

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



November 16, 2022

Ryan Fowler, Project Planner
City of Menifee Community Development Department
29844 Haun Road
Menifee CA 92586

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Lake Elsinore

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

www.rcaluc.org

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

File No.: ZAP1549MA22
Related File No.: PLN21-0336 (General Plan Amendment), PLN21-0217 (Specific Plan), PLN21-0221 (Specific Plan Amendment), PLN21-0335 (Change of Zone), PLN22-0033 (Tentative Parcel Map)
APN: 331-260-005 to 012, 331-270-005, 331-280-005, 331-290-004, 331-300-002, 004, 005, 007, 013, 333-170-006, 011, 012, and 013
Airport Zone: Zone E

Dear Mr. Fowler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution No. 2015-01 (as extended by Resolution No. 2020-01) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Menifee Case Nos. PLN21-0336 (General Plan Amendment), PLN21-0217 (Specific Plan), PLN21-0221 (Specific Plan Amendment), PLN21-0335 (Change of Zone), PLN22-0033 (Tentative Parcel Map). The Project site is located within the approved Menifee Valley Ranch, Specific Plan No. 301 (SP 301) adopted by Riverside County Board of Supervisors on April 29, 1997. Within SP 301, property south of Matthews Road and the existing rail line has been previously developed with 1,872 residential units, two schools, and open space/park amenities. The Proposed Project (Project) would separate the 590.3 acres north of Matthews Road and the existing rail line from SP 301. The Project includes the creation of the new Menifee Valley Specific Plan (MVSP) on the property separated from SP 301 (Figure 1). **General Plan Amendment (GPA) No. PLN 21-0336** proposes an amendment to the City’s General Plan. The General Plan land use map would be revised to include the proposed Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217) designation and to remove the portion of Specific Plan No. 301 proposed to be removed under Specific Plan Amendment No. PLN 21-0221. In addition, the City’s General Plan Circulation Element calls for McLaughlin Road to be extended east to west through the center of the Menifee Specific Plan area. The GPA would eliminate this road segment from the General Plan. In addition, the GPA proposes to amend the alignment of Briggs Road at the southern boundary of the site to avoid Granite Hill instead of constructing the road directly through Granite Hill. **Specific Plan Amendment No. PLN 21-0221** (formerly SPA 2018-182) proposes the fourth (4th) amendment to the Menifee Valley Ranch Specific Plan No. 301 (SP 301). The Specific Plan Amendment proposes to remove parcels located north of Matthews Road from SP 301. SP 301 is located south of Highway 74, north of Simpson Road, east of Menifee Road and west of Briggs Road; however, the portion of the plan proposed for removal is located south of Highway 74, north of Matthews Road, east of Menifee Road and west of Briggs Road (APNs for portions to be removed: same as below). The modifications to the affected Planning Areas (Planning Areas 1 through 13) will result in a decrease to the total project acreage from 1,548.3 to 942.0 acres and the total dwelling unit count would decrease from 4,352 to 2,641 dwelling units (a reduction of 1,711 units). The Specific Plan Amendment would include changes to the

text of Specific Plan No. 301 and include updates to the applicable exhibits and figures to reflect the removal of Planning Areas 1 through 13. **Specific Plan No. PLN 21-0217** proposes a new Specific Plan on 590.3 acres. The proposed Specific Plan consists of 200.8 acres of Residential (R) (target dwelling units 1,711 units), 39.9 acres of Open Space-Recreation (OS-R) (including parks, open space, and greenbelts), 12.0 acres of Public Utility Corridor (PUC), 4.8 acres of Public Facilities (PF) (fire station site, transit stop, and other civic uses), 285.0 acres of Business Park, and 23.2 acres of Commercial-Business Park (C-BP) land uses spread across ten (10) Planning Areas. The project would also include 24.6 acres of public roadway. The Specific Plan allows for 5.6 million sq. ft. of business park floor space (0.6 floor area ratio [FAR] for any single lot and 0.5 FAR for all combined BP areas) and 260,000 sq. ft. of commercial-business park floor space (0.4 FAR for any single lot and 0.25 FAR for any single lot). The project site is located south of Highway 74, north of Matthews Road, east of Menifee Road and west of Briggs Road (APNs: 331-260-005 through -009, -012, 331-270-005, 331-280--005, 331-290-004, 331-300-002, -004, -005, -007, -013, and 333-170-006, -011 through -013). **Change of Zone No. PLN 21-0335** proposes revisions to the zoning ordinance text of Specific Plan No. 301 to reflect the proposed Amendment. In addition, the City Zoning Map would be revised to include the proposed Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217) zone and to remove the portion of Specific Plan No. 301 proposed to be removed under Specific Plan Amendment No. PLN 21-0221. **Tentative Parcel Map No. PLN 21-0337** proposes a subdivision to establish the boundaries and dimension of lots and streets and the proposed grading for the residential and recreational areas of the Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217). Following map recordation, the final map will become the legal document that identifies developable lots within the Specific Plan.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where Zone E does not restrict residential density or non-residential intensity.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located 20,279 feet from the project site. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,616 feet AMSL. The site elevation is 1,475 feet AMSL, and the proposed maximum building height is 60 feet, resulting in a top point elevation of 1,535 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT**, with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a

straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses.
 - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Minor Ranch LLC (applicant/property owner)
Brookfield Properties Development (representative)
Gary Gosliga, March Inland Port Airport Authority
Major. David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1549MA22\ZAP1549MA22.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

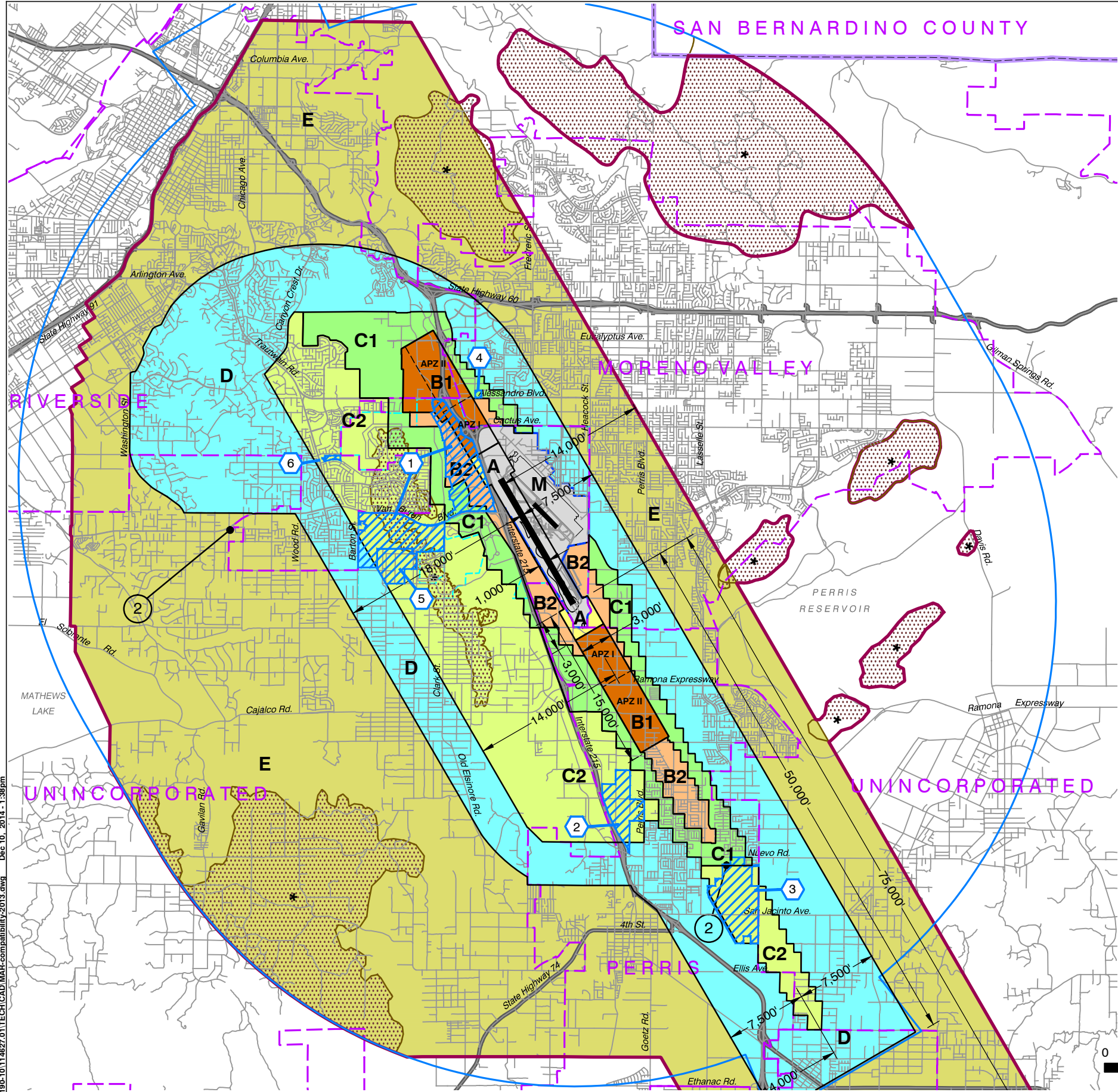
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

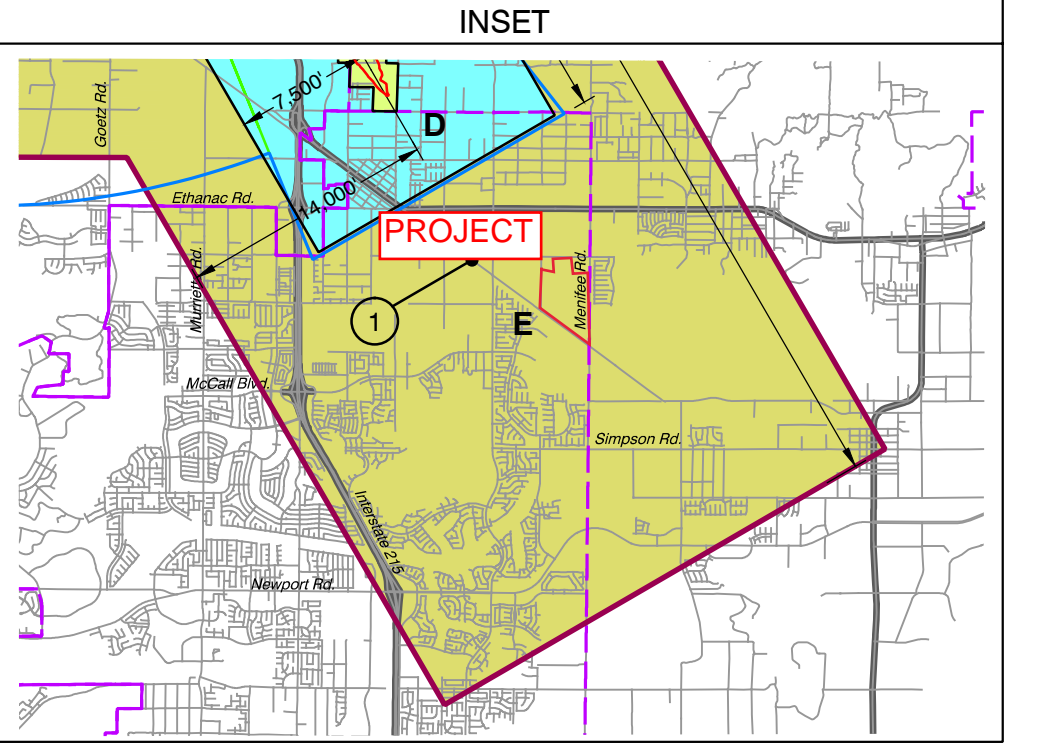
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

