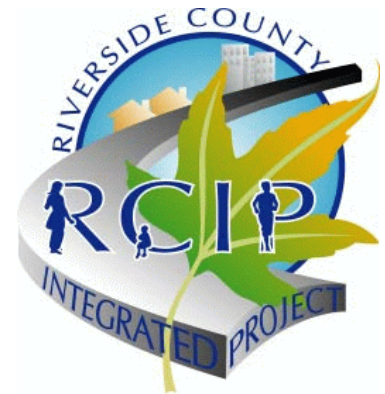


County of Riverside General Plan Sun City/Menifee Area Plan



COUNTY OF RIVERSIDE

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[*GPA 717, BOS RSLN 2005-156, 05/03/05]

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Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. The following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Sun City/Menifee Valley as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, “fast forward” yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our

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communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized “Oasis” transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Your choice in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors’ housing, and world class golf communities. You will also find “smart” housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

It is no secret that the distances in this vast County can be a bit daunting. Yet, our transportation system has

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kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.



Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes — quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids — interesting information about Riverside County that is related to the element



References — contacts and resources that can be consulted for additional information



Definitions — clarification of terms and vocabulary used in certain policies or text.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

The Menifee Valley conveys to the resident and visitor alike a sense of spaciousness. For the most part—except for the abrupt hillocks that dot the landscape—the Valley’s flatness is accentuated by the surrounding hills and distant mountains. Long the home of the Sun City retirement community (the reason for this area plan’s double name), the empty spaces are now more rapidly filling with suburban and rural community expansion. Especially near the dominating swath cut by the Interstate 215 Freeway and along the Newport Road corridor, it is as if a magnet had attracted the numerous recent and emerging developments. Many more are still on paper, waiting to demonstrate evidence that this is one of the major growth areas in Western Riverside County.

The Sun City/Menifee Valley Area Plan doesn’t just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive Valley to understand the physical, environmental and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Sun City/Menifee Valley. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area’s communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in the Sun City/Menifee Valley Area Plan, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use isn’t the only key factor in developing and conserving land here. The Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are both natural and man made hazards to consider, and they are spelled out in the Hazards section.

There is already a strong sense of community in this impressive valley. Maintaining that identity in the face of extensive growth and change is the challenge.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This



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area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and area plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Sun City/ Menifee Valley area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Community Centers. This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the Vision. The largest single Community Center designation in the County territory is located here in the south central portion of the Valley. Though not designated as a Community Center, another major development concentration occurs along McCall Boulevard. Taken together, these concentrations are not only major employment centers; they are also the most dominant organizing features of the Plan.

Salt Creek. This watercourse is another major influence on the character of the Valley, traversing it from east to west and flowing into Canyon Lake. It offers outstanding value in the area of drainage, flood control, and water conservation. The Plan reinforces these functions through the Open Space-Recreation land use designation. Other watercourses within the Plan area are recognized with the Watercourse overlay designation as well.

Community Buffers. Because of the relatively unconstrained nature of the landscape, Sun City/Menifee accommodates a high proportion of the land area in Community Development and Rural Community designations. Yet, opportunities to maintain community edges exist on the east, west and southerly reaches of the Plan. This is achieved through a combination of Rural Residential, Rural Mountainous, and Estate Density Residential designations, capitalizing on established land use patterns and the hills toward the Valley's south and west perimeters.

Senior Policy Area. A unique aspect of this Plan is its long-standing commitment to land use and design options that accommodate housing for senior citizens. This is manifested in the decades-old Sun City development and extends into surrounding vacant lands as well. This will continue to reinforce the

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role the Sun City area plays in accommodating the special needs of a growing segment of the population.

Data in this area plan is current as of October 7, 2003. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.



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Location

The pivotal location of this area is clearly evident in Figure 1, Location. The Sun City/Menifee Valley Area Plan is surrounded by four area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving clockwise, we find the adjacent Southwest Area Plan, and plans for Elsinore, Mead Valley, and Harvest Valley/Winchester. The Cities of Perris, Lake Elsinore, Canyon Lake, and Murrieta frame this 30,000-acre valley on the north, west, and south. The massive new Diamond Valley Lake lies to the east. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.



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Figure 1: Location



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Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. While not as close to the surrounding mountains as some other areas, the central location of the Sun City/Menifee Valley area affords an ample view of the mountain vistas that dominate the remarkable setting of the western County. This section describes the setting, features and functions that are unique to the Sun City/Menifee Valley Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

SETTING

Menifee Valley consists largely of a flat valley floor surrounded by hillside and mountainous features. Rugged rock outcroppings are scattered throughout the area and serve to break up the visual sameness typical of unvaried landscapes. The communities of Sun City and Menifee surround Interstate 215, north and south of Newport Road. Pockets of rural residential and very low density development scatter throughout the periphery of the valley, with occasional estate development spotted among the hillside areas. This pattern, for example, typifies the Murrieta hills along the plan's southern border west of Interstate 215. Quail Valley, a small community of distinct character, lies to the west of Sun City, north of the City of Canyon Lake.

