

ATTACHMENT A TO SUMMARY FORM F

Project Description

Project Location

The Project site is approximately 594 acres in the northeast portion of the City of Menifee, bound by State Route 74 (SR-74) to the north, Menifee Road to the west, Matthews Road to the south, and Briggs Road to the east as reflected in **Vicinity Map** and **Aerial Map**.

Project Background

The Project site is located within the approved Menifee Valley Ranch Specific Plan No. 301 (SP301) adopted by Riverside County Board of Supervisors on April 29, 1997 which is bound to the north by SR-74, to the south by Simpson Road, to the east by Briggs Road, and to the west by Menifee Road. Subsequent to the original approval, Riverside County and the City of Menifee have approved a number of amendments to SP301 which today provides for mix of development across 1,548 acres as reflected on **Approved SP301 Land Use Plan**. SP301 allows for development of a maximum of 4,352 dwelling units on lots ranging in size from 4,500, 5,000, 6,000, 7,200, 8,000, and 9,000 square feet which includes a mix of Medium Density Residential, Medium High Density Residential, Medium High Density Triplex Units, Very High Density Multi-Family units, and Active Adult development. In addition, the Plan allows for K-8 schools and a high school to develop. The Plan also includes for development of commercial uses, parks, greenbelts, lake, and golf course. SP301 allows for development of a maximum of 4,352 dwelling units on lots ranging in size from 4,500, 5,000, 6,000, 7,200, 8,000, and 9,000 square feet which includes a mix of Medium Density Residential, Medium High Density Residential, Medium High Density Triplex Units, Very High Density Multi-Family units, and Active Adult development. In addition, the Plan allows for K-8 schools and a high school to develop. The Plan also includes for development of commercial uses, parks, greenbelts, lake, and golf course.