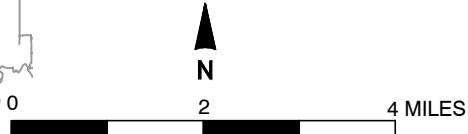
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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



Base map source: County of Riverside 2013

**Riverside County
Airport Land Use Commission**
**March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan**
(Adopted November 13, 2014)

Map MA-1

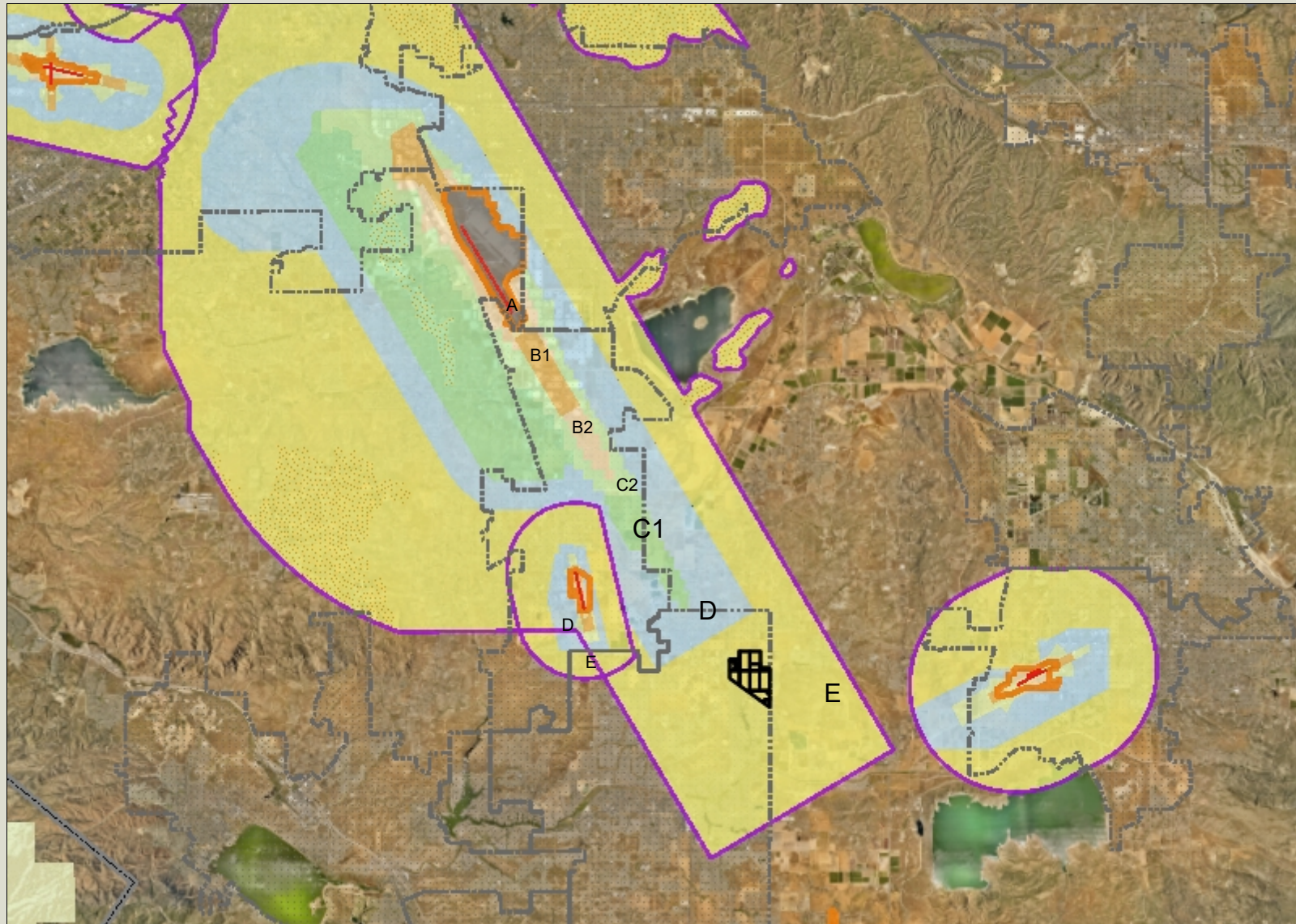
Compatibility Map
March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility-2013.dwg Dec 10, 2014 - 1:38pm

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

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- ▨ OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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

0 24,629 49,257 Feet

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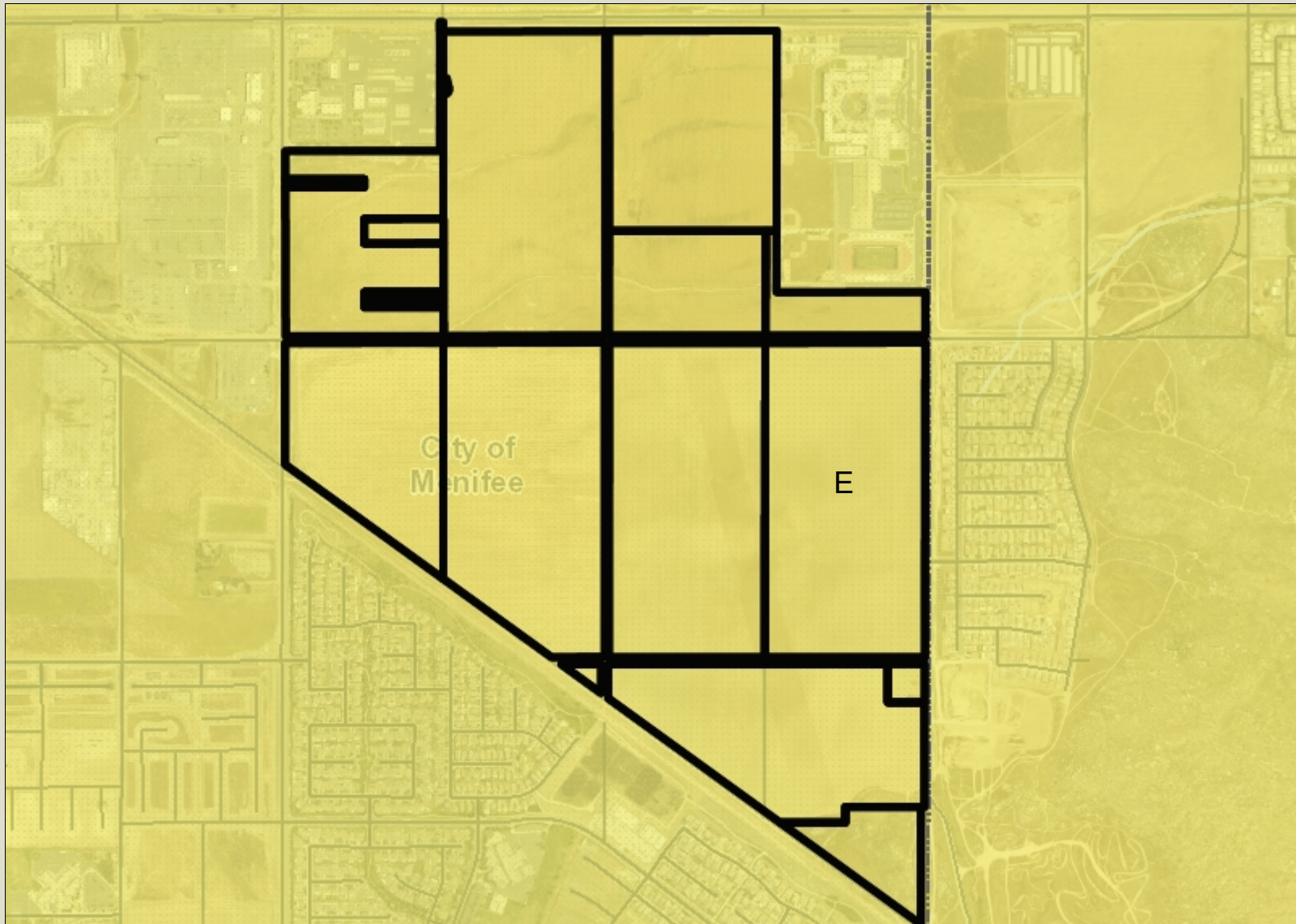
Notes

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
 - ▨ OTHER COMPATIBILITY ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6



