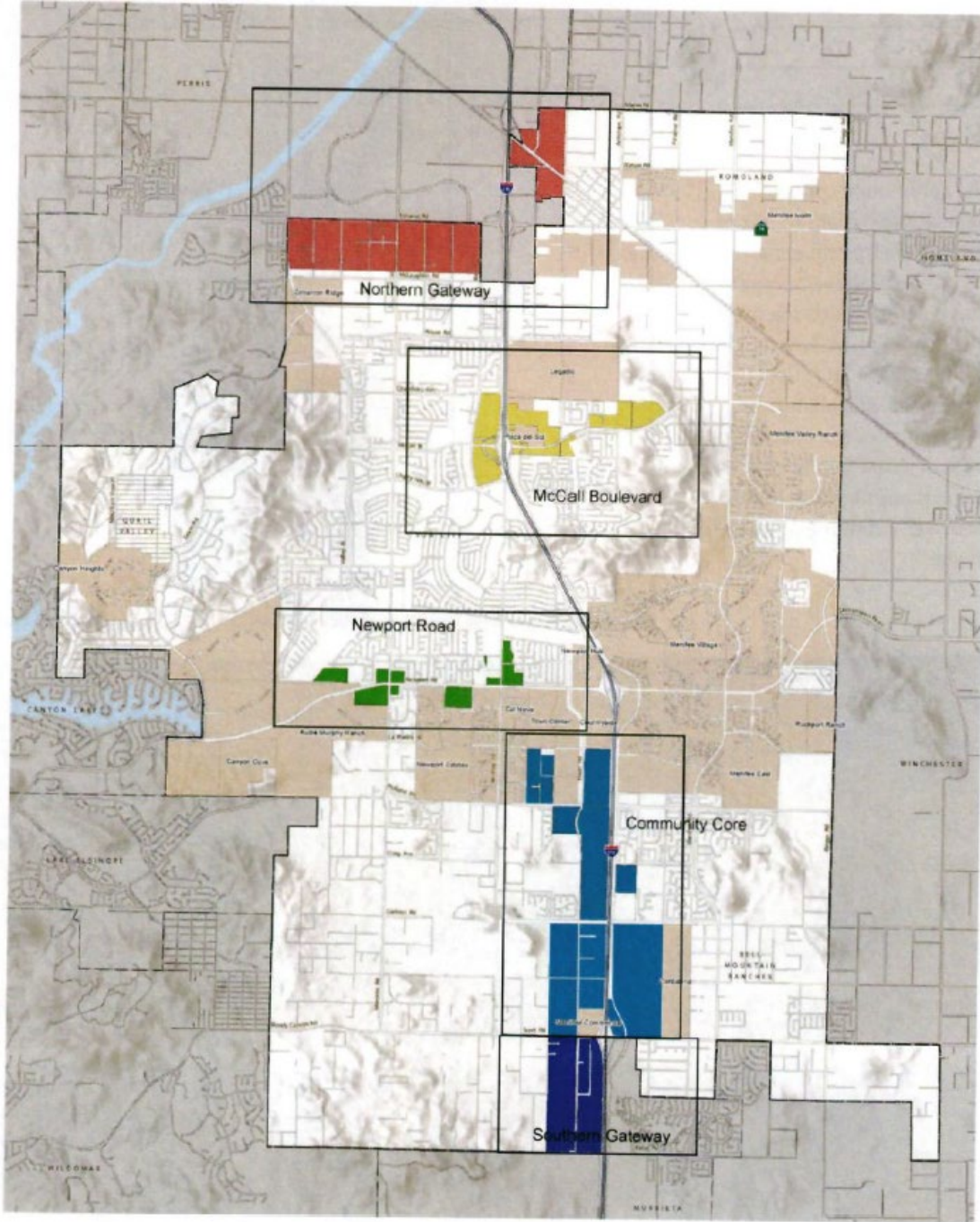


EXHIBIT LU-B2A: ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS



Preferred Mix of Land Uses in EDC

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

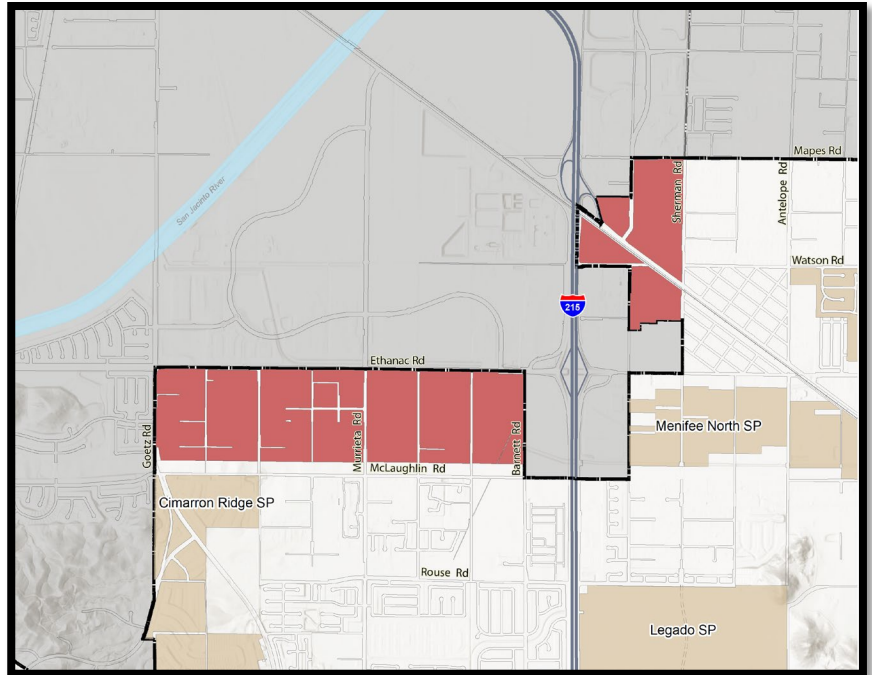
The intent of the Economic Development Corridor (EDC) designation is to identify areas where a mixture of residential, commercial, office, industrial, entertainment, educational, and/or recreational uses, or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas 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.

EXHIBIT LU-B2c: EDC McCall Boulevard (236 ACRES)

Preferred Mix of Land Uses

Residential	20%
Commercial Retail	60%
Commercial Office	20%

*Includes existing residential areas north of McCall, flanking the I-215.

Create a mixed-use district along McCall Boulevard, east and west of I-215, that is anchored by the Menifee Valley Medical Center and the Sun City Shopping Center. Strengthen Sun City’s existing commercial center by introducing new single-family attached and multifamily residential