To understand the significance of what is happening in this broad valley today and what is envisioned in the future, it pays to examine the rich history and heritage surrounding this land. Over a hundred years ago—in fact, back in the 1880s—this community was settled by dryland grain farmers. They were not alone. The area has also hosted a gold mining district, the cultivation of alfalfa and other irrigated crops, and even inland rail connections between Colton, Temecula, Perris, and San Jacinto.

Looking to the future, given the absence of significant seismic or geologic hazards, convenient access to Interstate 215—an important corridor between Riverside and the Temecula Valley—and enough flat land to accommodate significant amounts of development, the area is well suited to accommodate growth pressures in a way that fulfills the Riverside County Vision.

UNIQUE FEATURES

Salt Creek

A huge swath of shallow watercourse known as Salt Creek bisects the plan area in a generally east to west orientation. While channelized within the developed areas of Sun City and Menifee, Salt Creek returns to its natural state as it flows toward the west and the City of Canyon Lake. The much smaller Paloma wash tributary also bisects the landscape, crossing Interstate 215 south of Holland Road and continuing to the southern Plan boundary. The Eastern Municipal Water District operates a groundwater desalter and “brine line” to Orange County at a plant north of Salt Creek and west of Murrieta Road.



UNIQUE COMMUNITIES

Sun City

True urbanization commenced with the founding of Sun City in 1962, west of Interstate 215 and north of Salt Creek. The community was initially a "seniors only" housing development as part of the Del Webb complex of retirement communities. Over the years, some family developments and apartments began to appear. Supporting commercial and retail shops have also been added as the population grew. Overall, the community is not as uniform in character as its early image might suggest. Larger lot residential and vacant parcels are located to the north of Sun City, adjacent to the City of Perris.

Newport Road Corridor/Menifee Village

The most recently emerging focus of development has occurred through approved Specific Plans along Newport Road. Menifee Village/Menifee Lakes was the first of these residential communities with recreational uses, open space, and schools to be developed. Similar specific plans along Newport Road westerly of Interstate 215 will redefine the character of this part of the Valley. Commercial centers along Newport Road are focused at intersections with Antelope, Bradley, and Murrieta Roads.

South Valley

In its most southerly extent, Menifee Valley is characterized by rural community residential development (generally one acre or larger lot sizes) interspersed with vacant lots and occasional hillocks and picturesque rock outcroppings so typical of western Riverside County. A limited amount of supporting uses, including schools and commercial development serve the residents. Some agricultural activity remains, together with private animal-keeping activities and other home-based businesses.

Quail Valley

Quail Valley is a somewhat isolated and hilly residential community of small lots served by a grid of narrow streets. Parcel configurations here were established years ago. The area is not served by sewers, yet most of the lots are too small for the keeping of large animals. Quail Valley is directly adjacent to the nearby gated community now incorporated as Canyon Lake. Despite their proximity, the two communities have no direct internal physical connection. Much of the undeveloped land here is within specific plans. Outside of the specific plan areas, the character and density of this community is expected to remain unchanged through the life of the Plan.

INCORPORATED CITIES

While no incorporated cities are contained within the Area Plan boundaries, the planning area is bordered by four cities: Murrieta, Perris, Canyon Lake, and Lake Elsinore. The City of Murrieta extends to the southern portion of the



A "sphere of influence" is the area outside of and adjacent to a city's border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

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Valley along Interstate 215 (in fact, a small portion of its Sphere of Influence is included within the boundary of this area plan) and, to the southwest, the City of Canyon Lake lies just beyond the Area Plan boundary. The City of Lake Elsinore extends to the Plan's boundary, while the City of Perris is adjacent to the northerly edge of the Plan.



*A **Community of Interest (COI)** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community (UC)** within two years of status obtainment. Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.*

It is noteworthy that most of this planning area has been designated as an Unincorporated Community by the Local Agency Formation Commission (LAFCO) in recognition of a community interest in considering eventual incorporation and in preventing piecemeal annexation to adjacent cities.



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Figure 2: Physical Features



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Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Sun City/Menifee Valley area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the Countywide General Plan.

The Sun City/Menifee Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 30 Area Plan land use designations and five overlays. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Sun City/Menifee Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

LAND USE CONCEPT

The Sun City/Menifee Valley Area Plan reflects much of the previous Community Plan. To the extent possible, Community Development areas extend outward from the existing urbanized community areas. Furthermore, an effort is made, wherever existing and already approved land uses permit, to enhance existing concentrations of activity and distinguish them from other concentrations in and around the Area Plan. For example, a Rural Mountainous designation in the northeast quadrant separates the McCall Boulevard corridor from the developed Menifee Village north of Newport Road. The McCall Boulevard corridor is anchored by Commercial Retail and Business Park designations near Interstate 215, with Commercial Office, and Medium, Medium High and Very High Density Residential designations to the east.