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0 1, 3,079 Feet
539

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Notes

Map My County Map



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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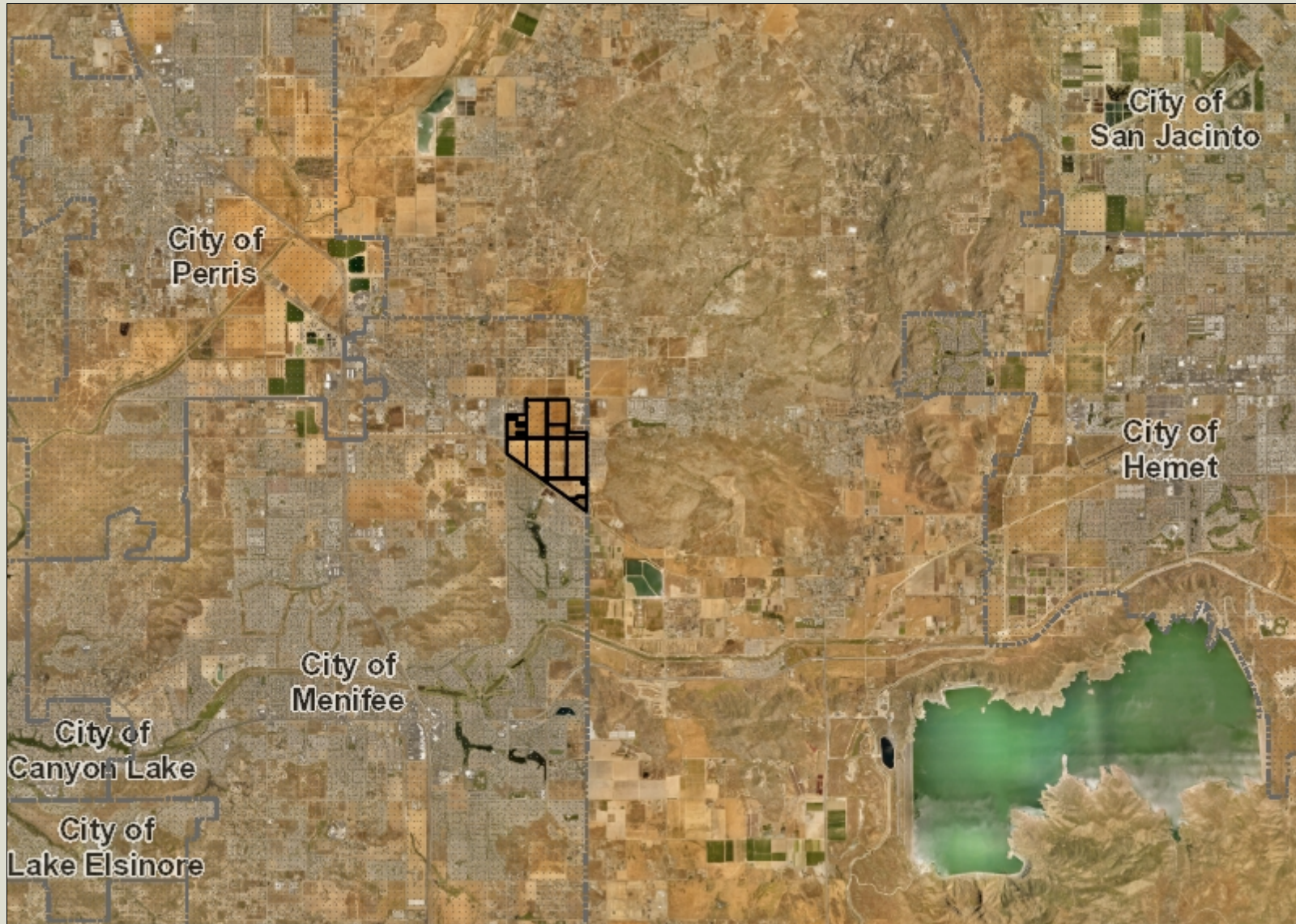
0 1, 3,079 Feet
539

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Notes

Map My County Map



Legend

- City Areas
- World Street Map



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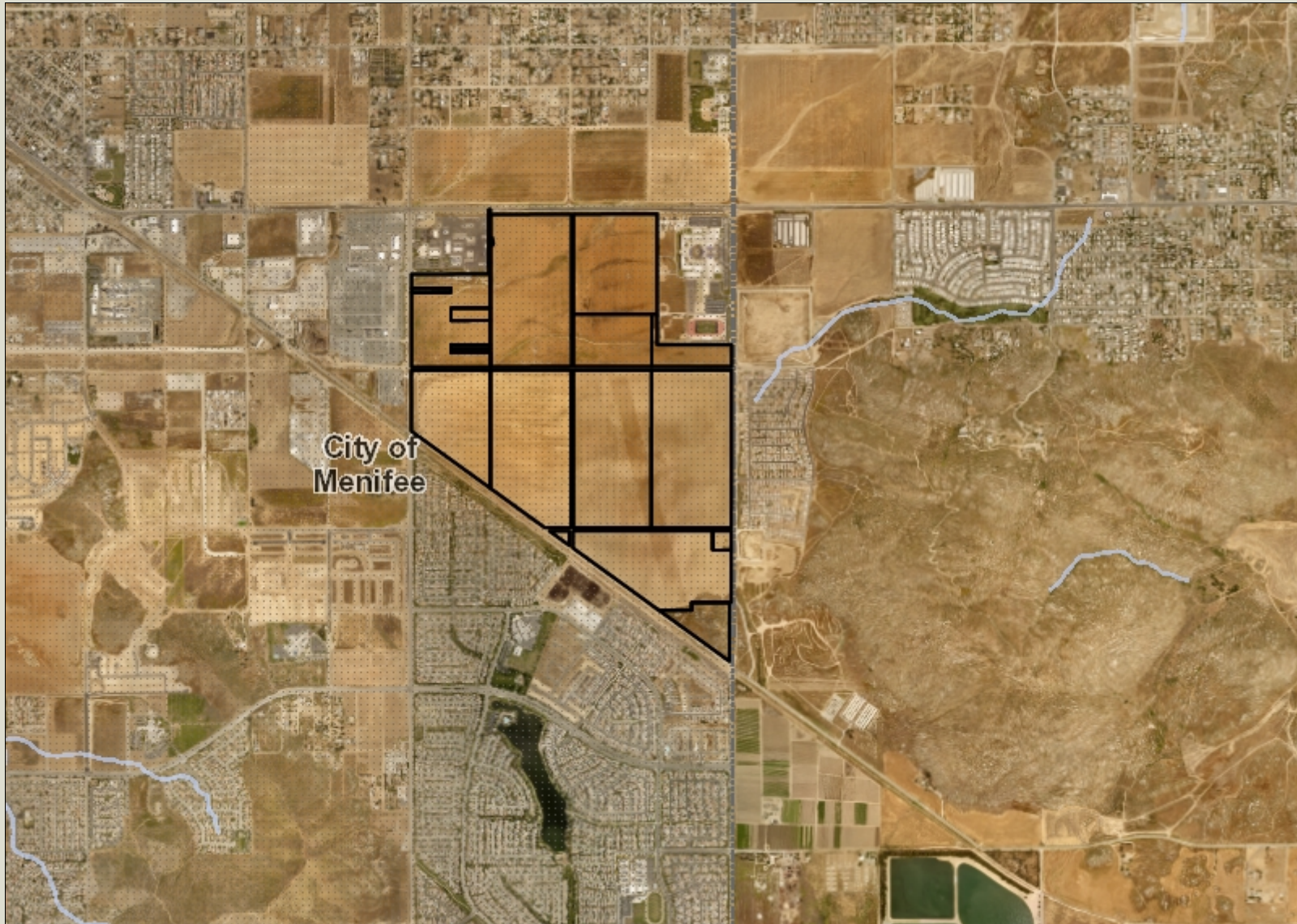
0 12,314 24,629 Feet

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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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0 3,079 6,157 Feet

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Notes

Map My County Map



Legend

- City Areas
- World Street Map



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0 24,629 49,257 Feet

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Notes



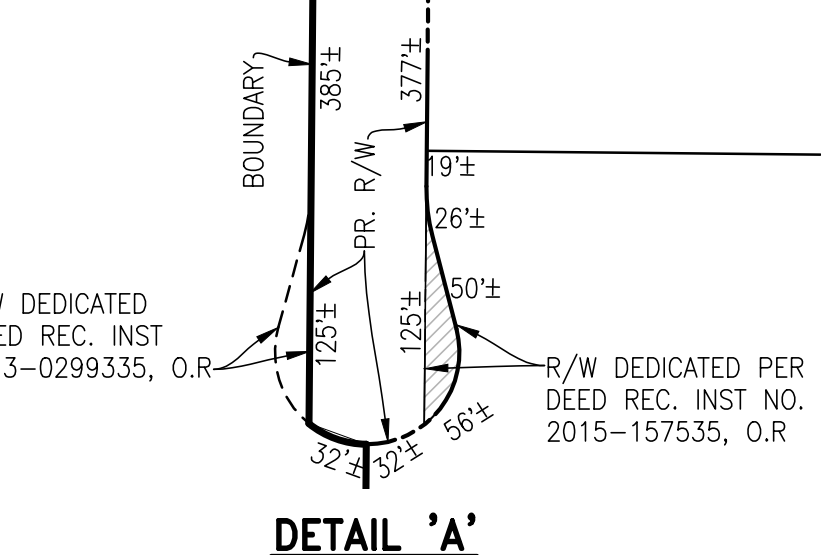
STATISTICAL SUMMARY

| NUMBERED LOTS | | | |
|---------------|------------|---------|--------------|
| Lot # | S.F. | Acres | USAGE |
| 1 | 451,516 | 10.365 | COMMERCIAL |
| 2 | 900,586 | 20.675 | COMMERCIAL |
| 3 | 490,522 | 11.261 | COMMERCIAL |
| 4 | 4,480,406 | 102.856 | INDUSTRIAL |
| 5 | 2,046,304 | 46.977 | INDUSTRIAL |
| 6 | 443,636 | 10.184 | RESIDENTIAL |
| 7 | 212,163 | 4.871 | CIVIC CENTER |
| 8 | 5,061,946 | 116.206 | INDUSTRIAL |
| 9 | 9,984,663 | 229.216 | RESIDENTIAL |
| Total | 24,071,742 | 552.611 | |

| LETTERED LOTS | | | |
|---------------|-----------|--------|----------------|
| Lot # | S.F. | Acres | USAGE |
| A | 198,452 | 4.556 | MENIFEE RD |
| B | 85,267 | 1.957 | BISCAYNE DRIVE |
| C | 419,767 | 9.637 | MCLAUGHLIN RD |
| D | 199,933 | 4.590 | MALAGA RD |
| E | 161,130 | 3.699 | BRIGGS RD |
| F | 32,210 | 0.739 | MCKINLEY RD |
| Total | 1,096,759 | 25.178 | |

LAND USE SUMMARY

| LAND USE SUMMARY | | |
|------------------|--------------|-------------|
| LOT # | USAGE | ACREAGE |
| 1 THRU 3 | COMMERCIAL | 42.301 AC. |
| 7 | CIVIC CENTER | 4.871 AC. |
| 4,5 & 8 | INDUSTRIAL | 266.039 AC. |
| 6 & 9 | RESIDENTIAL | 239.401 AC. |
| A THRU F | STREETS | 25.178 AC. |
| | TOTAL | 577.789 AC. |