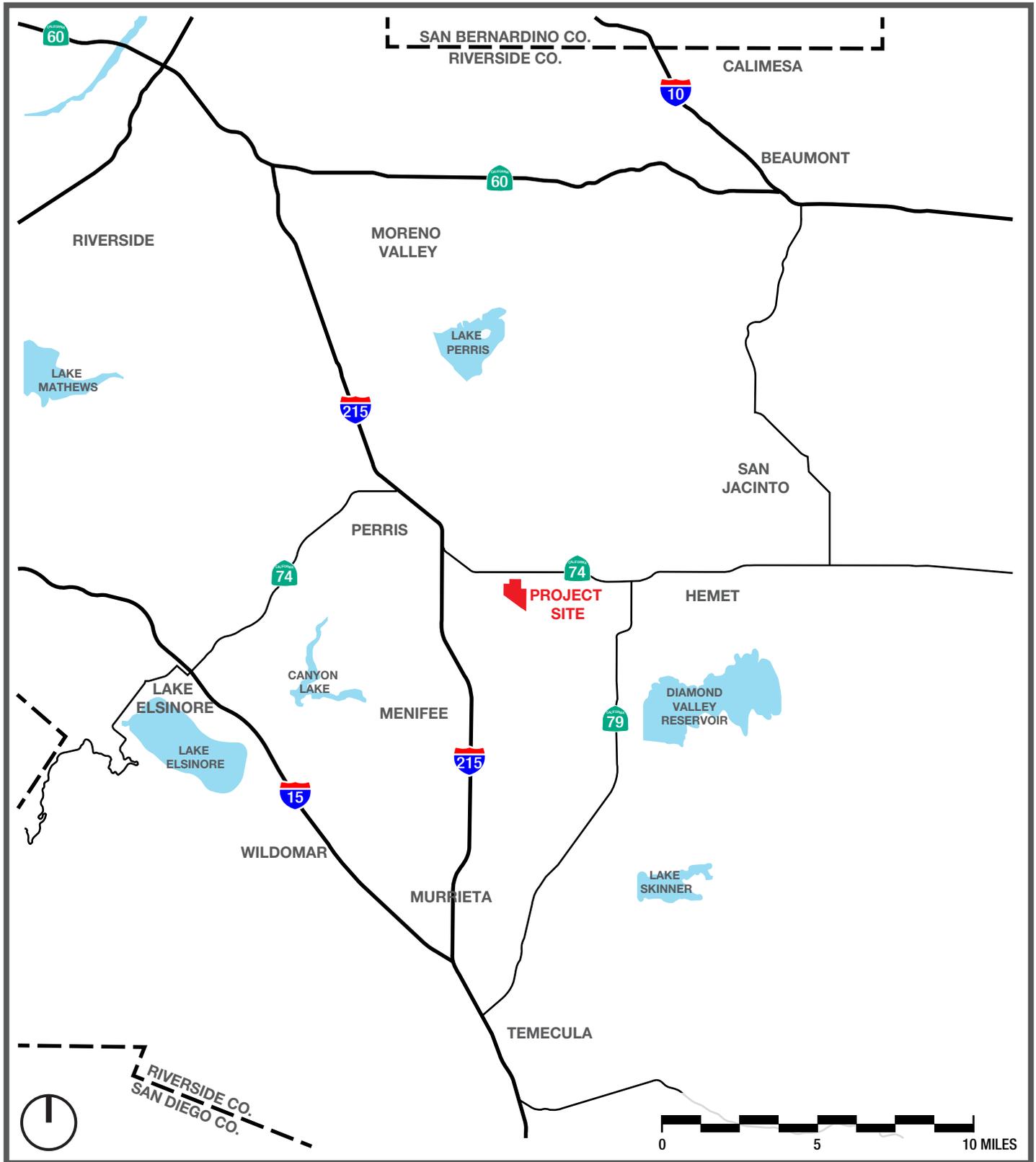
On June 3, 2008, the residents of the communities now encompassed by the City of Menifee, voted to incorporate Menifee into Riverside County's 26th city. The new City of Menifee was officially established October 1, 2008. The property covered by SP301 is now under the jurisdiction of the City of Menifee. A majority of SP301 located south of Matthews Road and the existing rail line, also known as "Heritage Lake," has been developed per the approved SP301, its amendments, and substantial conformance approvals. SP301 planned for 2,689 units to be developed south of the rail line within Heritage Lake, along with two K-8 schools, approximately 16 acres of commercial, and approximately 130 acres of open space, parks, and amenities. To date, a total of 2,691 dwelling units have been approved for development within Heritage Lake. Of the 2,691 dwelling units approved for development, a total of 2,168 units have been constructed. Two schools (Mesa View Elementary and Ethan A. Chase Middle School) have also been constructed along with 96 acres of open space, parks and amenities. Planning Areas 14, 18, 19, 20, 21, 39B, 41, 41A, 41B, and portions of Planning Areas 24, 25, and 31 of approved SP301 have yet to be developed. These Planning Areas would provide for a 22 acre community park, 15 acres of greenbelt, and almost 16 acres of commercial uses.

The Project site encompasses 594 acres within SP301 located north of the rail line (SP301 Planning Areas 1-12), which under the current plan allows for development of a golf course and related uses, parks and greenbelts, a high school, and 1,718 residential dwelling units consisting of an active adult community and a mix of residential uses comprised of Medium Density Residential on 6,000 and 7,200 square foot