Light Industrial uses along the north edge of the Plan area both east and west of Interstate 215 relate to transportation corridors, including a rail corridor along the diagonal edge of the Plan in the north. To the west of Interstate 215, the Medium Density Residential designation extends the character of the existing

“

Growth is focused in areas that are well served by public facilities and services. Major transportation corridors link our communities and nearby open space preserves help define them. It is clear what areas are to be developed and which are to be preserved.

”

-RCIP Vision



Sun City development toward the edges of the Plan. At that point, a Rural Mountainous designation sets Quail Valley, with its distinct character, apart from Sun City. The potential for Commercial Retail development serving Quail Valley is recognized along Goetz Road, allowing for a different scale of focus in keeping with the needs of this specialized community.

Both the channelized and natural portions of Salt Creek have been designated Open Space-Recreation to allow the potential for the channel to serve both flood control and recreation purposes. This dominant feature offers another opportunity to distinguish development sectors from each other. Residential subdivisions and specific plans characterize the area south of Salt Creek along Newport Road. Medium, Medium High, and High Density Residential designations dominate here, together with Commercial Retail.

Community Centers

The most significant Community Center Overlay designation in unincorporated Riverside County is located on either side of Interstate 215, generally between Holland and Scott Roads. This overlay provides the potential for development of a mix of uses envisioned as both a Job Center and a Town Center, as described in the General Plan Land Use Element. As a Community Center Overlay, this allows properties to be developed either as a Community Center or pursuant to the underlying designations.

A Job Center could accommodate light industrial, business park, commercial office, retail, and high density residential uses. The Community Center overlay allows for a diverse mix of uses to make this a true focal point for the community.

A Town Center could accommodate a mix of residential, commercial, recreational, and civic uses to more fully achieve a sense of place and community. It will be very important to connect this center to the fabric of the Sun City/Menifee Valley community by a network of multipurpose corridors accommodating pedestrian, automobile, bicycle, and transit modes of travel.

Design will matter a great deal here, owing to the potential complexity of uses and importance of tying into the area's transportation network. Access to and from Interstate 215 and major east-west corridors, as well as design of linkages to the customized Oasis transit system (see the Circulation section of this area plan for more details) will be fundamental requirements for success of this development. A major nearby community asset, Mt. San Jacinto Community College, offers a further opportunity for linkage to this multi-purpose center. One of the design opportunities to make this a special place is provided by the Paloma Wash, which runs diagonally through the area. Still another opportunity is the Ringing Rock archaeological site and future interpretive center, located west of Interstate 215 at the Craig Avenue/Haun Road intersection. Even though it is outside the Community Center designation, per se, its proximity is a natural asset to be recognized in development design that will enhance the Community Center.

There is a gradual "falling off" of densities beyond the Community Center, from nearby Medium Density Residential designations to Rural Community Very Low



For more information on

Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan Land Use Element.

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Density Residential designations. This pattern is even further emphasized by a Rural Mountainous area separating Menifee Valley from the City of Murrieta, west of Interstate 215. Light Industrial and Commercial Retail designations take advantage of the major Scott Road/Interstate 215 intersection south of the Community Center: a further enhancement of the huge amount of activity focused in this part of the Plan.

Wherever possible, such as along Paloma Wash, the intent is for open space to figure heavily in the design of development projects. This approach, in fact, is a fundamental requirement to capitalize on the more limited natural open space features here, as compared to many of the other area plans in western Riverside County. Each hillock, rock outcropping, slope, and drainage course must be used to enhance the development that occurs here.



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Figure 3: Land Use Plan



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Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .
	Very High Density	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.



County of Riverside General Plan

Sun City/Menifee Valley Area Plan

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Community Development	Residential (VHDR)		
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County administrative buildings and schools.
	Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Watercourse Overlay (WCO)	<ul style="list-style-type: none"> The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:
¹ FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
² The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
³ Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. This ½ acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and ½ acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