LEGEND & ABBREVIATIONS

| | | | |
|------|----------------------|-----|-------------------------------|
| C | CENTERLINE | --- | TRACT BOUNDARY |
| AC | ACRES | --- | RIGHT OF WAY |
| CB | CATCH BASIN | --- | LOT LINE |
| DI | DROP INLET | --- | CURB |
| EP | EDGE OF PAVEMENT | --- | STREET CENTERLINE |
| ESMT | EASEMENT | --- | EASEMENT |
| EX | EXISTING | --- | EXIST. CONTOUR |
| FG | FINISH GRADE | --- | PROP. CONTOUR |
| FL | FLOWING ELEV. | --- | DAYLIGHT LINE |
| GB | GRADE BREAK | --- | GRADED SWALE/FLOWLINE |
| HP | HIGH POINT | --- | SWALE HIGH POINT |
| INV | INVERT OF DRAIN | --- | TOP OF SLOPE |
| LL | LOT LINE | --- | TOE OF SLOPE |
| LP | LOW POINT | --- | SHEET FLOW RATE |
| LS | LANDSCAPING | --- | EXISTING WATER LINE |
| NTS | NOT TO SCALE | --- | PROPOSED WATER LINE |
| PR | PROPOSED | --- | EXISTING RECLAIMED WATER LINE |
| RG | ROUGH GRADE | --- | PROPOSED RECLAIMED WATER LINE |
| R/W | RIGHT OF WAY | --- | EXISTING SEWER LINE |
| RW | RECLAIM WATER | --- | PROPOSED SEWER LINE |
| SD | STORM DRAIN | --- | EXISTING STORM DRAIN LINE |
| SF | SQUARE FEET | --- | PROPOSED STORM DRAIN LINE |
| SS | SANITARY SEWER | --- | EXISTING GAS LINE |
| SW | SIDEWALK | --- | EXISTING TELEPHONE LINE |
| TW | TOP OF WALL ELEV. | --- | |
| TF | TOP OF FOOTING ELEV. | --- | |
| WT | WATER LINE | --- | |

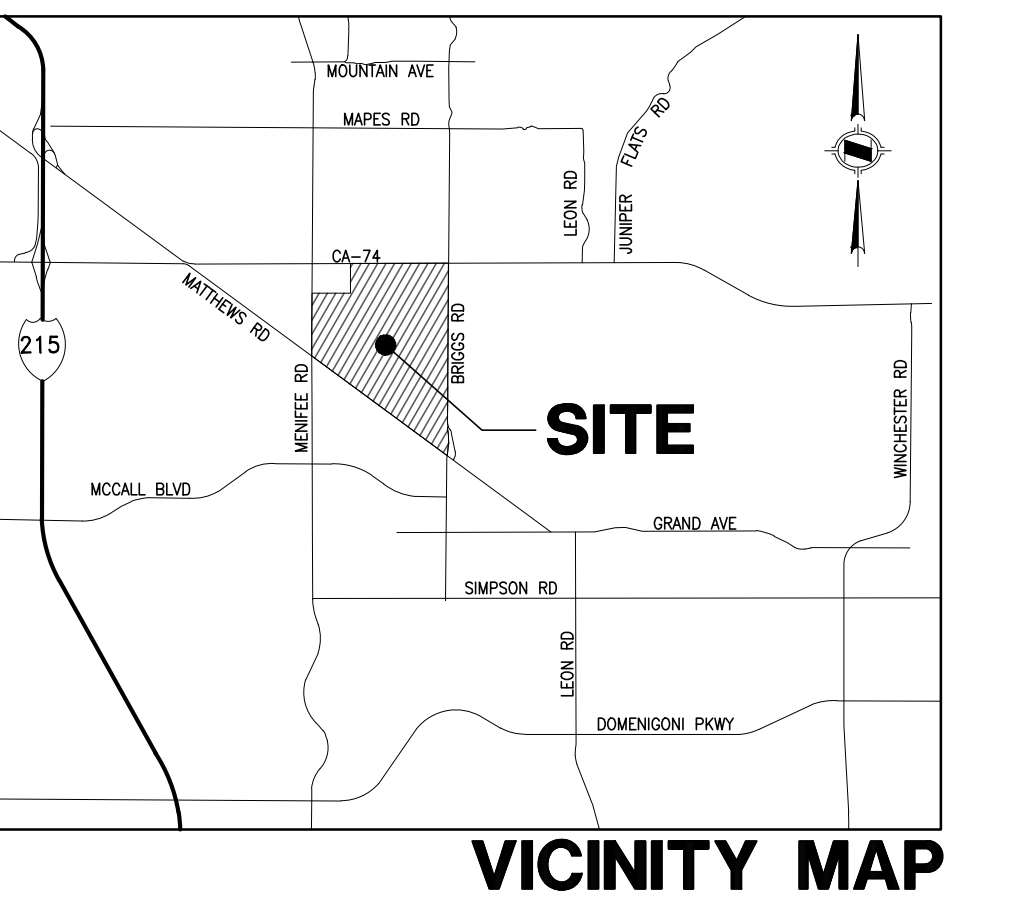
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "PPB" AND "MLP" NAD 83 (NSRS2011). (2010.00 EPOCH) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99991330. CALCULATIONS ARE MADE AT THE CENTERLINE INTERSECTION OF MCLAUGHLIN ROAD AND MCKINLEY ROAD WITH THE COORDINATES OF: N. 2212569.322, E. 6286139.472, USING AN ELEVATION OF 1476.337

BENCH MARK:
NATIONAL GEODETIC SURVEY DESIGNATION "SDC 4"
DESCRIBED BY METRO WATER DISTRICT S. CALIFORNIA 1992, AT THE INTERSECTION OF WARREN ROAD AND DEVONSHIRE AVENUE, 200 FEET (61.0M) WEST OF WARREN ROAD, AT THE SAN DIEGO CANAL STATION 381+75, ON TOP OF SOUTHEAST WINGWALL OF THE OUTLET SIPHON UNDER DEVONSHIRE AVE., A 1-3/8" 8" INCH BRASS DISK SET FLUSH.
ELEVATION 1508.80' NAVD 88
TO CONVERT FROM NGVD29 TO NAV88 ADD 2.38 FEET TO ELEVATIONS.

STATEMENT OF OWNERSHIP
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

PREPARED FOR/OWNER:
MINOR RANCH LLC
3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626
Tel: (714) 427-6868

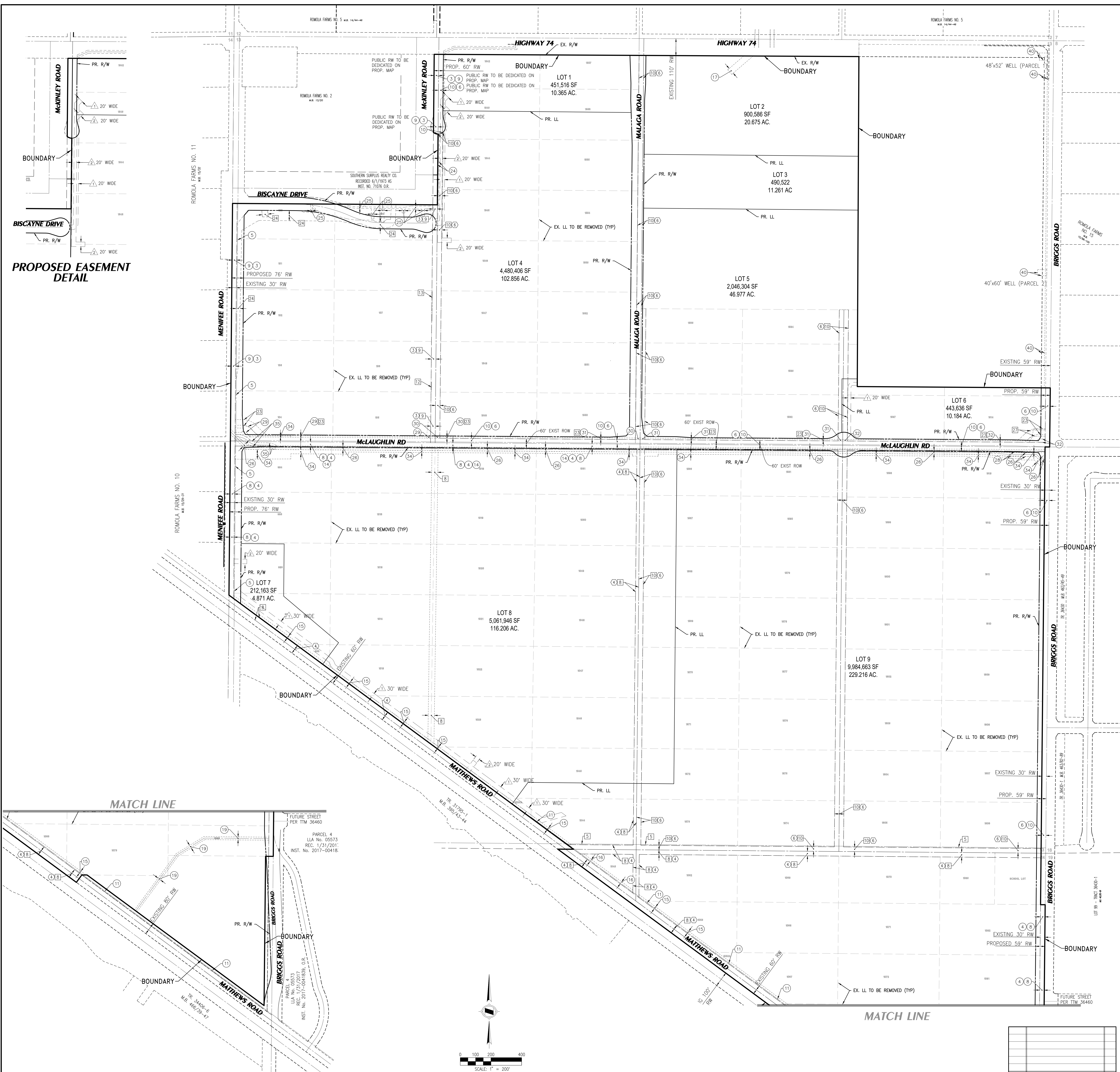
APPLICANT:
MINOR RANCH LLC
3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626
Tel: (714) 427-6868