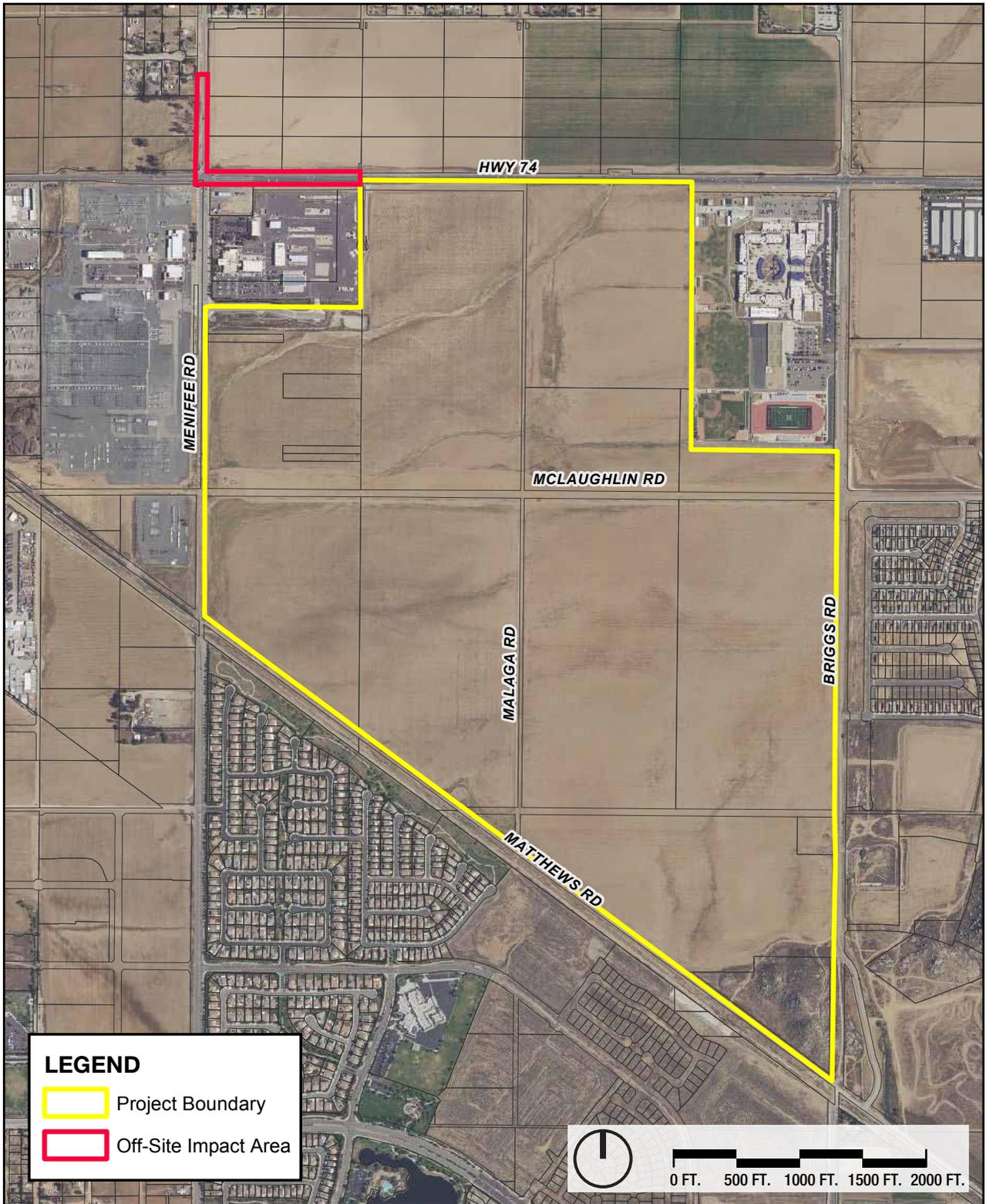
lots, Medium High Density Residential for Active Adults on 5,000 square foot lots, Very High Density Multi-Family Residential, and Medium High Density Active Adult Triplex units. Heritage High School has been developed on the southwest corner of Briggs Road and SR-74 as planned while the remainder of the site north of the rail line remains undeveloped.

At present, the rail line acts as a distinct barrier between two very different areas: 1) south of the rail line, which is mostly developed as Heritage Lake per SP301; and 2) north of the rail line which has remained almost entirely vacant. As the areas north and south of the rail line are two distinct projects, it makes sense to separate them, leaving the area south of the rail line within approved SP301 and creating the new Menifee Valley Specific Plan (MVSP), as described below, to guide future development for the area north of the rail line; effectively separating the new MVSP Project from the existing Heritage Lake project.