County of Riverside General Plan

Sun City/Menifee Valley Area Plan



Table 2: Statistical Summary

Base Land-Use Designations ^{a, b}				
Land-Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	179	9	27	9
Agriculture Total	179	9	27	9
Rural Foundation Component				
Rural Residential (RR)	1,574	236	711	NA
Rural Mountainous (RM)	2,670	133	402	NA
Rural Desert (RD)	0	0	0	NA
Rural Total	4,244	369	1,113	0
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	2,448	857	2,579	NA
Very Low Density Residential (RC-VLDR)	2,450	1,225	3,687	NA
Low Density Residential (RC-LDR)	701	841	2,531	NA
Rural Community Total	5,599	2,923	8,797	0
Open Space Foundation Component				
Open Space Conservation (OS-C)	689	NA	NA	NA
Open Space Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space Water (OS-W)	60	NA	NA	NA
Open Space Recreation (OS-R)	1,221	NA	NA	183
Open Space Rural (OS-RUR)	0	0	0	NA
Open Space Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Total	1,970	0	0	183
Community Development Foundation Component				
Estate Density Residential (EDR)	864	302	910	NA
Very Low Density Residential (VLDR)	45	22	67	NA
Low Density Residential (LDR)	479	575	1,731	NA
Medium Density Residential (MDR)	11,259	39,406	118,611	NA
Medium High Density Residential (MHDR)	1,693	11,006	33,129	NA
High Density Residential (HDR)	106	1,168	3,516	NA
Very High Density Residential (VHDR)	205	3,488	10,500	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) ^c	958	2,012	6,057	5,759
Commercial Tourist (CT)	1	NA	NA	23
Commercial Office (CO)	99	NA	NA	3,770
Light Industrial (LI)	602	NA	NA	7,745
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	224	NA	NA	3,654
Public Facilities (PF)	297	NA	NA	80
Community Center (CC)	0	0	0	0
Community Development Total	16,832	57,979	174,521	21,031
Other Land Uses, Overlays and Policy Areas^d				
Rural Community Estate Density Residential 2	164	57	173	0
Glen Eden Policy Area	0	0	0	NA
Medium Density Residential (2-4 du/ae)	0	0	0	NA
Vista Santa Rosa Policy Area	0	0	0	NA
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Community Center Overlay	1,286	4,127	12,424	55,065



County of Riverside General Plan

Sun City/Menifee Valley Area Plan

Table 2: Statistical Summary

Community Retail Overlay	0	0	0	0
<i>Other, Overlays and Policy Areas Total</i>	<i>1,450</i>	<i>4,184</i>	<i>12,597</i>	<i>55,065</i>
BUILDOUT PROJECTIONS TOTAL	30,274	65,464	197,055	76,288
Other				
City	0			
Indian Lands	0			
Freeways-	325			
<i>Other Total</i>	<i>325</i>			
AREA PLAN TOTAL ACRES	30,599			

Overlays and Policy Areas

The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.

	Acreage
Overlays	
Mixed Use Planning Area	0
Community Development Overlay	0
Specific Community Development Designation Overlays and Policy Areas	
Scott Road	457
Leon Keller	164
Highway 79	12,179
Total	12,800

NOTES:

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- c. It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- d. The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.

County of Riverside General Plan

Sun City/Menifee Valley Area Plan



Table 2: Statistical Summary of the Sun City/Menifee Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
BASE LAND PLANNING AREAS				
BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
Agriculture Foundation Component				
Agriculture (AG)	80	4	12	4
<i>Agriculture Foundation Component Sub-Total</i>	<i>80</i>	<i>4</i>	<i>12</i>	<i>4</i>
Rural Foundation Component				
Rural Residential (RR)	589	88	266	NA
Rural Mountainous (RM)	1,387	69	209	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Component Sub-Total</i>	<i>1,976</i>	<i>158</i>	<i>475</i>	<i>0</i>
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	847	296	892	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	19	29	86	NA
<i>Rural Community Foundation Component Sub-Total</i>	<i>866</i>	<i>325</i>	<i>978</i>	<i>0</i>
Open Space Foundation Component				
Open Space-Conservation (OS-C)	0	0	0	0
Open Space-Conservation Habitat (OS-CH)	0	0	0	0
Open Space-Water (OS-W)	0	0	0	0
Open Space-Recreation (OS-R)	0	0	0	0
Open Space-Rural (OS-RUR)	0	0	0	0
Open Space-Mineral Resources (OS-MIN)	0	0	0	0
<i>Open Space Foundation Component Sub-Total</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Community Development Foundation Component				
Estate Density Residential (EDR)	742	260	782	NA
Very Low Density Residential (VLDR)	7	5	16	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	224	784	2,360	NA
Medium High Density Residential (MHDR)	0	0	0	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	5	85	256	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) ²	0	NA	NA	0
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	0	NA	NA	0
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	0	NA	NA	0
Public Facilities (PF)	0	NA	NA	0
Community Center (CC) ³	0	0	0	0
Mixed-Use Planning Area (MUPA)	0	0	0	0
<i>Community Development Foundation Component Sub-Total</i>	<i>978</i>	<i>1,134</i>	<i>3,414</i>	<i>0</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENT USES	3,900	1,621	4,879	4
NON-COUNTY LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	26,701			
Indian Lands	0			
Freeways	0			



County of Riverside General Plan

Sun City/Menifee Valley Area Plan

Table 2: Statistical Summary of the Sun City/Menifee Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
<i>Other Lands Sub-Total</i>	26,701			
TOTAL FOR ALL BASE LANDS	30,601			
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above.</i>				
<i>The acreage and statistical data below represent possible ALTERNATE land use or build-out scenarios.</i>				
OVERLAYS & POLICY AREAS				
OVERLAYS^{4,5}				
Community Development Overlay	0	0	0	0
Community Center Overlay	0	0	0	0
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay^{4,5}	0	0	0	0
POLICY AREAS⁶				
Highway 79	12,854	---	---	---
Senior Design	3,350	---	---	---
Leon/Keller	164	---	---	---
Scott Road	457	---	---	---
Very Low Density Residential	2,154	---	---	---
I-215 Corridor	1,724	---	---	---
Estate Density Residential and Rural Residential	3,699	---	---	---
Total Area Within Policy Areas⁶	24,402			
TOTAL AREA WITHIN SUPPLEMENTALS⁷	24,402			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of build-out projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.