- VICINITY MAP**
- NOTES**
- EXISTING ZONING: MENIFEE VALLEY RANCH SPECIFIC PLAN
 - PROPOSED ZONING: MENIFEE VALLEY SPECIFIC PLAN
 - EXISTING LAND USE: VACANT LAND
 - PROPOSED LAND USE: RESIDENTIAL, RETAIL-MIXED USE, CIVIC, & OPEN SPACE
 - GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN
 - APN: 331-260-005, 331-260-006, 331-260-007, 331-260-008, 331-260-009, 331-260-012, 331-270-005, 331-280-005, 331-290-004, 331-300-002, 331-300-004, 331-300-005, 331-300-007, 331-300-008, 331-300-006, 333-170-011, 333-170-012, 333-170-013
 - ADJACENT LAND USES:
 - NORTH: VACANT
 - SOUTH: RESIDENTIAL/VACANT
 - EAST: RESIDENTIAL/VACANT
 - WEST: INDUSTRIAL
 - TOTAL GROSS AREA: 577.789 AC
 - TOTAL NET AREA: 552.611 AC
 - TOTAL LOTS: 9 NUMBERED & 6 LETTERED.
 - THE PROJECT HAS LOW TO MODERATE LIQUEFACTION POTENTIAL.
 - THE PROJECT IS NOT WITHIN A FAULT ZONE AND NOT WITHIN 1/4 MILE OF A FAULT.
 - ALL SLOPES SHALL BE CONSTRUCTED AT 2:1 UNLESS OTHERWISE NOTED.
 - DRAINAGE IMPROVEMENTS SHALL BE DESIGNED PER CITY OF MENIFEE STANDARDS AND RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT STANDARD DRAWINGS
 - STREET IMPROVEMENTS SHALL BE DESIGNED PER CITY OF MENIFEE ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS AND THE RIVERSIDE COUNTY COUNTYWIDE DESIGN STANDARDS GUIDELINES.
 - THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DINDER
 - THOMAS BROTHERS MAP PAGE/GRID: RIVERSIDE COUNTY PAGE 838, GRID G2, G3, H2, H3, H4, J2, J3, J4
 - THE SUBJECT PROPERTY LIES WITHIN ZONE "X" PER COMMUNITY PANEL NUMBER 0605C20606, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014. ZONE "X" IS DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"
 - THE PROJECT SITE IS WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SECTIONS 13 AND 24
 - THE PROJECT SITE IS IN OR PARTIALLY WITHIN LAKEVIEW/NEUVO/ROMOLAND/HOMELAND #146 COUNTY SERVICE AREA
 - THE PROJECT SITE IS NOT IN A HIGH FIRE AREA, PER FIRE HAZARD CLASSIFICATION ORDINANCE 787.
 - THE PROJECT SITE IS WITHIN THE SAN JACINTO VALLEY WATERSHED.
 - THE PROJECT SITE IS NOT WITHIN THE COACHELLA VALLEY MSHGP PLAN AREA.
 - THE PROJECT SITE IS NOT WITHIN A WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN CELL GROUP.

- UTILITIES**
- ELECTRIC** —SOUTHERN CALIFORNIA EDISON —EASTERN MINORVAL WATER DISTRICT
26100 MENIFEE ROAD P.O. BOX 8300
MENIFEE, CA 92545 PERRIS, CA 92572
(800) 655-4555 (951) 928-3777
- TELEPHONE** —VERIZON COMMUNICATIONS —CABLE TV. —TIME WARNER CABLE
1706 NORTH ST. 25836 A STREET
SAN BERNARDINO, CA 92405 MURRIETA, CA 92552
(800) 483-5000 (877) 794-7360
- GAS** —SOUTHERN CALIFORNIA GAS CO. —PERRIS UNION HIGH SCHOOL DISTRICT
25620 JEFFERSON AVENUE 155 E 4TH STREET
MURRIETA, CA 92562 (951) 943-6369
- TRASH** —WASTE MANAGEMENT —ROMOLAND SCHOOL DISTRICT
800 S. TEMESCAL 25900 LEON ROAD
CORONA, CA 92879 HOMELAND, CA 92548
(951) 476-5478 (951) 926-9244

TENTATIVE TRACT MAP NO. 38303



- LEGEND**
- ① PLOTTED ITEMS
 - ② PLOTTED ITEMS TO BE OUTCLAIMED
 - ③ PLOTTED ITEMS TO BE ABANDONED

- EXISTING EASEMENTS**
- INDICATES PLOTTED EASEMENT.
- ③ AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS NO. 2 IN BOOK 13, PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - ④ AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS NO. 10 IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. A RESOLUTION OF VACATION OF JUNGHER ROAD, MCKINLEY ROAD, MATTHEWS ROAD AND RUSSEL ROAD LOCATED IN ROMOLA FARMS No. 10 RECORDED FEBRUARY 6, 1962 AS INST. No. 11656 OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑤ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 5, 1927 IN BOOK 716, PAGE 187 OF DEEDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑥ AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS NO. 15 IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - ⑧ AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 765, PAGE 183 OF DEEDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑨ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 767, PAGE 12 OF DEEDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑩ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 18, 1928 IN BOOK 765, PAGE 308 OF DEEDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑪ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF NEVADA - CALIFORNIA ELECTRIC CORPORATION, RECORDED JULY 16, 1940 IN BOOK 467, PAGE 591 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑫ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED OCTOBER 28, 1960 AS DOCUMENT No. 93241 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑬ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED DECEMBER 2, 1960 AS DOCUMENT No. 102486 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑮ AN EASEMENT FOR PIPELINE PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED OCTOBER 4, 1967 AS INST. No. 87484 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑮ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JANUARY 18, 1968 AS DOCUMENT No. 5035 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑮ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 2, 1968 AS DOCUMENT No. 40832 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑰ AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES, IN FAVOR OF STATE OF CALIFORNIA, RECORDED DECEMBER 22, 1970 AS DOCUMENT No. 128117 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑰ AN EASEMENT FOR SEWAGE TRANSMISSION, INGRESS AND EGRESS PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED MARCH 25, 2004 AS DOCUMENT No. 2004-020991 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑰ AN EASEMENT FOR FLOOD CONTROL, DRAINAGE, INGRESS AND EGRESS PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED JANUARY 25, 2007 AS DOCUMENT No. 2007-0059818 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. ACCEPTED BY RESOLUTION, RECORDED NOVEMBER 14, 2014 AS INST. No. 2014-0436994 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. OUTCLAIM DEEDS AFFECTING SAID EASEMENT WERE RECORDED NOVEMBER 14, 2014 AS INST. No. 2014-0436997, INST. No. 2014-0436998, INST. No. 2014-0436999 AND INST. No. 2014-0437000, ALL OF OFFICIAL RECORDS.
 - ⑲ AN EASEMENT FOR TEMPORARY DRAINAGE, STORM DRAIN AND BERM PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 8, 2008 AS INST. No. 2008-0369884 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 15, 2008 AS INST. No. 2008-0553432 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 10, 2008 AS INST. No. 2008-0558684 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR FLOOD CONTROL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED NOVEMBER 18, 2009 AS INST. No. 2009-0597449 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 30, 2010 AS INST. No. 2010-0303637 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INST. No. 2014-0461597 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INST. No. 2014-0461598 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INST. No. 2014-0461599 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INST. No. 2014-0461600 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR CONSTRUCTION-RELATED PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 4, 2019 AS INST. No. 2019-0399909 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR A PERMANENT NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 4, 2019 AS INST. No. 2019-0399910 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - ⑲ AN EASEMENT FOR WATER AND WELL SITE PURPOSES, IN FAVOR OF AGRI EMPIRE CORPORATION AND BOURIS RANCHES, RECORDED APRIL 22, 2003 AS INST. No. 2003-283190 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

- PROPOSED EASEMENTS**
- ① AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL.
 - ② AN EASEMENT FOR SEWER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT.

PREPARED FOR/OWNER:
MINOR RANCH LLC
3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626
Tel: (714) 427-6868

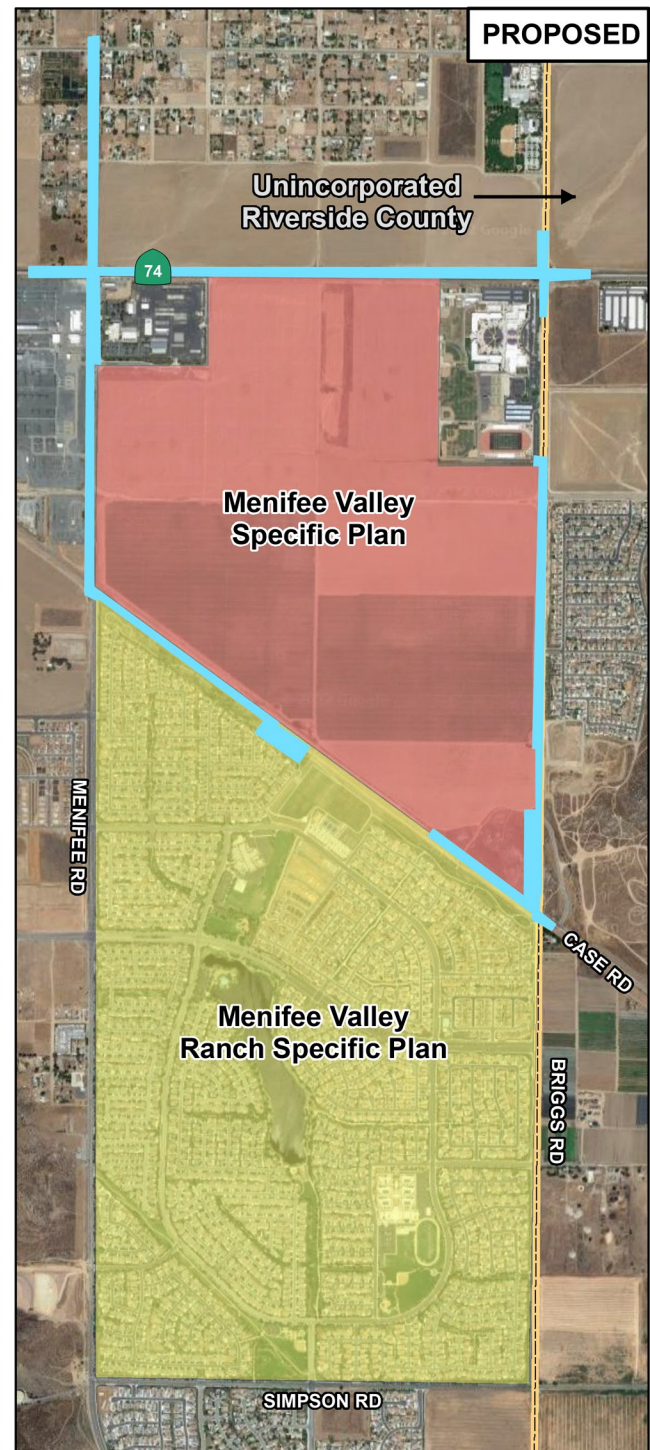
APPLICANT:
MINOR RANCH LLC
3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626
Tel: (714) 427-6868