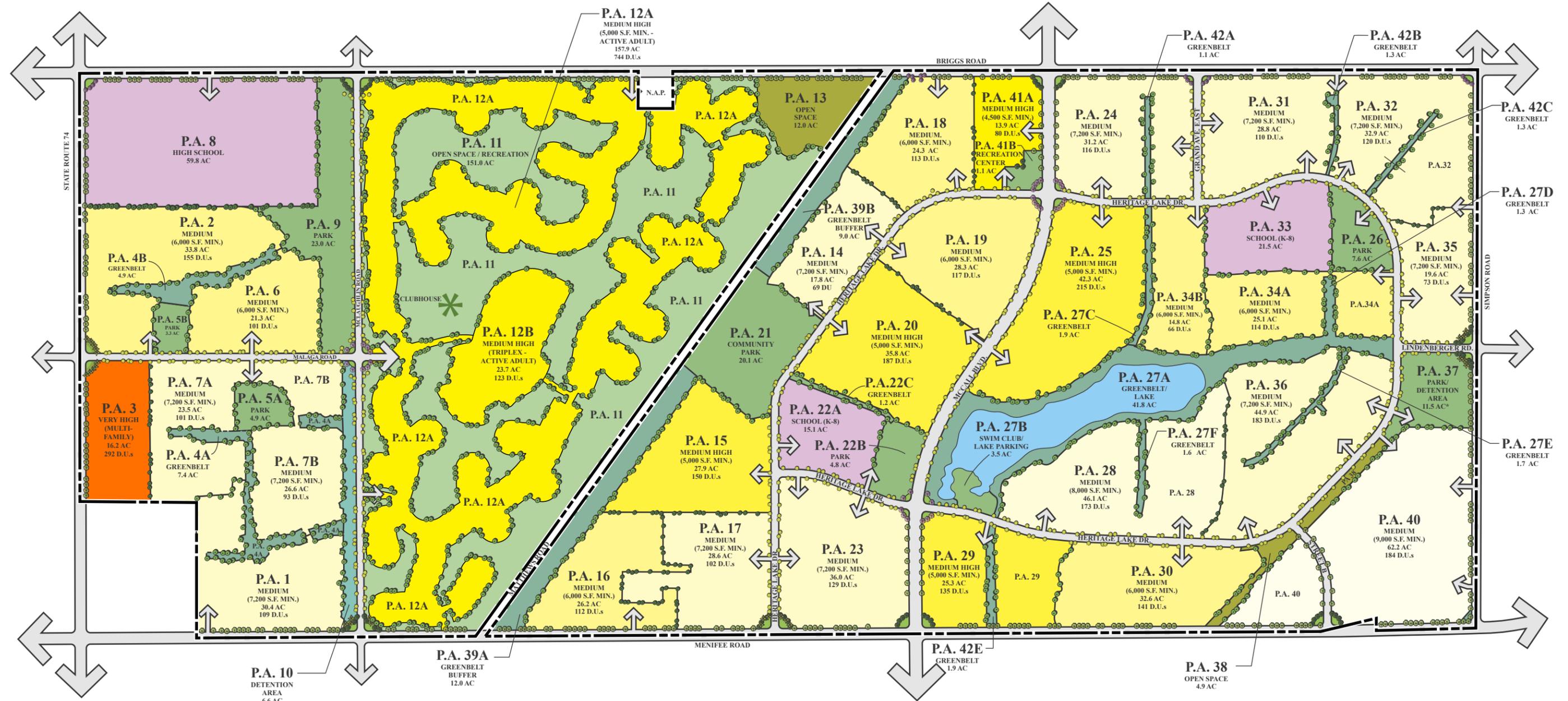
VICINITY MAP



AERIAL MAP



APPROVED SP301 LAND USE PLAN



* THE PARK IN PLANNING AREA 37 CONSISTS OF APPROXIMATELY 7.1 ACRES, WITH A DETENTION BASIN AREA OF UP TO 4.4 ACRES.

