



EXHIBIT LU-4 LAND USE BUILDOUT SUMMARY

Land Use Category	Acres ¹	Assumed Density (du/ac) ^{2,3}	Intensity (FAR) ^{2,3}	Units	Population ⁴	Square Feet (Retail)	Square Feet (Non-Retail)	Total Square Feet
RESIDENTIAL								
Rural Mountainous (RM)	1,306	0.10		130	337			
Rural Residential 5 ac min (RR5)	910	0.20		182	474			
Rural Residential 2 ac min (RR2)	1,843	0.50		922	2,383			
Rural Residential 1 ac min (RR1)	2,695	1.0		2,695	6,971			
Rural Residential 1/2 ac min (RR1/2)	805	2.0		1,610	4,162			
2.1-5 du/ac Residential (2.1-5R)	6,317	4.0		25,268	65,349			
5.1-8 du/ac Residential (5.1-8R)	639	6.0		3,833	9,912			
8.1-14 du/ac Residential (8.1-14R)	118	10.0		1,180	3,051			
14.1-20 du/ac Residential (14.1-20R)	0	18.0		0	0			
20.1-24 du/ac Residential (20.1-24R)	298	22.0		6,556	12,280			
<i>Subtotal</i>	<i>14,931</i>			<i>42,243</i>	<i>104,919</i>			
NON-RESIDENTIAL								
Commercial Retail (CR)	224		0.23			2,238,441		2,238,441
Commercial Office (CO)	10		0.35				150,369	150,369
Heavy Industrial (HI)	28		0.40				494,803	494,803
Business Park (BP)	356		0.38				5,893,156	5,893,156
<i>Subtotal</i>	<i>618</i>					<i>2,238,441</i>	<i>6,538,328</i>	<i>8,776,769</i>
ECONOMIC DEVELOPMENT CORRIDOR								
Economic Development Corridor (EDC)	2,225	5.1-18.0 ⁵	0.23-0.38	4,474	9,533	3,774,167	25,020,987	28,795,154
<i>Subtotal</i>	<i>2,225</i>			<i>4,474</i>	<i>9,533</i>	<i>3,774,167</i>	<i>25,020,987</i>	<i>28,795,154</i>
SPECIFIC PLAN ⁶								
Audie Murphy	1,012			2,191	5,666			
Cal Neva	239			1,160	3,001	269,488	156,411	425,899
Cantalena	158			935	2,418			
Canyon Cove	130			199	514			
Canyon Heights	248			397	1,027			
Countryside	96			170	440	721,079		721,079
Fleming Ranch	326			1,588	4,108	71,176	160,300	231,476
Menifee Commercial Specific Plan	29					240,980		240,980
Menifee East	344			1,154	2,984	129,204		129,204
Menifee North	629			714	1,847	1,303,298	5,085,490	6,388,788
Menifee Valley Ranch	1,362			4,055	10,486	180,303		180,303
Menifee Village	1,674			5,374	13,898	919,897		919,897
Newport Estates	264			878	2,271	130,000		130,000
Newport Hub	47					273,918	338,209	612,127
Plaza del Sol	23					226,496		226,496
Town Center	169			1,052	2,721	493,194	65,340	558,534
<i>Subtotal</i>	<i>6,750 ⁷</i>			<i>19,867</i>	<i>51,378</i>	<i>4,959,034</i>	<i>5,805,749</i>	<i>10,764,783</i>
OTHER								
Agriculture (AG)	79							
Conservation (OS-C)	55							
Recreation (OS-R)	725							
Water (OS-W)	69							
Public/Quasi-Public Facilities (PF)	484							
Public Utilities Corridor (PUC)	132							
Railroad (Rail)	25							
Right-of-Way (ROW)	3,720							
<i>Subtotal</i>	<i>5,289</i>							
TOTAL	29,813			66,584	165,830	10,971,642	37,365,064	48,336,706

NOTES

- Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways (Collector Roads and above), flood control facilities, or railroads.
- Density/Intensity includes both residential density, expressed as dwelling units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide build-out levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the General Plan. Accordingly, the build-out estimates in this General Plan do not assume build-out at the maximum density or intensity and instead are adjusted downward to account for variations in build-out intensity.
- Estimates of population by residential designation are based on person-per-household (pph) factors identified by the 2010 Census and 2008 American Community Survey and vary by residential land use designation.
- A 7.64% vacancy rate was assumed for population based on 2009 City of Menifee vacancy rate figures identified by the California Department of Finance.
- Assumptions for the mix of land uses in the Economic Development Corridor (EDC) that will be analyzed in the Environmental Impact Analysis are listed in the table below.
- The total number of units and square footage of retail and non-retail uses for Specific Plans were taken directly from the approved land use plans associated with each Specific Plan document. If the figures were unavailable, standard density and intensity assumptions were applied.
- Of the 6,750 total acres located in Specific Plan areas, approximately 1,782 acres (26% of the Specific Plan acreage) are dedicated to open space uses. These acres are in addition to the open space acreages identified in the land use designations.

ECONOMIC DEVELOPMENT CORRIDOR ASSUMPTIONS

Land Uses	Assumed Density (du/ac) or Intensity (FAR)	Acres Assumed	Percentage of Total EDC Acres
RESIDENTIAL			
2.1-5 du/ac Residential	4 du/ac	24	1%
5.1-8 du/ac Residential	6 du/ac	37	2%
8.1-14 du/ac Residential	12 du/ac	94	4%
14.1-20 du/ac Residential	18 du/ac	165	7%
<i>Residential Subtotal</i>		<i>320</i>	<i>14%</i>
NON-RESIDENTIAL			
Commercial Retail	0.23 FAR	376	17%
Commercial Office	0.35 FAR	235	11%
Business Park	0.38 FAR	1,293	58%
<i>Nonresidential Subtotal</i>		<i>1,905</i>	<i>86%</i>
TOTAL ACRES		2,225	100%