TENTATIVE TRACT MAP NO. 38303

Existing and Proposed Easement Locations

PREPARED BY:
H & A
HUNSAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION
PLANNING • ENGINEERING • SURVEYING
2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92506 • PH: (951) 352-7200

| DATE | REVISION | COMMENTS | BY |
|------|----------|----------|----|
| | | | |
| | | | |
| | | | |



LEGEND

- Off-site Improvement Area
- City Boundary

Existing and Proposed Zoning Districts

- Menifee Valley Ranch Specific Plan
- Menifee Valley Specific Plan

Sources: LSA Associates, Inc. (08-17-2022)

Menifee Valley Specific Plan

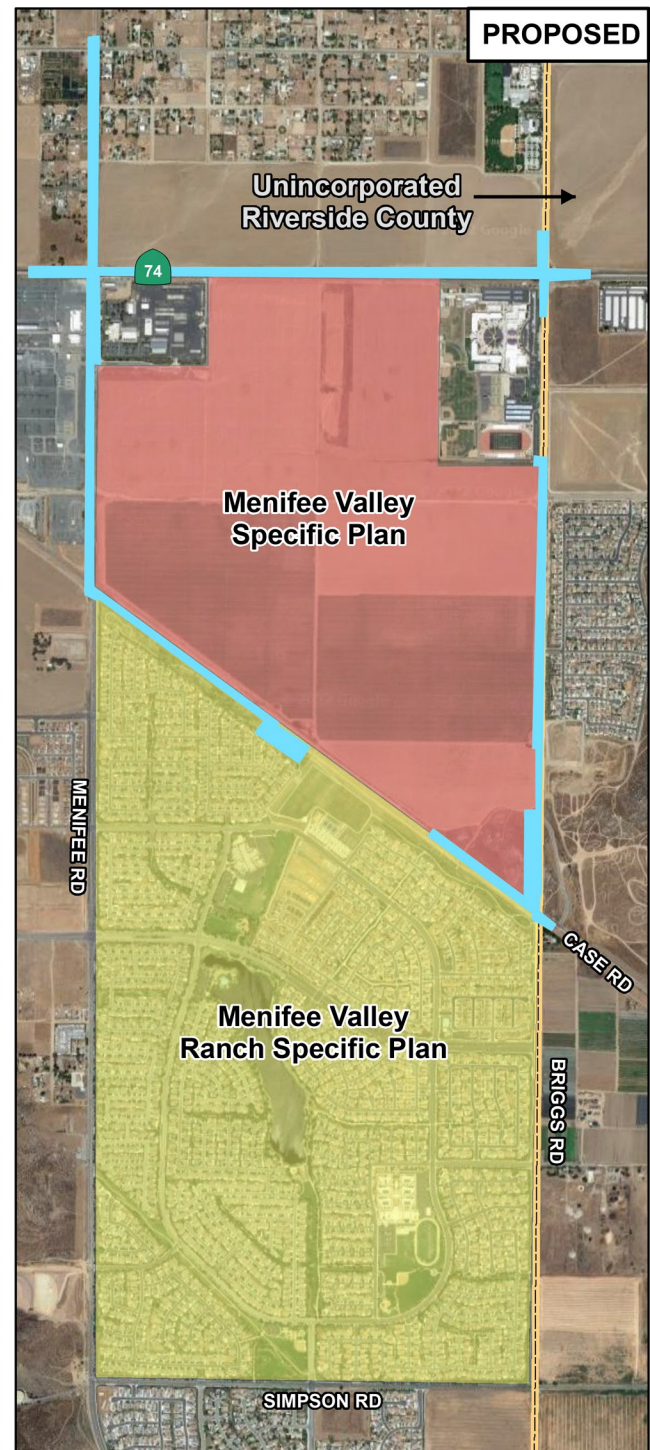
Change of Zone - Existing and Proposed Zoning



Not To Scale



Job #: 292-103
Date: October 2022



LEGEND

- Off-site Improvement Area
- City Boundary

Existing and Proposed Specific Plan Designations

- Menifee Valley Ranch Specific Plan
- Menifee Valley Specific Plan

Sources: LSA Associates, Inc. (08-17-2022)

Menifee Valley Specific Plan

Specific Plan Amendment - Existing and Proposed Specific Plan Designation



Not To Scale



Job #: 292-103
Date: October 2022

Section 1

Introduction



Brookfield
Properties

1 - Introduction

1.1 Specific Plan Overview

This Menifee Valley Specific Plan (MVSP) serves as a long-range plan to guide the development of a 590.3-acre mixed-use, master-planned community in an emerging area of Menifee, California. The MVSP sets forth a guiding vision to improve the jobs-to-housing balance in northeastern Menifee, to provide the area with needed recreational amenities, and to deliver a complementary mix of land uses that incorporate regional aesthetic characteristics in a contemporary 21st century community.

The MVSP provides for eight land uses. The *Residential* area consists of neighborhoods containing single-family and multi-family homes, potential community farm, and green spaces to provide an open feel. A *School* is allocated at the center of the Residential area for the development of a K-5 school site, or residential land uses. Active and passive *Recreation* and *Conservation* uses include a public sports park and the preservation of Granite Hill complete with permanently-preserved open space and walking trails. A greenbelt with meandering trail connects the MVSP with the community of Heritage Lake to the south via a future planned pedestrian bridge. Next, a *Civic Node* is reserved in the southwest corner of the site for a fire station, a passenger rail stop, and/or other civic use. To attract employment-generating uses, offer commercial/retail opportunities, and spur economic investment in Menifee, *Business Park*, *Commercial Business Park*, and *Commercial* areas are positioned along Highway 74 and Menifee Road. The combination of these uses establishes a balanced, self-contained, lively and prosperous community where people can live, invest, work, shop, and spend leisure time within a walkable radius.



Residential



Recreation



Civic Node



Commercial



Business Park



Commercial & Commercial Business Park

When determining the optimal mix and arrangement of land uses, the property's location was the inspiration for integrating multiple land uses into one master-planned community.

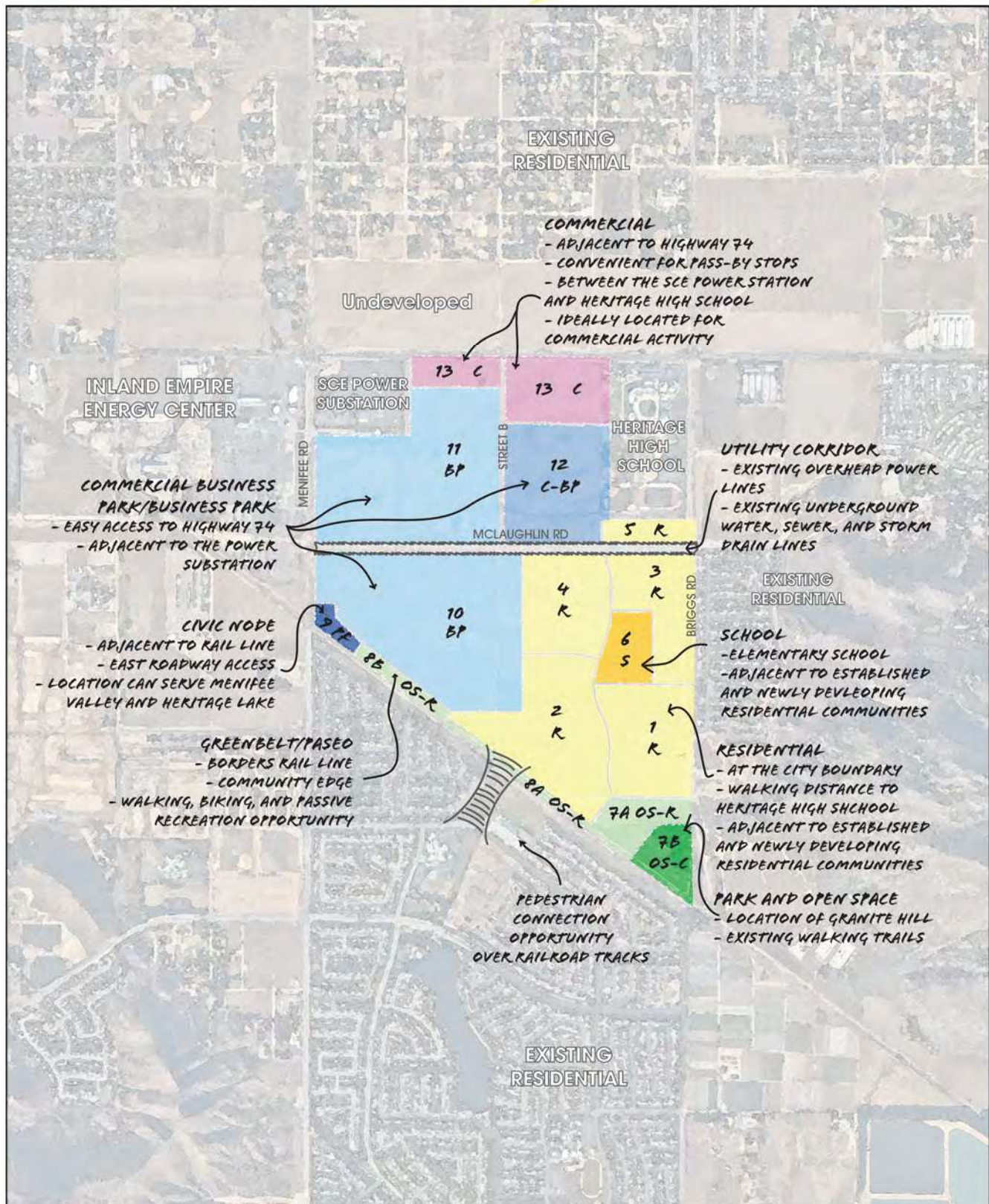


Looking northeast across Menifee Valley.

Refer to Figure 1-1, *Surrounding Land Uses and Specific Plan Vision*. The eastern portion of the site is ideal for a residential community, complete with single-family and multi-family homes, greenbelts, parks, and allowances for an elementary school site and community farm, drawing on the rural and agrarian history of the area. This Specific Plan encourages diversification among lot sizes and housing types in the Residential planning areas to provide a range of home sizes and configurations to welcome a variety of household types. To the northeast is Heritage High School, a public high school of the Perris Union High School District and within a short walking distance to the MVSP's residential areas. To the south, across the Riverside County Transportation Commission (RCTC) rail line, is the residential community of Heritage Lake and to the east, across Briggs Road, are several new residential subdivisions in unincorporated Riverside County.