Policy Areas

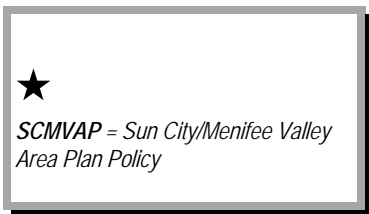
A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Sun City/Menifee Valley Policy Areas are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Seven policy areas have been designated within the Sun City/Menifee Valley Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Sun City/Menifee area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Senior Design

A significant senior population resides within the Valley. While the majority of the Menifee Valley will develop with a more diverse population in mind, some continued recognition of this historically specialized resident profile is focused in and around the Sun City community. That is what accounts for the following incentives for housing development and design standards for both residential and commercial uses to serve this population.



Policies:

Senior Housing Design



SCMVAP 1.1 Facilitate development and promote adequate design through adherence to policies in the General Plan Land Use and Housing Elements and the County's Zoning Code.

SCMVAP 1.2 Provide innovative housing in new development proposals that specifically addresses the needs of seniors and includes the following features:
a. smaller yards;
b. low-maintenance landscaping; and
c. modified kitchens.

Senior Commercial and Office Design



SCMVAP 1.3 Ensure proper design through adherence to the Community Design section of the General Plan Land Use Element.

SCMVAP 1.4 Prohibit compact car parking spaces.



SCMVAP 1.5 Require 100% more handicapped spaces over the number required in the County's Zoning Code.

SCMVAP 1.6 Facilitate pedestrian movement by thoughtful placement of utilities.

Interstate 215 Corridor

Two non-contiguous areas fronting Interstate 215, one north of Newport Road and one south of Newport Road, have been identified as a policy area to further direct development and operations of commercial, industrial, residential and recreational uses. The policies below apply to both the North and South Policy Areas. Additional policies apply just to Interstate 215 Corridor Policy Area South.

Policies:

Interstate 215 Corridor

SCMVAP 2.1 Development shall incorporate visual buffers of landscaping, equipment and storage area screening, and roof treatments on properties abutting either Interstate 215 or residentially designated property.

SCMVAP 2.2 In the absence of a facilities financing program for either transportation or water and sewer facilities, the following provisions apply to applications within Interstate 215 Corridor Policy Areas:

- a. Change of zone applications may be approved without a transportation or water and sewer facilities financing program in place.
- b. All proposed applications must comply with the County's traffic study requirements. Applications having no significant cumulative or local traffic impacts identified may be approved without a transportation facilities financing program in place.
- c. Development applications may be approved in the absence of a water and sewer facilities program if they comply with all requirements established by the water and sewer purveyor and they are conditioned to participate in any future water and sewer facilities financing program or, in the absence of such a program at the time of construction, to construct their fair-share of off-site dry water and sewer facilities improvements.

SCMVAP 2.3* Outdoor advertising devices (billboards, not on-site signs identifying a business on the same property as the sign) shall be prohibited within 660 feet of the nearest edge of the right-of-way line of Interstate 215. The size, height, and type of on-site signs within this area shall be the minimum necessary for identification. The design, materials, color, and location of the on-site signs shall blend with the environment, utilizing natural materials where possible. Signage at locations contiguous to, or clearly visible from, Interstate 215 shall be



limited to monument signs not greater than six feet in height and signage on exterior building walls.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Interstate 215 Corridor South

In addition to the policies above, the area within the Interstate 215 Corridor South shall comply with the following policy. This area includes the Community Center designation so critical to the economic potential of this community. See the Land Use section of this area plan for additional guidance related to the Community Center.

SCMVAP ~~2.3~~ 2.4* Preserve and protect as an open space scenic amenity and recreation corridor the riparian/woodland area along the Paloma Wash.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Very Low Density Residential Area West of Interstate 215

This residential area consists primarily of Very Low Density Residential development, served in some cases by unpaved roads, and is intended to retain its present character. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.

Policies:

SCMVAP 3.1 Residential development in this area shall retain its existing very low density character.

Scott Road Policy Area

The Scott Road Policy Area extends along Scott Road for a width of one-quarter mile on either side of the road, from Murrieta Road on the west to Interstate 215 on the east, excluding areas designated for industrial or business park uses and excluding the Community Center Overlay area. Within the rural community of Menifee Valley, a number of residents conduct business on the same property on which they live. These are relatively small-scale operations that are compatible with the character of the surrounding area. However, these businesses often do not conform with the County's criteria for home occupations. Many of these "homebased businesses" are located within this policy area.

