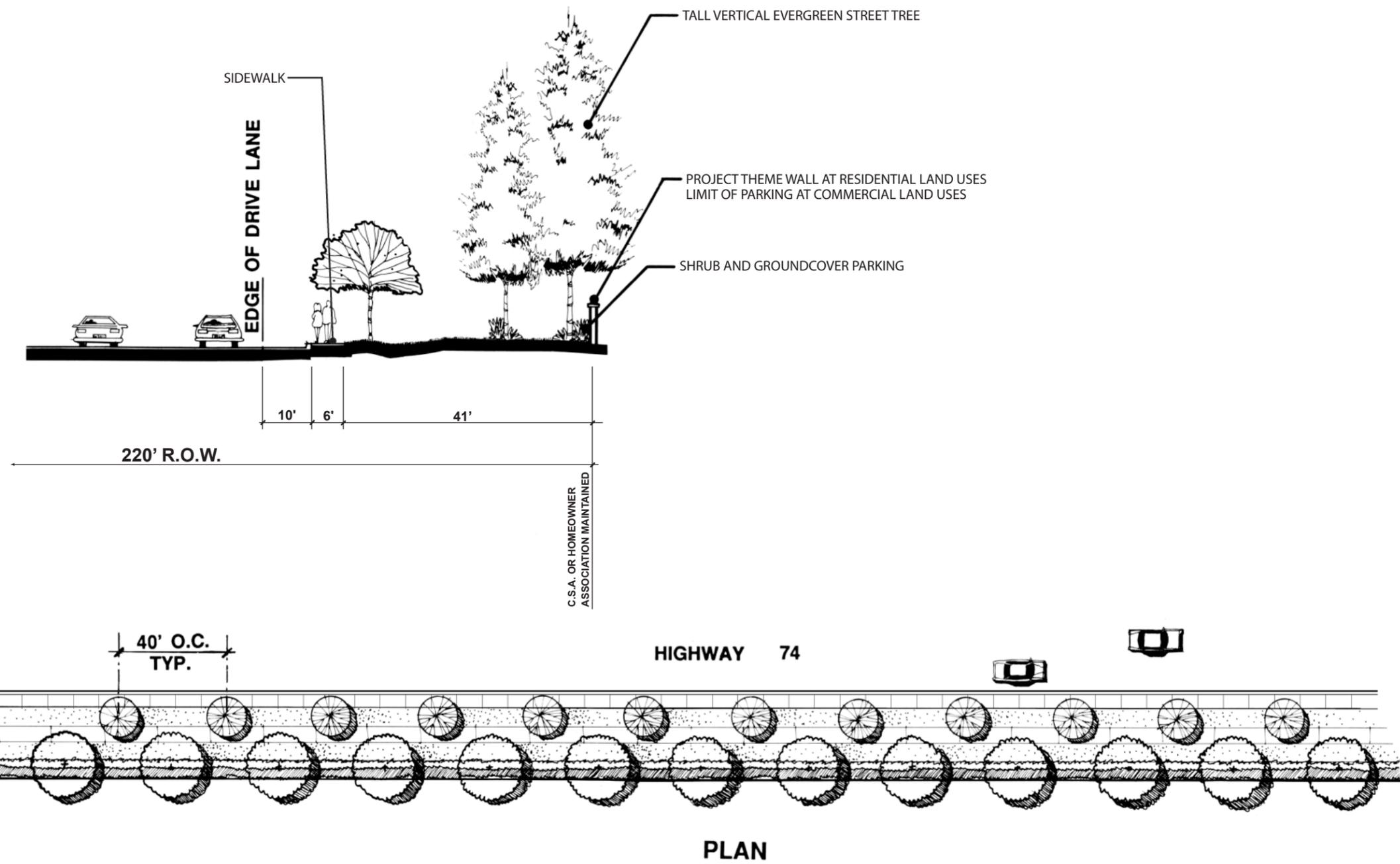


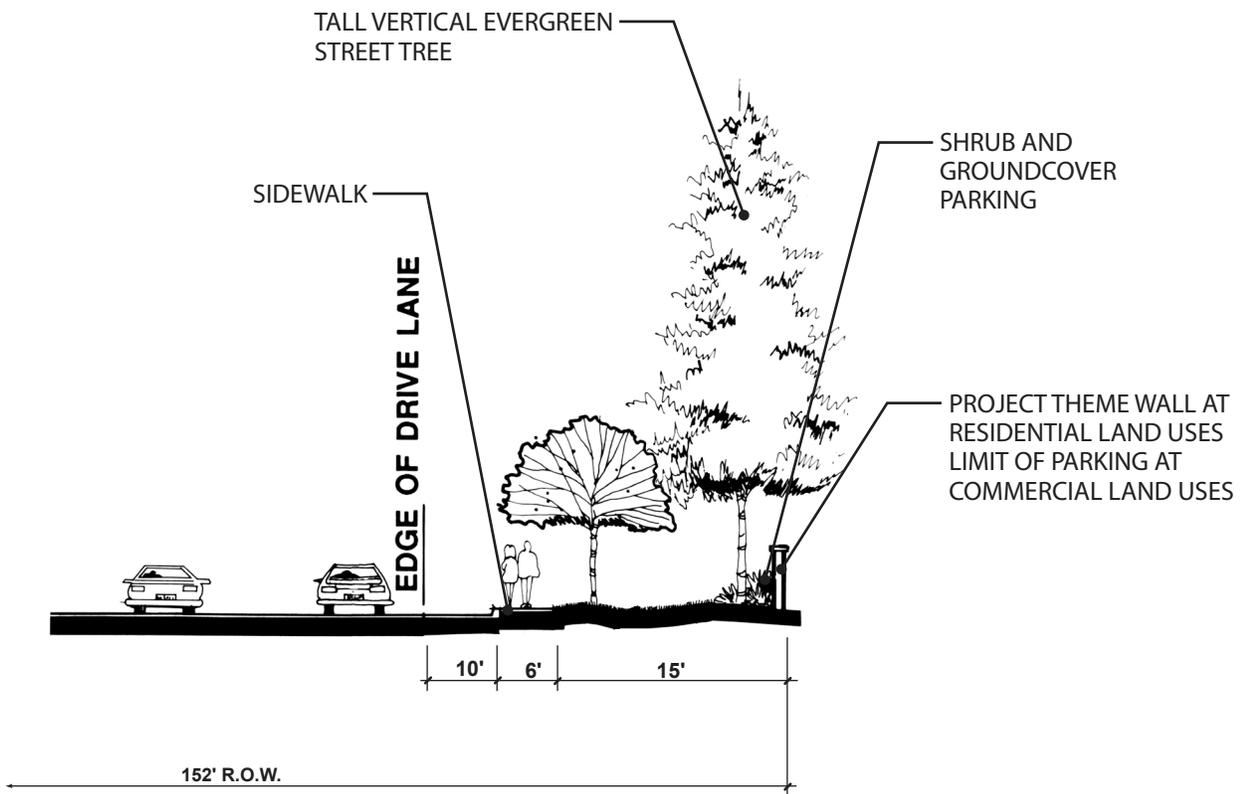
**MENIFEE NORTH**

Figure IV-11A

Existing Residential/Park (PA 10) Interface



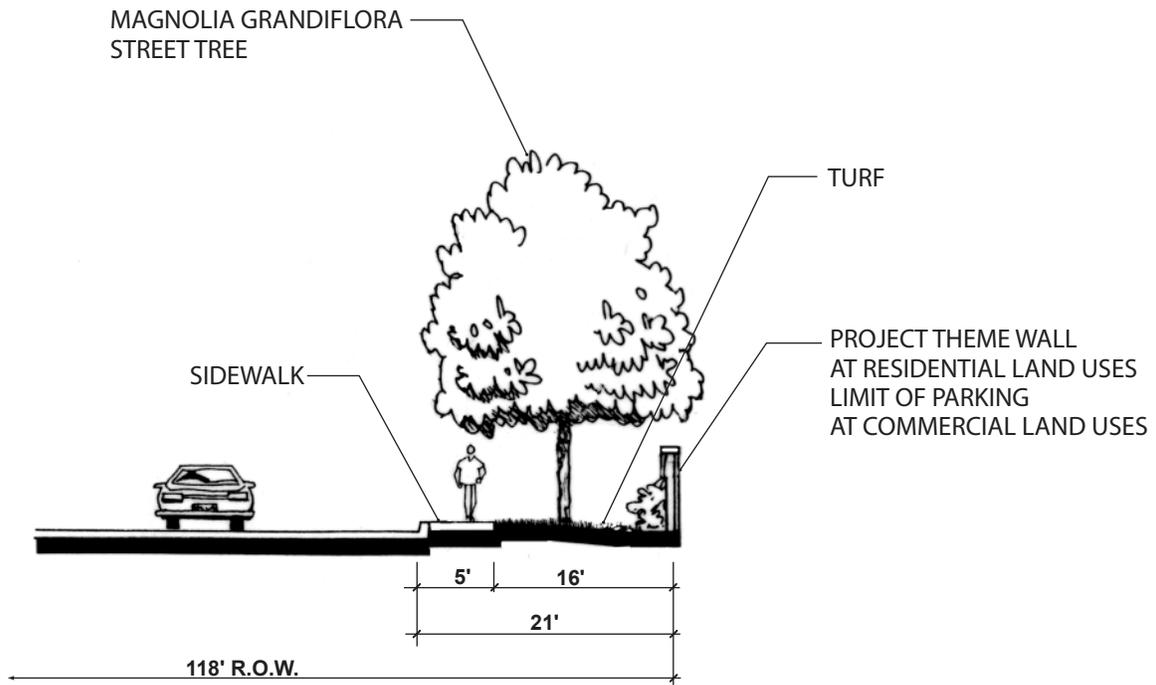




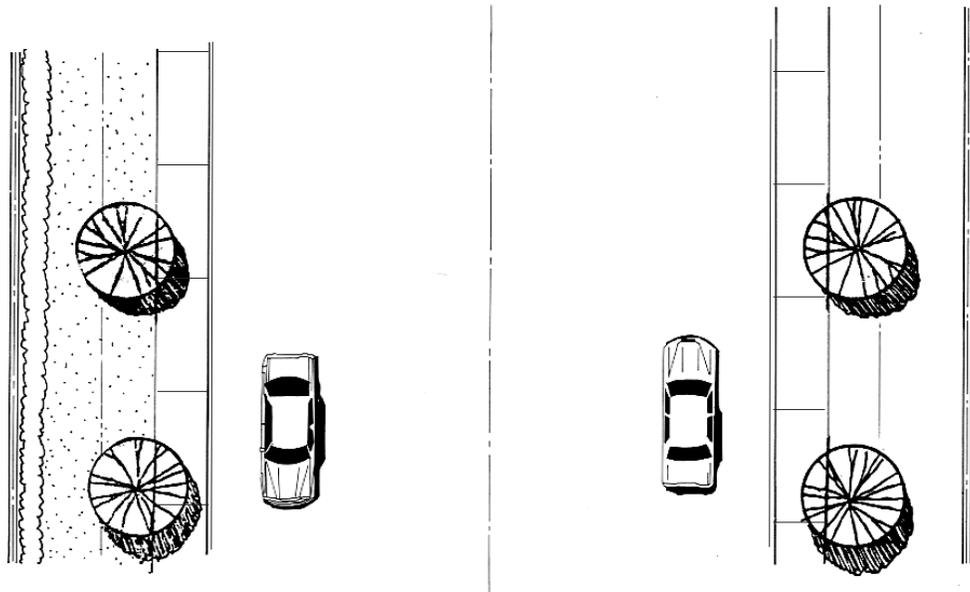
**MENIFEE NORTH**

Figure IV-16

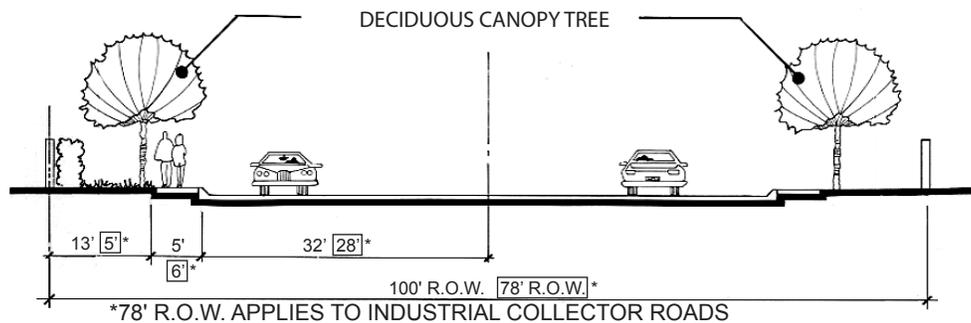
Urban Arterial Highway Streetscape - Menifee Road



NOTE: THIS CROSS SECTION APPLIES TO:  
 ANTELOPE ROAD (HIGHWAY 74 TO WATSON ROAD)  
 BRIGGS ROAD (SOUTH PROJECT BOUNDARY TO WATSON ROAD)



**PLAN**



**SECTION**

NOTE: THIS CROSS SECTION APPLIES TO:

**SECONDARY**

- WATSON ROAD (ANTELOPE ROAD TO MENIFEE ROAD AND MALONE ROAD TO JUNIPER FLATS ROAD)
- MCLAUGHLIN ROAD (DAWSON ROAD TO ANTELOPE ROAD AND BRIGGS ROAD TO SULTANAS ROAD)
- ANTELOPE ROAD (MCLAUGHLIN ROAD TO HIGHWAY 74)
- SULTANAS ROAD (MCLAUGHLIN ROAD TO HIGHWAY 74)
- MALAGA ROAD (HIGHWAY 74 TO VARELA LANE)
- JUNIPER FLATS ROAD (HIGHWAY 74 TO ALICANTE ROAD)