To provide a balance of residential and non-residential uses, the northern and western portions of the site are ideal locations for Commercial and Business Park development. Commercial and Business Park opportunities along Highway 74 and Menifee Road serve future residents of Menifee Valley, as well as residents of the City of Menifee and the region, passers-by, and job seekers. Concentrating these uses in the northern and western portions of the MVSP takes advantage of designated truck routes for commerce vehicles and provides a compatible transition use next to the Southern California Edison's (SCE's) Valley Power Substation Plant. Further, these employment-generating uses create positive economic benefits to the City, including new net revenues to the General Fund. The flexibility of the MVSP in allowing for a variety of Commercial and Business Park uses is a critical component of the plan as it encourages ingenuity in future development/operational proposals.

In the southwestern corner of the MVSP area is a Civic Node (Planning Area 9), placed here for use by the City of Menifee as a fire station, transit stop, and/or other civic use. The location is positioned next to a RCTC rail line that may serve uses in the MSVP and nearby areas.



Source(s): ESRI, RCLMA (2021), Nearmap (2021)

Figure 1-1

Above-ground utilities serving SCE's Valley Power Substation Plant, and regional underground water, sewer, and storm drain lines are located along McLaughlin Road, and are maintained in their existing alignment.

The MVSP also features a comprehensive recreation and green space network that preserves the hillsides that comprise Granite Hill in the southeastern corner of the site within Planning Area 7B, provides a public sports park, and treats greenbelts, linear paseos, streetside green spaces as "outdoor rooms" with details as important as individual homes and businesses. Combined with a pedestrian bridge for access across the railroad tracks to the south, the parks and schools of the MVSP and Heritage Lake community are connected, enhancing walking, biking, and overall mobility between the two communities and larger region.

As summarized in Table 1A, *Land Use Summary*, the MVSP's land uses include 186.8 acres of Residential uses (with up to an allowable 1,718 dwelling units), 15.5 acres for a School site 44.5 acres of Open Space - Recreational and Conservation uses (including but not limited to a sports park, greenbelts, and a passive open space park on and around Granite Hill), 215.5 acres of Business Park uses, 47.7 acres of Commercial-Business Park uses, 42.6 acres of Commercial uses, 5.3 acres for a Civic Node/Public Facilities site, and approximately 32.4 acres for Public Roadways.

Table 1A - Land Use Summary

| Land Use Designation | Acres | Maximum Buildout | Description |
|--|--------------|--------------------------|---|
| Residential (R) | 186.8 | 1,551 units ¹ | Attached and Detached Dwellings |
| School (S) | 15.5 | 167 units ¹ | School, Attached and Detached Dwellings |
| Recreation (OS-R) | 29.8 | -- | Parks, Greenbelts, Open Space |
| Conservation (OS-C) | 14.7 | -- | Hillside Conservation, Existing Trails |
| Public Facilities (Civic Node) (PF) | 5.3 | 120,000 s.f. | Fire Station, Transit Stop, Other Civic Uses |
| Business Park (BP) | 215.5 | 4,360,000 s.f. | Jobs, Commerce |
| Commercial-Business Park (C-BP) | 47.7 | 1,150,000 s.f. | Commercial, Retail, Jobs, Commerce |
| Commercial (C) | 42.6 | 560,000 s.f. | Commercial, Retail, Jobs |
| Public Roadways within Specific Plan | 32.4 | -- | Highway 74, Menifee Road, Malaga Road, McLaughlin Road, Briggs Road |
| Total Acreage | 590.3 | 1,718 units ¹ | |
| Note: 1. Planning Area 6 is expected to be developed as a school site. If not desired for a school site by the Romoland School District, Planning Area 6 will be developed with residential uses as described herein. Units allocated to Planning Area 6 are included in maximum buildout of residential units. | | | |

This Specific Plan guides development of the MVSP area by establishing land use designations, infrastructure plans, development standards, and design guidelines addressing building placement, architectural style, landscape, and other project elements. The design elements create visual interest, thematic coherence, and compatibility through the consistent use of complementary exterior building materials, colors, and façade treatments. A landscape program ties together the hardscape and softscape elements to create a cohesive visual character amongst the varied land uses. Implementing development projects within the boundaries of the MVSP are required to demonstrate substantial conformity with the vision and guidelines contained in this Specific Plan document as detailed in Section 7, *Administration and Implementation*.

1.2 Location

As shown on Figure 1-2, *Vicinity Map*, the MVSP is located in the northeastern portion of the City of Menifee, in Riverside County, California, which is part of a larger area of southern California known as the Inland Empire. Regional access to the MVSP area is provided from the State Highway System via Interstate 215 (I-215) located approximately two miles to the west and via State Route 74 (SR-74; locally known as “Highway 74”) which forms the northern boundary of the MVSP. More specifically, the plan area is bound by SR-74 to the north, Menifee Road to the west, railroad tracks and Matthews Road (a dirt road at the time this MVSP was prepared) to the south, and Briggs Road to the east. Briggs Road also serves as the eastern boundary of the City of Menifee and abuts unincorporated Riverside County.

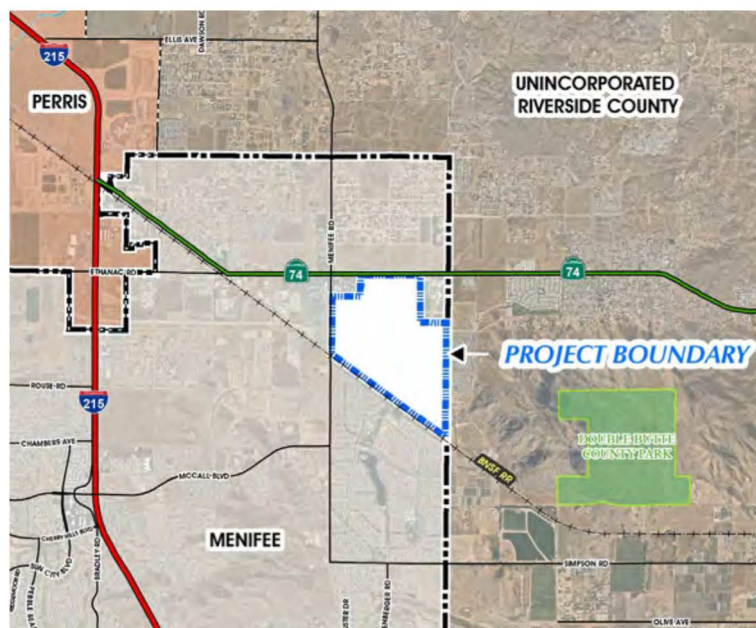


Figure 1-2, Vicinity Map

1.3 Existing Site Characteristics and Topography

At the time this Specific Plan was prepared, the site was vacant and flat to gently sloping other than the presence of Granite Hill in the southeast corner of the property. As shown on Figure 1-3, *USGS Topographic Map*, the southeastern corner of the site features a sizable granite rock formation called Granite Hill, and captures the site's highest elevation. The elevations of the site average approximately 1,475 above mean sea level (amsl) across the site, with the highest point being located in the southeast corner at approximately 1,628 amsl. Figure 1-4, *Aerial Photograph 2021*, shows the vacant condition of the property at the time this MVSP was prepared.

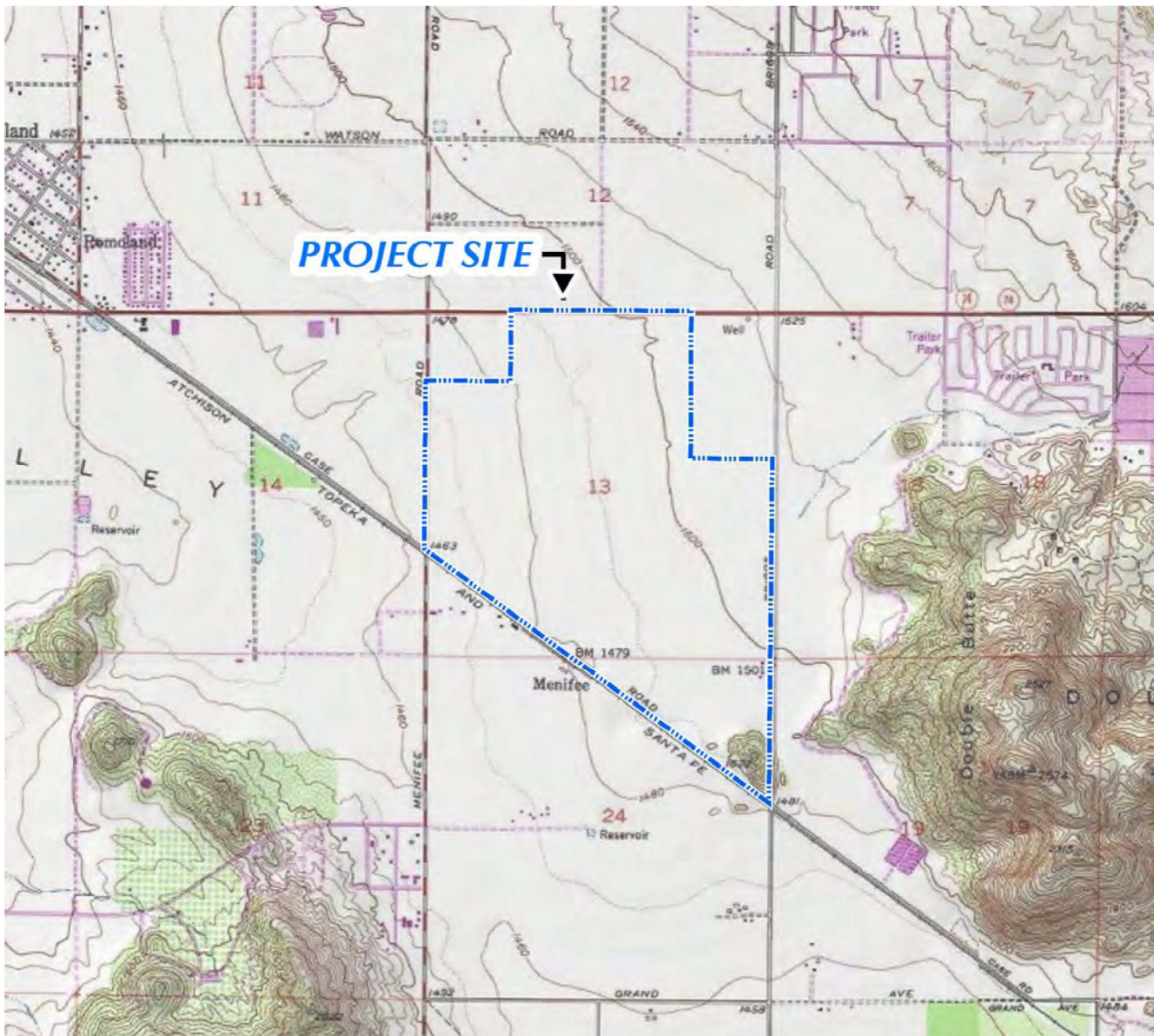


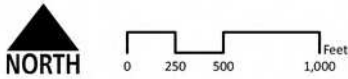
Figure 1-3, USGS Topographic Map





Source(s): ESRI, RCTLMA (2021), Nearthmap (2022)