Policies:

SCMVAP 4.1 Very limited rural commercial land uses that serve local or roadway traveler needs may be permitted under the terms of the R-A, A-1, and R-R zones, where these zones already exist within this Policy Area. The commercially developed area (excluding planted areas in the case of nurseries, Christmas tree farms, etc.) of any given parcel shall not exceed 2½ acres. The project shall be designed to ensure land use compatibility.



Working, loading, and storage areas shall be screened from roads and residences (on other properties) through design or landscaping.

- SCMVAP 4.2 Existing commercial land uses that have been established and continue to operate in compliance with the applicable provisions of Ordinance No. 348 prior to the adoption of this General Plan may continue in operation unless circumstances involving the sites, the uses of those sites, and/or the surrounding neighborhood indicate that the uses are no longer appropriate.

Leon/Keller Road Policy Area

Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2½ acres. The Leon/Keller Road Policy Area also extends into the Southwest Area Plan.

Highway 79 Policy Area

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are also located in the Circulation Element of the General Plan.

Policies:

- SCMVAP 5.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.
- SCMVAP 5.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

Estate Density Residential and Rural Residential



Area East of Interstate 215

This residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.

Policies:

SCMVAP 6.1 Residential development in this area shall retain its existing estate density and rural character.

Specific Plans

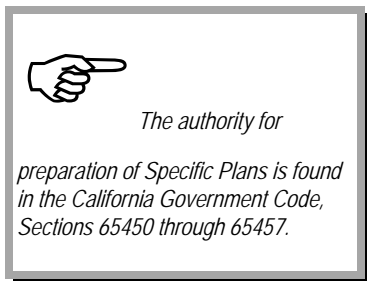
Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department.

The eleven specific plans located in the Sun City/Menifee Valley planning area are listed in Table 3, Adopted Specific Plans in Sun City/Menifee Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

Table 3: Adopted Specific Plans in Sun City/Menifee Valley Area Plan ¹

Specific Plan	Specific Plan #
Newport Estates	140
Menifee Village	158
Plaza Del Sol	177
Countryside	194
Cal Neva	208
Audie Murphy Ranch	209
Menifee East	247
Newport Hub	248
Canyon Heights	272





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Table 3: Adopted Specific Plans in Sun City/Menifee Valley Area Plan ¹

Specific Plan	Specific Plan #
Canyon Cove	282
Menifee Ranch*	301

¹ Source: County of Riverside Planning Department.

* Portions of this specific plan extend into a neighboring Area Plan.



Figure 4: Policy Areas



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Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Sun City/Menifee Valley, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Sun City/Menifee Valley Area Plan.

LOCAL LAND USE POLICIES

Community Centers


The very significant Community Center Overlay designated within this area plan is intended to develop as a Town Center and a Job Center, and has the potential to become a major hub of development in Riverside County. In order to promote the compact vertical and horizontal mixing of uses intended for these Community Centers, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- SCMVAP 7.1 Ensure that development pursuant to the Community Center Overlay adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.
- SCMVAP 7.2 Provide incentives such as density bonuses and regulatory concessions to property owners and developers to facilitate the development of the Community Center as designated on the Sun City/Menifee Valley Area Plan Land Use Plan, Figure 3.

Third and Fifth Supervisorial District Design Standards and Guidelines

Since the Sun City/Menifee Valley Area Plan, at the time of adoption, falls into the Third Supervisorial District, a set of design guidelines is applicable to the area. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating



Community Center

Guidelines have been prepared to aid in the physical development of vibrant Community Centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that Community Centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified Community Center implementation tools such as zoning classifications and Specific Plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.



conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

Policies:



SCMVAP 8.1 Adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Public Facilities and Services

Growth pressure, and the resultant significant development potential within the planning area, will require attention to the concurrent development of public facilities and services.

Policies:



SCMVAP 9.1 Ensure adequate and available public facilities and services through adherence to the General Plan Land Use Element.



SCMVAP 9.2 Coordinate the expansion of public facilities and services with transportation system planning efforts through adherence to the General Plan Circulation Element.

SCMVAP 9.3 Coordinate development with appropriate school districts on the basis of 10 acres for an elementary school; 20 acres for a middle school; and 40 acres for a high school, unless modified by the school district.

Neighborhood Commercial

The integration of neighborhood-serving commercial uses into residential neighborhoods is important to realizing aspects of the Vision relating to walkable communities.

Policies:

SCMVAP 10.1 Encourage neighborhood-serving commercial uses in the vicinity of Mt. San Jacinto Community College that serve the college, as well as adjacent residential areas.

