



EXHIBIT LU-4 LAND USE BUILDOUT SUMMARY

Land Use Category	Acres ¹	Assumed Density (du/ac) ^{2,3}	Intensity (FAR) ^{2,3}	Units	Population ^{3,4}	Square Feet (Retail)	Square Feet (Non-Retail)	Total Square Feet
RESIDENTIAL								
Rural Mountainous (RM)	1,306	0.10		130	375			
Rural Residential 5 ac min (RR5)	910	0.20		182	526			
Rural Residential 2 ac min (RR2)	1,843	0.50		922	2,664			
Rural Residential 1 ac min (RR1)	2,695	1.0		2,695	7,786			
Rural Residential 1/2 ac min (RR1/2)	805	2.0		1,610	4,651			
2.1-5 du/ac Residential (2.1-5R)	6,317	4.0		25,268	73,003			
5.1-8 du/ac Residential (5.1-8R)	649	6.0		3,894	11,250			
8.1-14 du/ac Residential (8.1-14R)	127	10.0		1,270	3,669			
14.1-20 du/ac Residential (14.1-20R)	0	18.0		0	0			
20.1-24 du/ac Residential (20.1-24R)	353	22.0		7,766	22,437			
<i>Subtotal</i>	15,137			43,737	126,363			
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>	618					2,238,441	6,538,328	8,776,769
ECONOMIC DEVELOPMENT CORRIDOR								
Economic Development Corridor (EDC) ⁹	2,146	5.1-18.0 ⁵	0.23-0.38	5,562	16,069	3,774,167	25,020,987	28,795,154
<i>Subtotal</i>	2,146			5,562	16,069	3,774,167	25,020,987	28,795,154
SPECIFIC PLAN ⁶								
Audie Murphy	1,113			2,191	6,330			
Cal Neva	239			1,160	3,351	269,488	156,411	425,899
Cantalena	158			935	2,701			
Canyon Cove	130			198	572			
Canyon Heights	248			397	1,146			
Cimarron Ridge	240			756	2,184			
Countryside	96			155	447	721,079		721,079
Legado	326			1,061	3,065	71,176	160,300	231,476
Menifee Commercial Specific Plan	29			0	0	240,980		240,980
Menifee East	344			1,154	3,065	129,204		129,204
Menifee North	629			1,506	4,351	1,303,298	5,085,490	6,388,788
Menifee Valley Ranch	1,548			4,407	12,732	0		0
Menifee Village	1,977			5,374	15,526	919,897		919,897
Newport Estates	264			878	2,536	130,000		130,000
Newport Hub	47					273,918	338,209	612,127
Plaza del Sol	23					226,496		226,496
Rockport Ranch	80			305	881			
Town Center	169			1,052	3,039	493,194	65,340	558,534
<i>Subtotal</i>	7,689 ⁷			21,529	62,200	4,778,731	5,805,749	10,584,480
OTHER								
Agriculture (AG)	0							
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>	5,210							
TOTAL	29,813⁸			70,828	204,632	10,791,339	37,365,064	48,156,403

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 2020 Census and 2018 American Community Survey and vary by residential land use designation. City of Menifee's average PPH is 3.09.
- A 6.5% vacancy rate was assumed for population based on 2021 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 7,689 total acres located in Specific Plan areas, approximately 1,782 acres (23% 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.
- "Total Acres" does not represent a sum of the "Acres" column. Less than a 3% error in acres is assumed as Specific Plans (SP) may count total acres in both the SP and residential LU total due to the age of the Specific Plan and tracking of zone and GP changes.
- The EDC allows a maximum residential density of 24 du/acre. Average density was calculated with an average density of 18 units/acre.

ECONOMIC DEVELOPMENT CORRIDOR ASSUMPTIONS

Land Uses	Average Density (du/ac) or Intensity (FAR)	Acres Assumed
RESIDENTIAL		
EDC-NG		29
EDC-MB		47
EDC-NR		26
EDC-CC		124
EDC-SG		83
<i>Residential Subtotal</i>		309
NON-RESIDENTIAL		
Commercial Retail	0.23 FAR	426
Commercial Office	0.35 FAR	266
Business Park	0.38 FAR	611
Industrial	0.40 FAR	534
<i>Nonresidential Subtotal</i>		1,837
TOTAL ACRES		2,146