** SPA 3 ALLOCATED ACREAGE FROM PLANNING AREA 42D TO PLANNING AREAS 29 AND 30 PER TTM 30705.



Land Use Applications

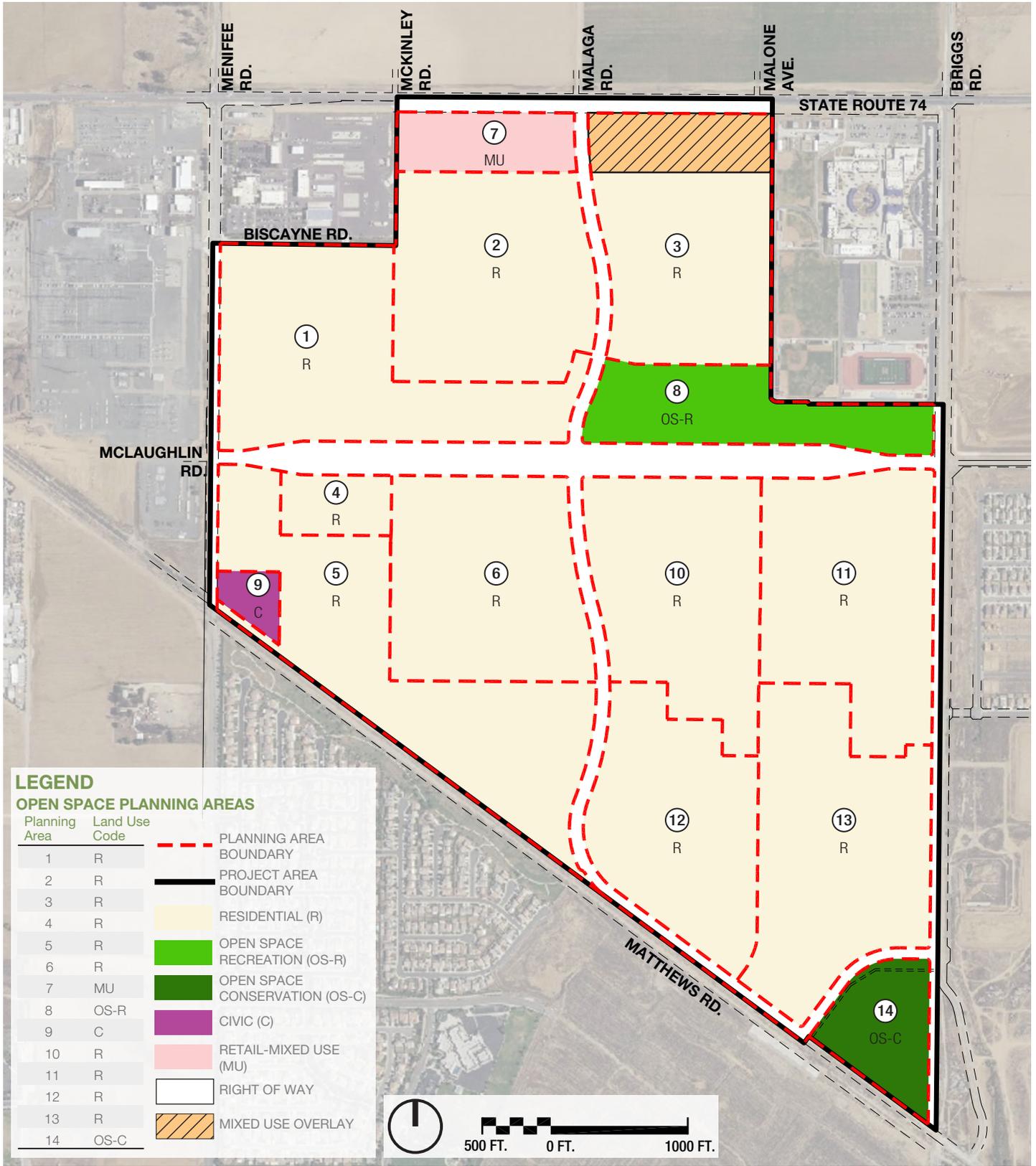
The proposed Project includes the following entitlement applications for consideration by the City of Menifee:

- Specific Plan (Case No.2018-181): Proposes to create the Menifee Valley Specific Plan (“MVSP”) to allow for development of up to 2,628 dwelling units distributed between a gated Active-Adult Community and an unrestricted access All-Age Community. In addition, up to 120,000 square feet of retail mixed use, up to 120,000 square feet of office park, up to 65,340 square feet of public facility, and 27 acres of open space-recreation uses are planned for development along with improvements for backbone circulation; infrastructure; water quality areas; and private amenity areas, greenbelts, and paseos. Approximately 15 acres will be set-aside for open-space conservation. In addition, Planning Areas 2 and 3 will allow for development of a school site, if necessary, on up to 12 acres.
- Specific Plan Amendment (Case No. 2018-182): Proposes to remove the Project area bound from the existing SP301 through Menifee Valley Ranch Specific Plan No. 301, Amendment No. 4 (SP301-A4).
- Change of Zone (Case No. 2019-061): Proposes revisions to the existing Menifee Valley Ranch Specific Plan No. 301, Amendment No. 3 zoning ordinance to remove reference to planning areas that are being removed from the Menifee Valley Ranch Specific Plan No. 301 as a result of the Menifee Valley Ranch Specific Plan No. 301, Amendment 4 (2018-182).
- Tentative Tract Map No. 37573: Proposes to subdivide the 594 acre Project site into 14 parcels for financing, conveyance, and phasing purposes.
- Development Agreement: The Project developer intends to work with the City of Menifee to develop a comprehensive Development Agreement to address issues including phasing, infrastructure construction and financing, development policies and goals, fee payments, and other such topics as may be developed and discussed.

The Menifee Valley Project (“the Project”) is comprised of the MVSP, SP301-A3A4, CZ2019-061, TTM 37573, and Development Agreement. The MVSP will provide for an array of residential uses mixed with complementary retail-mixed use development, office park, civic, open space recreational amenities as well as open space-conservation as reflected in **Land Use Plan**, on the following page and establish the necessary plans, development standards, regulations, zoning, infrastructure requirements, and implementation on which subsequent project-related development activities (i.e. future implementing development projects) are to be founded. It is intended that site plan review, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to this area be consistent with this Specific Plan. Some elements of the development program may be enforced through conditions, covenants, and restrictions (CC&Rs) established in conjunction with the subdivision maps for the property.

The MVSP would be adopted by ordinance by the City of Menifee (“City”) and is designed to allow for a diverse residential community consisting of various lot sizes, housing styles, and product types supporting retail-mixed use, office park, civic, and open space uses as identified in **Table A, Land Use Summary**, and **Table B, Planning Area Summary and Buildout Potential**, on the subsequent pages.

LAND USE PLAN



LEGEND

OPEN SPACE PLANNING AREAS

Planning Area	Land Use Code	
1	R	PLANNING AREA BOUNDARY
2	R	PROJECT AREA BOUNDARY
3	R	RESIDENTIAL (R)
4	R	OPEN SPACE RECREATION (OS-R)
5	R	OPEN SPACE CONSERVATION (OS-C)
6	R	CIVIC (C)
7	MU	RETAIL-MIXED USE (MU)
8	OS-R	RIGHT OF WAY
9	C	MIXED USE OVERLAY
10	R	
11	R	
12	R	
13	R	
14	OS-C	

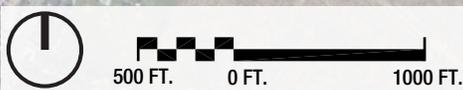


Table A, Land Use Summary

Land Use	Acreage	Target	
		Dwelling Units	Square Footage
Residential ³	472	2,453	-
Office Park Overlay ⁴	11		120,000
Retail-Mixed Use	13	175 ¹	120,000
Civic	3	-	65,340
Open Space – Conservation	15	-	-
Open Space – Recreation	27	-	-
Greenbelt	11		
Road Right-of-Way	53	-	-
TOTALS	594⁵	2,628²	305,340