SCMVAP 10.2* Projects proposing commercial development involving the use of heavy-duty vehicles, loudspeakers, or other noise sources potentially affecting the livability of residential neighborhoods shall provide transitional buffers wherever such projects are adjacent to, or on the opposite side of a street (other than a General Plan designated roadway) from, properties that are designated for residential development. Such transitional buffers may include block walls where such walls are required for noise mitigation or to comply with Ordinance No. 348 requirements or design guidelines, but a block wall shall not be construed to constitute a transitional buffer in itself.



Transitional buffers may include the use of setbacks, an open space corridor, trails, paseos, and/or screening landscaping. [*GPA 717, BOS RSLN 2005-156, 05/03/05]

McCall Boulevard Corridor

Those Commercial Office, Medium Density Residential, and Medium High Density Residential designated parcels adjacent to McCall Boulevard that are located at the base of a mountainous area should be developed to respect the physical setting in terms of topography and flooding potential.

Policies:

- SCMVAP 11.1 Permit this area to be developed through individual site applications if each application demonstrates that it will accommodate the following:
 - a. A coordinated access and flooding mitigation plan that will limit the number of access points to McCall Boulevard; and
 - b. Address compatibility with surrounding land uses.
- SCMVAP 11.2 Require limited grading along the edge of the Rural Mountainous designated land south of McCall Boulevard.
- SCMVAP 11.3 Restrict encroachment of commercial buildings into the Rural Mountainous designated land south of McCall Boulevard.
- SCMVAP 11.4 Require the grading plan for development adjacent to natural slopes to “feather” man made and natural slopes to create a natural continuity of slope rather than rigid terraces.

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the Sun City/Menifee Valley, as shown on Figure 5, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policies:



- SCMVAP 12.1 Adhere to the County lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Urban/Rural Land Use Interface*

As housing tracts featuring residential development at densities greater than two dwelling units per acre are established in the southern half of Menifee Valley (areas southerly of Holland Road), an area that has traditionally been a rural community, the differences in type and intensity of uses may generate conflict if



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appropriate transitional buffers are not established. In this area, these transitional buffers are best accomplished by maintaining open space and large lots along such boundaries, rather than by reliance on block walls.

Policies:

SCMVAP 13.1 Projects proposing residential developments at densities exceeding two dwelling units per acre shall provide transitional buffers wherever such projects are located adjacent to, or on the opposite side of a street from, either (a) improved properties one acre or larger in area or (b) land that is designated Rural Community or Rural, in order to ensure adequate protection for residents who desire to maintain Rural Community or Rural uses, including animal-keeping uses. Such transitional buffers shall not include block walls unless such block walls are otherwise required by Ordinance No. 348 or by design guidelines, or for noise mitigation or protection from natural hazards. Transitional buffers may include the use of larger lot sizes (for example, the use of one-acre lots adjacent to or across the street from such lots), an open space corridor, trails, paseos, and/or screening landscaping. The use of wrought iron or open fencing is encouraged in such buffer transition areas.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



Figure 5: Mt. Palomar Nighttime Lighting Policy



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Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, and automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. The circulation system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, the County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to use the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to this area plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Sun City/Menifee Valley Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in this area plan will help to create an interconnected and efficient circulation system for the entire County.

LOCAL CIRCULATION POLICIES

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Sun City/Menifee Valley Area Plan is shown on Figure 6, Circulation. The vehicular circulation system is anchored by Interstate 215, which is the major thoroughfare in this portion of the County, linking Sun City to northern Riverside County and San Diego County. A system of connected major and arterial highways and collector roads serves local uses and augments Interstate 215 in moving through traffic to and from other communities. Expressways and arterials include Ethanac Road, McCall Boulevard, Newport Road, Scott Road, Briggs Road, Murrieta Road, and Menifee Road.

Policies:



SCMVAP ~~13.114.1~~^{14.1}* Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



Rail System

The Burlington Northern Santa-Fe branch line railroad runs northwest to southeast along the northeast boundary of the Area Plan. This line provides freight transport service between the Hemet/San Jacinto area, March Inland Port, and points northwest. This line could potentially provide a viable regional transportation option for residents, employees, and visitors to the area.

Policies:



SCMVAP ~~14.1~~15.1* Maintain and enhance existing railroad facilities in accordance with the Rail System and Freight and Rail sections of the General Plan Circulation Element.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and multipurpose trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users and others as an integral part of the County's circulation system. The trails serve both as a means of connecting the unique communities and activity centers throughout the County and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities.

As shown on Figure 7, Trails and Bikeway System, a network of trails has been planned in this area plan, which mainly follows the roadway circulation routes. The trail system in the Sun City/Menifee Valley Area Plan must accommodate a range of pedestrian, equestrian and bicycle uses.

Policies:



SCMVAP ~~15.1~~ 16.1* Implement the Trails and Bikeway System, Figure 7, as discussed in the General Plan Circulation Element.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Scenic Highways

Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations, and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 8, Scenic Highways, there are three County Eligible Scenic Highways in the Sun City/Menifee Valley Area Plan: Interstate 215 from McCall Boulevard to the southerly Plan boundary; McCall Boulevard from Interstate 215 on the west to Menifee Road on the east; and Menifee Road from McCall Boulevard to the northerly Plan boundary.



