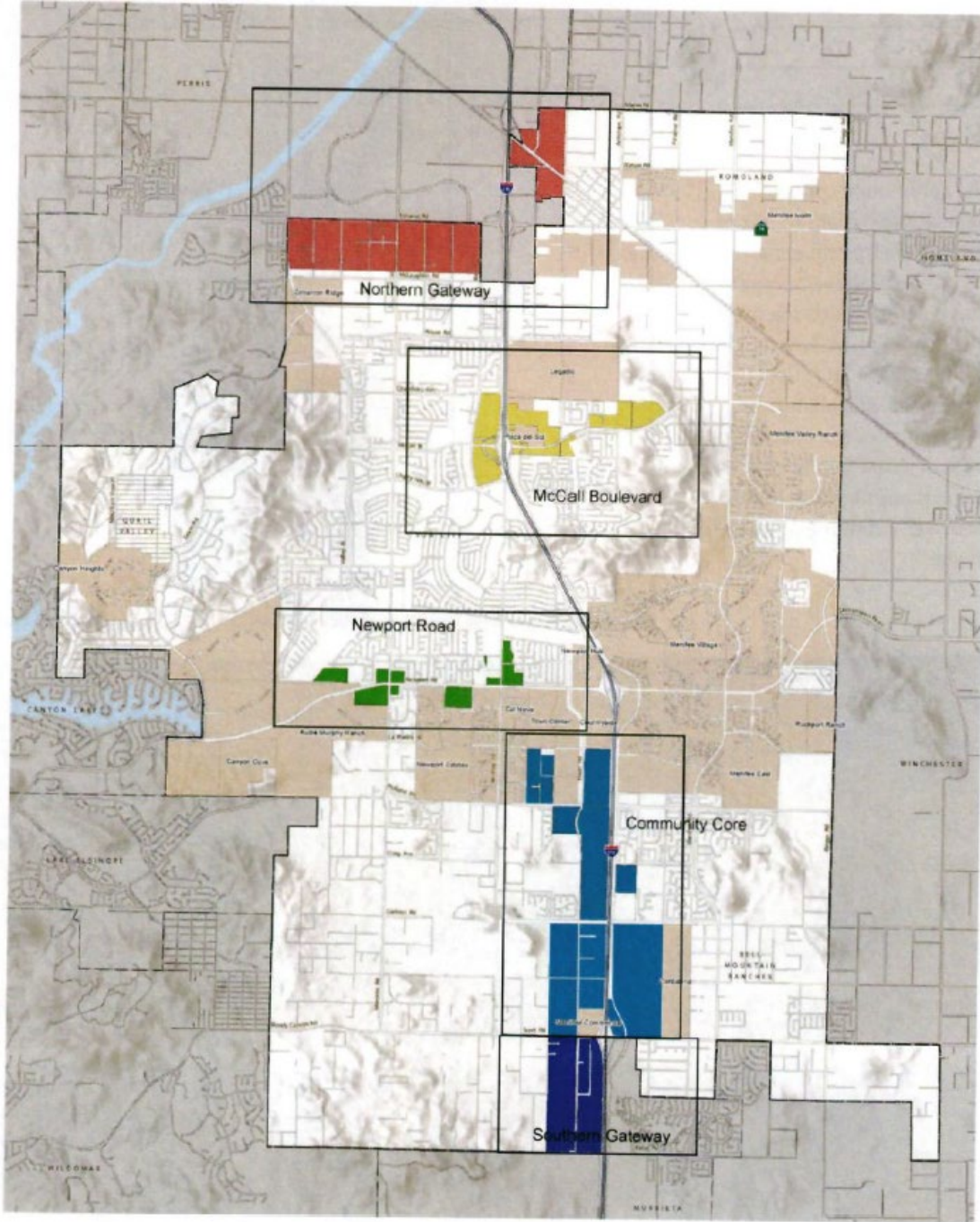


EXHIBIT LU-B2A: ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS



Preferred Mix of Land Uses in EDC

Residential	Varies, depending on EDC Designation
Commercial Retail	25%
Commercial Office	20%
Business Park	40%

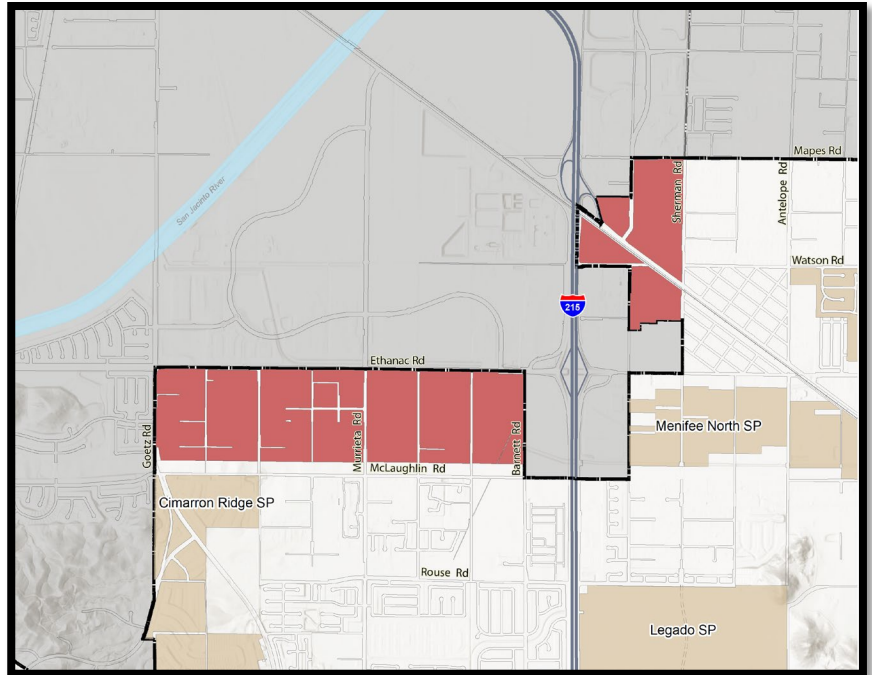
The intent of the Economic Development Corridor (EDC) designation is to identify areas where a mixture of residential, commercial, office, industrial, entertainment, educational, and/or recreational uses, or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated as EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role. In addition to identifying a citywide preferred land use mix for all property designated as EDC (see left), the General Plan will also identify a preferred mix of uses desired for each of the City's five EDC subareas (see above). Each subarea has a unique identity and plays a specific role in the City of Menifee. The General Plan will use these subareas to focus policy direction in the Land Use and Community Design elements.

EXHIBIT LU-B2B: EDC NORTHERN GATEWAY (594 ACRES)

Preferred Mix of Land Uses

Residential	5%
Commercial	5%
Industrial	90%

Envisioned as an employment center at Menifee's northern gateway that focuses on providing opportunity for business park development and more traditional industrial (less office) than envisioned for the Southern Gateway (Scott Road) EDC area. Limited residential development may be appropriate between new business parks and existing single-family homes, or in places where residential projects have already been approved. Emphasis should be on job creation and creating connections to regional transportation corridors, including I-215 and the railroad.



These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.