Figure 1-4



Aerial Photograph, 2022

1.4 Entitlement History

At the time this document was prepared, the 590.3-acre MVSP area was located within the approved Menifee Valley Ranch Specific Plan No. 301 (SP301) originally adopted by the Riverside County Board of Supervisors on April 29, 1997. Since its original approval and incorporation into the City of Menifee, a number of amendments to SP301 have occurred and a majority of the southern portion of SP301 (south of Matthews Road) was developed per the original SP301 and its subsequent amendments. This area south of the MVSP is known as the community of Heritage Lake. Additionally, a RCTC rail line that bisects SP301 was developed to parallel the alignment of Matthews Road, an existing dirt road. At this time this MVSP was prepared, the rail line was inactive but planned to be active in the future. The RCTC rail line acts as a distinct barrier within SP301, separating the developed Heritage Lake portion of SP301 from the MVSP area. The MVSP and concurrent amendment to SP301 will remove the MVSP area from SP301 so that the MVSP is a separate and distinct Specific Plan area.

1.5 Specific Plan Objectives

During preparation of the MVSP, many factors were considered to ensure a thoughtfully designed community that complements the physical and cultural fabric of northeastern Menifee. Using the City of Menifee's General Plan 2030 and the City's Design Guidelines (April 2020) as guidance, following are the overall objectives of the MVSP:

- Implement the City of Menifee's General Plan, which envisions that the geographic area governed by the MVSP will be developed into a high-quality master planned community that demonstrates consistency with the City's General Plan policies.
- Plan for the development of a contemporary mixed-use community that internally balances housing needs and community amenities with job-producing businesses that are economically viable in a 21st century economy.
- Locate businesses that rely on transportation efficiency along Menifee Road and Highway 74, which are established truck routes.
- Ensure that Business Park, Commercial-Business Park, and Commercial areas are designed as places where businesses can prosper, attract economic investment to the City of Menifee, and provide goods, services, and job opportunities to the surrounding community and region.
- Concentrate residential uses in the eastern portion of the property, and provide opportunities in the Residential areas for supportive uses that are important to households such as a K-5 school, green spaces, recreational amenities, and agri-commercial uses such as a community farm.

- Physically separate Residential, Commercial Business Park, and Business Park areas through traditional and creative means such that the uses are complementary and supportive while limiting real and perceived conflicts associated with the adjacency of these uses.
- Create gathering spaces and encourage outdoor movement in the form of parks, paseos, streetside green spaces, and outdoor employee amenity areas.
- Position a public facility/civic node in a convenient location that provides opportunity for a new fire station, a new rail corridor transit stop, and other public or quasi-public uses.
- Preserve Granite Hill in permanent open space, while allowing trails and other non-invasive activities that will protect the tangible and intangible assets of the landform. No development, grading, or fuel modification is permitted within Planning Area 7B.
- Provide a comprehensive circulation network with integrated mobility options by introducing traffic calming features in the Residential areas, by providing pedestrian and bicycle paths and amenities throughout the community, and by providing a non-vehicular bridge connection to the Heritage Lake community to the south.
- Identify and implement infrastructure improvements to provide adequate and reliable water, reclaimed water, sewer, and storm drain service for the community.
- Create a cohesive architectural and landscape theme that ties the various components of the community together to appear as a unified, defined and recognizable place.

1.6 Specific Plan Organization

This Specific Plan is a regulatory document. It establishes the land use designations, building intensities, development standards (zoning), design guidelines, and implementation procedures for buildout of the 590.3-acre Meniffee Valley property. In addition, infrastructure improvements such as roads, water, wastewater, and storm water drainage systems are addressed by this Specific Plan to ensure their proper sizing and timely installation. This MVSP is organized into the following seven sections:

Section 1: Introduction. Provides planning context, background, location, and a brief overview of the land use plan. This section also summarizes the purpose, intent, authority, and scope of the Specific Plan.

Section 2: Land Use Plan. Establishes the land use plan for the MVSP and provides detail on each land use type and the Specific Plan's 13 planning areas. A "planning area" is a specific geographic area to which development standards and design guidelines are uniformly applied.

Section 3: Mobility and Infrastructure Plans. Describes the buildout of the Specific Plan and its supporting infrastructure systems, including but not limited to the vehicular and non-vehicular circulation plan, domestic and reclaimed water plans, sewer plan, drainage plan, open space and recreation plan, and grading plan.

Section 4: Development Standards. Establishes the standards (zoning) by which development is implemented in the Specific Plan area. Standards are established for each land use type. Standards tailored for the MVSP supersede and supplement standards contained in the City's zoning ordinance to provide context-appropriate standards that take the Specific Plan's location, surrounding land uses, and vision for buildout into account.

Section 5: Landscape Guidelines. Contains guidelines for landscape throughout the MVSP area, including plant material selection, placement, and design. The guidelines also address the design of common areas such as streetscapes, entry monuments, parks, greenbelts, streetside green spaces, and the features that serve buffering and separation purposes between the residential and non-residential uses identified in the Specific Plan. Guidelines for freestanding walls, fencing, lighting and signage also are included.

Section 6: Architectural Guidelines. Contains guidelines for the vertical architectural design of all structures in the Specific Plan area. The guidelines address overall architectural character as well as detailed architectural elements to ensure high-quality design.

Section 7: Administration and Implementation. Describes the administrative procedures required for implementation of the MVSP, including phasing, financing mechanisms, and responsibilities for perpetual maintenance of common areas. This section also specifies procedures for the review and approval of implementing development plans that substantially conform to the MVSP and summarizes the criteria by which the City may require amendments to this Specific Plan.

1.7 Regulatory Setting

1.7.1 Purpose of the Specific Plan

Authorized by the California Government Code § 65450 et seq., a Specific Plan is a planning tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this document provides the City of Meniffee a mechanism to ensure the efficient and orderly development of the MVSP area in ways that will also be consistent with the City's General Plan 2030.

All future implementing actions (development plans, tract maps, plot plans, conditional use permits, site plans, and other entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards set forth in this document and with all other applicable City of Meniffee regulations, as discussed in Section 7, *Administration and Implementation*. This

Specific Plan provides text and exhibits that describe the various land uses, amenities, and infrastructure improvements envisioned to occur in the Specific Plan area.

1.7.2 Severability

This Specific Plan document enables the City of Menifee to facilitate the processing and approval of implementing permits and approvals necessary for development in the MVSP. If any regulation, condition, program, clause, phrase, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining provisions contained in this Specific Plan.

1.7.3 Authority and Scope of this Specific Plan

California Government Code §65450 through §65454 establish the authority to adopt Specific Plans, identify the required content of a Specific Plan, and mandate consistency with the applicable General Plan. According to § 65450, a Specific Plan is required to include text and a diagram or diagrams which specify all of the following details:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items the items listed above.
- A statement of the Specific Plan's relationship to the General Plan.

California state law also provides for the inclusion of any other subject that, in the judgement of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscaped design guidelines.

This MVSP includes all of the required elements listed above, as well as architectural and landscape guidelines. This Specific Plan also provides the essential link between the MVSP and the applicable policies of the City of Menifee General Plan 2030. All implementing development plans are required

to substantially conform to the standards and guidelines set forth in this document, as well as all other applicable City regulations.

1.7.4 Relationship to the City's Zoning Code

This Specific Plan provides development standards in Section 4 intended to serve as zoning for the MVSP area. Items on which this Specific Plan is silent, applicable provisions of the City of Menifee Zoning Code apply. Where a conflict exists between the standards contained herein and those found in the City of Menifee Zoning Code, the standards in this document apply. Refer to Section 7, *Administration and Implementation*, for more detail regarding interpretations, authority, and administration of the Specific Plan.

1.7.5 Companion Actions

Along with the consideration of this Specific Plan for approval, the City of Menifee concurrently considered the following actions,

Environmental Impact Report Certification. An Environmental Impact Report (EIR) was prepared as the California Environmental Quality Act (CEQA) compliance document for the entitlement (approval) of this Specific Plan. The EIR discusses consistency between this Specific Plan and the City of Menifee General Plan 2030, and provides mitigation measures to avoid or reduce the environmental effects resulting from the Specific Plan's implementation. Please refer to the EIR and its accompanying mitigation monitoring and reporting program (MMRP) for more information.

Amendment to SP301. In order to approve the MVSP, the property needed to be removed ("detached") from the Menifee Valley Ranch Specific Plan (SP301), which was originally adopted by the Riverside County Board of Supervisors in April 1997, before the City of Menifee incorporated as a city. A concurrent amendment to SP301 detached the MVSP area from SP301, allowing the MVSP to be a separate and distinct Specific Plan area.

Development Agreement. A Development Agreement executed between the City of Menifee and the Specific Plan sponsor. The Agreement refers to this Specific Plan for the allowable land uses in the Specific Plan area and outlines other terms and conditions of approval associated with the Specific Plan's approval and implementation. To strengthen the public planning process and reduce the economic risk of development, California Government Code sections 65864 et seq. authorizes government agencies such as the City of Menifee to enter into agreements with parties having a legal or equitable interest in real property regarding the development of the property.

Change of Zone. A Change of Zone is required to revise the City Zoning Map to include this Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217) zone. Additionally, the Change of Zone is required to remove the MVSP property from the SP301 zoning ordinance text.

Tentative Parcel Map. A Tentative Parcel Map includes a subdivision to establish the boundaries and dimension of streets and the proposed mass grading for the Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217). Following map recordation, the final map will become the legal document that identifies the lots and backbone infrastructure to allow for future subdivision maps to be filed.