NOTE: THIS CROSS SECTION APPLIES TO:

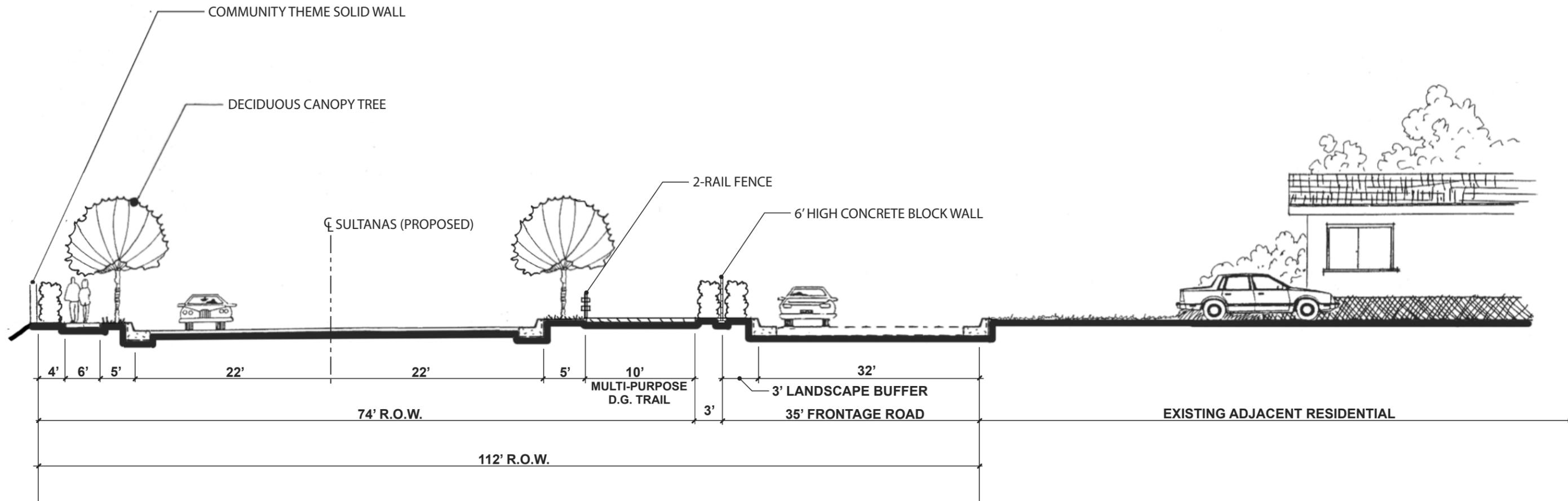
**INDUSTRIAL COLLECTOR**

- VARELA LANE, PIERSON ROAD AND MCKINLEY ROAD
- SULTANAS ROAD (HIGHWAY 74 TO NORTH BOUNDARY OF PLANNING AREA 44)
- STREET "B" (EMPEROR ROAD TO BRIGGS ROAD)
- EMPEROR ROAD (SOUTH BOUNDARY OF PLANNING AREA 25 TO SOUTH BOUNDARY OF PLANNING AREA 31)
- PALOMAR ROAD (HIGHWAY 74 TO NORTH BOUNDARY OF PLANNING AREA 11)
- JUNIPERO ROAD (NORTH OF HIGHWAY 74)
- MALONE AVENUE (HIGHWAY 74 TO VARELA LANE)

**MENIFEE NORTH**

Figure IV-18

Typical Secondary and Industrial Collector Streetscape



NOTE:  
 ALL WIDENING AND IMPROVEMENT OF SULTANAS ROAD SHALL BE RESPONSIBILITY OF THE DEVELOPERS OF PLANNING AREAS 31A AND 32 AT NO EXPENSE TO EXISTING RESIDENTS. IMPROVEMENTS SHALL OCCUR WITHOUT ANY FURTHER ENCROACHMENT THAN CURRENTLY EXISTS INTO FRONT YARDS OF EXISTING RESIDENCES.

**MENIFEE NORTH**



Figure IV-18A

Sultanas Road Streetscape Adjacent to Planning Areas 31A and 32



**MENIFEE NORTH**

Figure IV-19A

Community Park/Center Site Plan Concept (PA 20)



**MENIFEE NORTH**

Figure IV-19B

Community Park Site Plan Concept (PA 10)