opportunities along the corridor and immediately adjacent to the medical center, not fronting the corridor. Provide additional retail and office opportunities to serve the medical center’s employees, patients, and visitors. Draw upon proximity to I-215 and existing amenities including the Sun City library and community association.



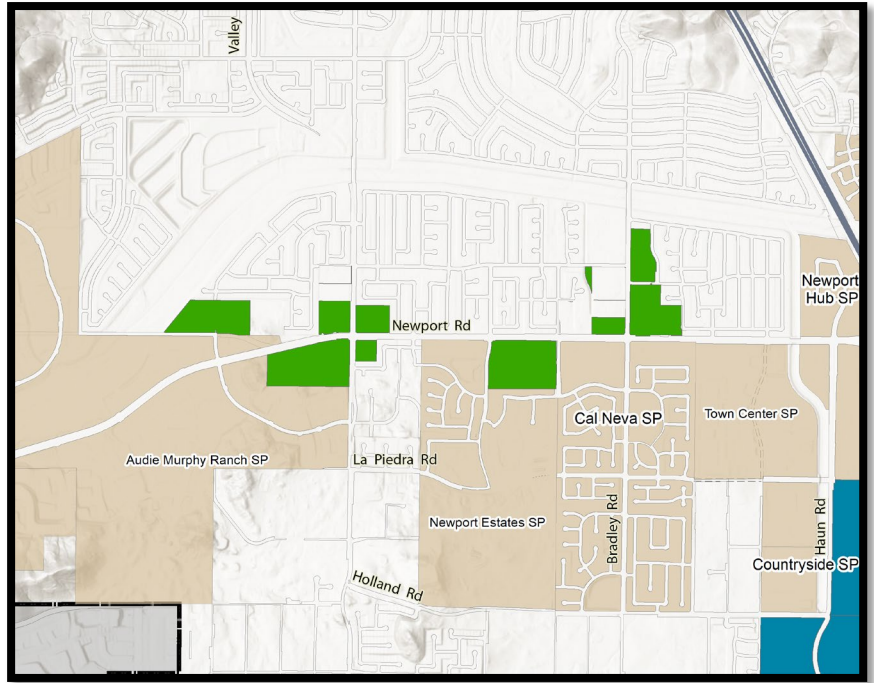
These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.

EXHIBIT LU-B2D: EDC NEWPORT ROAD (130 ACRES)

Preferred Mix of Land Uses

Residential	20%
Commercial Retail	% 65%
Commercial Office	15%

Create a dynamic east-west corridor by adding neighborhood-oriented commercial uses to support residential development and grow the City's tax base. Focus on opportunities to add new single-family attached and detached residences. Projects should be oriented toward the street and complement existing single-family neighborhoods on both the north and south sides of Newport Boulevard. Some limited offices uses may be appropriate if developed adjacent to existing similar uses.