1. A target of 175 dwelling units may development within this Planning Areas on up to five acres in place of non-residential development.
2. Overall development of dwelling units within this Specific Plan shall not exceed 2,628.
3. Within the Residential land use designation there could be one elementary school site (in Planning Area 2 or 3) as well as up to 120,000 square feet of office park (in Planning Area 3). Dwelling units would be reduced commiserate with the development of these other uses.
4. Planning Area 3 will include an Overlay designation to allow for up to 120,000 square feet of office park on up to 11 acres. The amount of residential units would be reduced by 86 units should the office park overlay be enacted.
5. The total 594 acres does not include the 11 acres from the Office Park Overlay because these acres are part of the 472 acres of Residential land use.

Table B, Planning Area Summary and Buildout Potential

Planning Area	Land Use Category	Acres	Dwelling Unit Range			Density Range ²	Non-Residential Maximums
			Minimum	Target	Maximum		Floor Area Ratio/ Square Footage (SF)
1	Residential (All-Age)	56	216	288	360	3.9-6.4	
2	Residential (All-Age)	50	217	289	361	4.3-7.2	
3 ⁴	Residential (All-Age)	51	230	307	384	4.5-7.5	120,000 ⁴
4	Residential (All-Age)	8	36	48	60	4.5-7.5	
5	Residential (All-Age)	48	196	261	326	4.1-6.8	
6	Residential (All-Age)	61	195	260	325	3.2-5.3	
7 ¹	Retail -Mixed Use	13	131	175	219	26.3-43.8	120,000
8	Open Space – Recreation	27					
9	Civic	3					≤0.5
							65,340
10	Residential (Active-Adult)	47	218	258	363	4.6-7.7	
11	Residential (Active-Adult)	51	222	261	370	4.4-7.3	
12	Residential (Active-Adult)	44	119	237	331	4.5-7.5	
13	Residential (Active-Adult)	56	209	244	348	3.7-6.2	
14	Open Space – Conservation	15					
	Greenbelt	11					
	Road Right-of-Way	53					
TOTALS		594	2,628³				305,340

Notes

1. A target of 175 dwelling units may be developed within this Planning Area on up to five acres in place of non-residential uses.
2. Density range is based on the minimum number of dwelling units per Planning Area acreage up to the maximum number of dwelling units per Planning Area acreage.
3. Overall development of dwelling units within this Specific Plan shall not exceed 2,628.
4. Planning Area 3 will include an Overlay designation to allow for up to 120,000 square feet of office park. The amount of residential units would be reduced by 86 units should the office park overlay be enacted within this Planning Area.

The Project's proposed land use designations are defined below.

Residential: The MVSP will include an array of residential densities, lots sizes, housing-product types and styles for both an All-Age community and an Active Adult community.

The All-Age community is intended to support families and individuals seeking diversity in housing products and is located within Planning Areas 1 through 6. These Planning Areas will target development for 1,453 dwelling units. In addition, Planning Areas 2 and 3 will allow for development of a school site, if necessary, on up to 12 acres. Planning Area 3 will also include an Overlay designation to allow for up to 120,000 square feet of office park.

The term "Active Adult" is used to describe today's senior community members who are physically active and seek more amenities in proximity to a variety of housing options. The Active-Adult community is planned for Planning Areas 10 through 13. These Planning Areas will provide a gated community intended to support a healthy and active lifestyle for older adults and will target development for 1,129 age-qualified dwelling units to develop.

The MVSP will allow for maximum flexibility by identifying an allowable range of dwelling units for each Planning Area, with a suggested minimum and maximum number of dwelling units that may develop in each Planning Area. The MVSP will allow for density transfers up to 25 percent of the target number of dwelling units identified for each Planning Area. However, in no event will the target number of dwelling units allowed under the MVSP exceed 2,628 across the entirety of the Project site including those units within the Retail Mixed Use land use designation. This ability to use density transfers along with a suggested a range of dwelling unit counts for each Planning Area will promote a range of product types and lot sizes that may evolve as demand and market preferences change during buildout of the MVSP. The MVSP will provide a menu of product types for each Planning Area and allow a range of lot sizes (4,000 square feet, 5,000 square feet, 6,000 square feet, and 7,200 square feet). The MVSP will also provide for a variety of attached products with higher densities such as stacked flats and attached for-sale units.