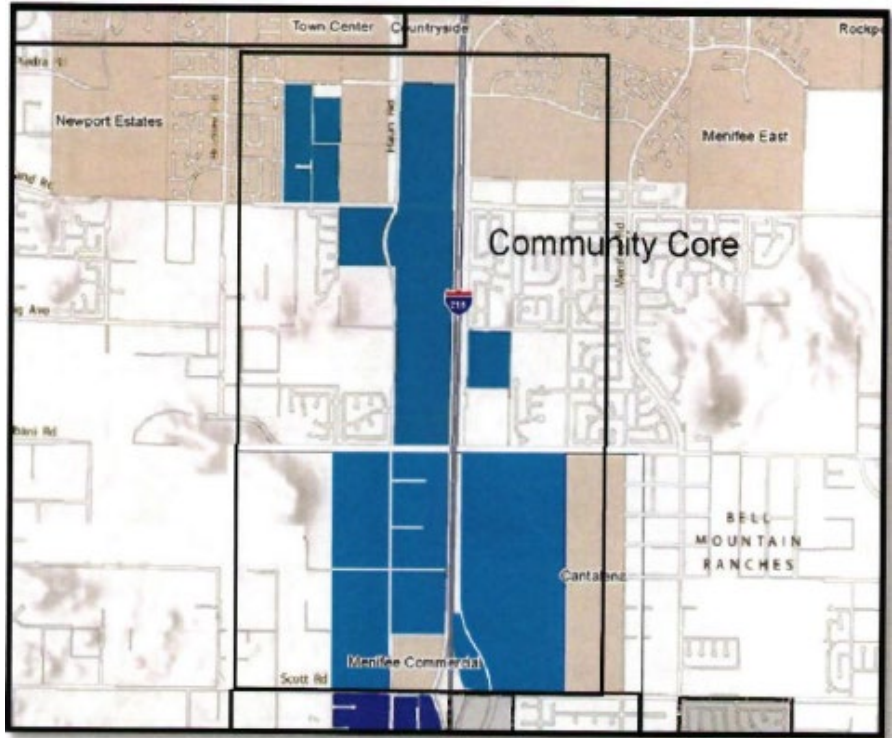
These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.

EXHIBIT LU-B2E: EDC COMMUNITY CORE (889 ACRES)

Preferred Mix of Land Uses

Residential	20%
Commercial Retail	30%
Commercial Office	40%
Business Park	10%

Development in the community core is anticipated to be a relatively balanced mix of residential, commercial retail, commercial office, and business park uses. Development that supports and complements existing specific plans and the City's future Town Center is especially encouraged. Special attention should be paid to increased walkability and connections to San Jacinto College and future transit nodes. A range of single-family attached and detached housing is appropriate, so long as it supports an active city center and helps to create a sense of place.



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.

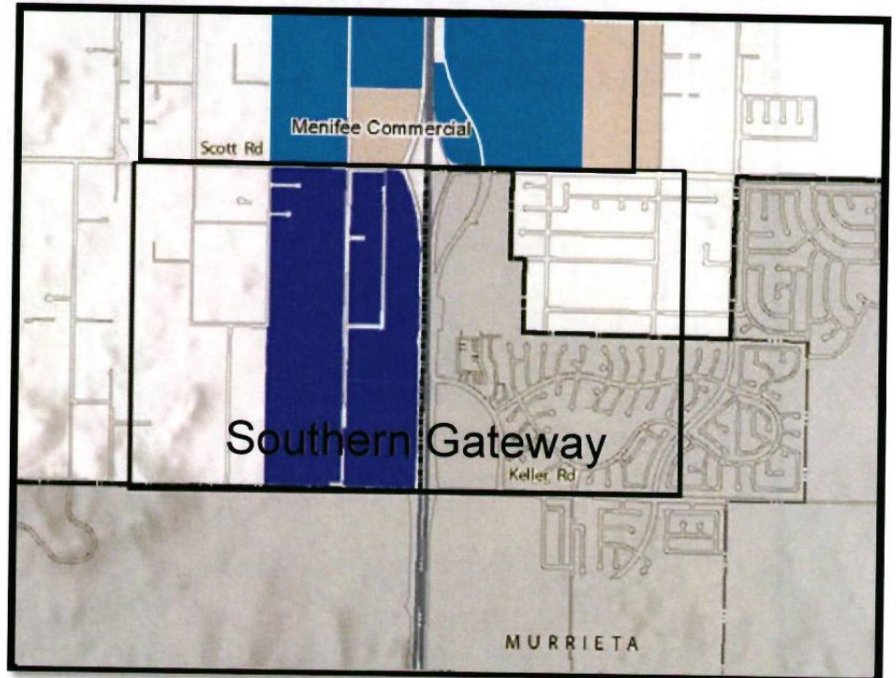
EXHIBIT LU-B2F: EDC: SOUTHERN GATEWAY (299 ACRES)

Preferred Mix of Land Uses

Residential	10%
Commercial Retail	10%
Commercial Office	10%
Business Park	70%

Envisioned as business park (predominantly light industrial and office uses) and limited support commercial uses. The EDC area east of the I-215 and north of Scott Road is envisioned to be a mix of commercial uses near the interchange and transitioning to office and residential extending north toward Mount San Jacinto College. On the west side of I-215, north of Scott Road, the EDC area provides an opportunity for commercial, office uses, and limited residential, with a high level of freeway accessibility as a transitional area to the Town Center located to the north.

Avoid placement of residential units directly adjacent to the freeway.



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.