The MVSP Residential land use designation will include greenbelts, parks, paseos, water quality features, and amenity areas as allowable uses so that development of such uses may occur within any residential Planning Area as appropriate or as needed in order to better serve the community. The MVSP will allow for development of both major and minor amenities; one for the Active-Adult component and one for the All-Age component. Minor amenities may include indoor spaces, though outdoor amenity spaces are primarily anticipated. It is anticipated that only the major amenities will include indoor amenities. The MVSP will allow for development of an approximately 6.5-acre major amenity (Village Green) and two 2-acre private minor amenity areas in the All-Age Community. The proposed All-Age amenity areas may include structures with multi-purpose room(s) and include pools, spas, restrooms, BBQ's, shade structures, and playground equipment.

The MVSP will allow for development of an approximate 6.5-acre major amenity (Active Adult Green) and minor private amenities in the Active Adult Community. The proposed Active-Adult recreation center is anticipated to consist of structures which may include indoor meeting rooms, flex spaces, reception areas, fitness rooms, and restrooms along with outdoor amenities such as, but not limited to, pools, lounge areas, shade structures, spas, BBQ's, trails, and walkways.

Office Park: Although the underlying land use designation is residential, Planning Area 3 will also include an overlay designation along the northernmost boundary of the planning area allowing up to 11 acres and no more than 120,000 square feet of office building area. This overlay area of non-residential uses is designed to interact with future non-residential uses north of SR-74 and provide complimentary transitional uses along future residential neighborhoods within the MVSP.

Retail-Mixed Use: Approximately 13 acres are identified as retail-mixed use development. This land use designation will allow for development of a variety of retail, office, service, restaurant, open space and residential uses. This land use designation will encourage innovative housing products with gross densities ranging from 26 to 44 dwelling units per acre, to create an appropriate transition between the existing public facility uses located to the west, future planned commercial to the north, and future residential uses within the Plan to the south and east. This designation will allow for up to 120,000 square feet of non-residential uses to develop. Should a residential component develop, a target of 175 dwelling units is permitted to develop on up to five acres in place of non-residential uses.

Open Space – Recreation: Approximately 27 acres are identified as open space-recreation to provide land devoted to active and passive recreational uses. This land use designation provides community focal points and areas for both community and regional gathering. The MVSP will include a sports park located in Planning Area 5 to serve the community. This sports park will allow for a variety of both active and passive recreational uses and features that will be outlined in the MVSP.

Open Space – Conservation: Approximately 15 acres are identified as open space-conservation which is intended to provide land devoted to open space that is valued for natural landforms, wildlife, and aesthetic beauty, and to protect archaeological, paleontological, and historical resources.

Civic: Approximately 3 acres are identified for public facility development. This land use designation will provide for up to 65,340 square feet of civic and other public agency uses allowing for an array of future civic facilities serve the Plan and surrounding community.

Agrihood: While “Agrihood” is not a designated land use category within the land plan, it is an important element of the Specific Plan. Agrihoods integrate agricultural uses into residential and non-residential areas by centering housing developments and urban or mixed use spaces around community farming for the purpose of promoting neighborhood growth and healthy lifestyles. Agrihoods can celebrate a community’s historic linkage to agriculture and/or help increase social recreation through the presence of greenspace, such as community gardens, small scale working farms, crops and produce stands, greenhouses, small scale farmers markets, cooking schools, and farm-to-fork restaurants. Agrihood uses will be allowable in almost all Planning Areas to promote additional greenspaces and gathering places. The Specific Plan will encourage and allow for a variety of uses to develop within individual planning areas to allow flexibility to changing markets and provide a more interactive neighborhood community. Agrihood uses are intended to be limited in size to no more than 2 acres and may be temporary uses. It is anticipated that Agrihood uses will likely occur in proposed amenity areas.