The California Scenic Highways program was established in 1963 to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways."



Figure 6: Circulation



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Figure 7: Trails and Bikeway System



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Figure 8: Scenic Highways



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Policies:



SCMVAP ~~16.1~~17.1* Protect the scenic highways in the Sun City/Menifee Valley Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

SCMVAP 17.2* Outdoor advertising devices (billboards, not on-site signs identifying a business on the same property as the sign) shall be prohibited within 660 feet of the nearest edge of the right-of-way line of all highways depicted as State Designated, State Eligible, or County Eligible Scenic Highways on Figure 8, Scenic Highways. (As of the date of General Plan adoption, these highways include Interstate 215 from the McCall Boulevard interchange southerly to the southerly Plan boundary, McCall Boulevard from Interstate 215 easterly of Menifee Road, and Menifee Road northerly of McCall Boulevard to the northerly Plan boundary.) The size, height, and type of on-site signs within these areas shall be the minimum necessary for identification. The design, materials, color, and location of on-site signs shall blend with the environment, utilizing natural materials where possible. Signage at locations contiguous to, or clearly visible from, the identified roadways shall be limited to monument signs not greater than six feet in height and signage on exterior building walls.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Transit Oasis



Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.



- RCIP Vision

The Transit Oasis is a concept to improve transportation options in Riverside County by providing an integrated system of local serving, rubber-tired transit that is linked with a regional transportation system, such as MetroLink or express buses. In the Transit Oasis concept, rubber-tired transit vehicles operate on a single prioritized or dedicated lane in a one-way, continuous loop. The Transit Oasis is designed to fit into those Community Centers which provide the types of densities and concentrated development patterns that can allow this concept to become a reality.

The Transit Oasis concept may be accommodated in the Sun City/Menifee Valley Community Center. The Transit Oasis would provide local serving transit to the residents and businesses in and adjacent to the Community Center. It would also provide connections to regional transportation systems using proposed CETAP Corridors and Interstate 215.

Policies:



SCMVAP ~~17.1~~ 18.1* Support the development and implementation of the Transit Oasis in the Sun City/Menifee Valley Community Center in accordance with the Transit Oasis and Transit Center sections of the General Plan Circulation Element.



SCMVAP ~~17.2~~ 18.2* Encourage linkages between the Sun City/Menifee Valley Community Center Transit Oasis system, the Riverside Transit Agency bus system, regional systems such as AMTRAK and MetroLink, and future transit systems connecting with San Diego County to the south.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Community and Environmental Transportation Acceptability Process (CETAP)

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community and Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate the increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified three priority corridors for the movement of people and goods: Banning/ Beaumont to Temecula, Hemet to Corona/Lake Elsinore, and Moreno Valley to San Bernardino County.

The Hemet to Corona/Lake Elsinore CETAP Corridor passes through the Sun City/Menifee Valley between Holland and Garbani Roads, and along Scott Road. The Beaumont/Banning to Temecula CETAP Corridor passes through the Sun City/Menifee Valley along Ethanac Road. These corridors could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

Policies:

SCMVAP ~~18.1~~ 19.1* Accommodate the Hemet to Corona/Lake Elsinore and Beaumont/Banning to Temecula CETAP Corridors in accordance with the CETAP section of the General Plan Circulation Element.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Transportation Demand Management

The transportation needs of the Area Plan will be met, not only by physical infrastructure improvements, but also by managing traffic and transportation using alternative methods such as implementing carpooling programs. A more efficient use of the road network can reduce travel delay along the County roadway system.

Policies:

SCMVAP ~~19.1~~ 20.1* Encourage businesses with fewer than 100 employees in the Sun City/Menifee Valley to join with other businesses to form and use Transportation Management Associations (TMAs) as a means of implementing programs that will increase average vehicle ridership of their employees.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



Please refer to the

Transportation Demand Management sections of the Circulation and Air Quality Elements of the General Plan for additional information



Transportation Management Association (TMA) - A voluntary association of public and private agencies and firms which develop, fund, or implement transportation programs or services in a given area.



Circulation Improvements

Circulation improvements have been identified that will enable the development of the Plan's Land Use Plan. These improvements focus specifically on the movement of residents from one side of the I-215 to the other: a major barrier situation where cross-routes and the necessary grade separations are not provided.

Policies:

SCMVAP ~~20.421.1~~* Establish a district to provide necessary transportation facilities, which include but are not limited to, the development of three Interstate 215 overpasses at Holland Road, Garbani Road, and Keller Roads. Prior to any significant development in the vicinity of these facilities, a Road and Bridge Benefit District or similar mechanism must be established to provide for their construction.

SCMVAP ~~20.221.2~~* Create a road maintenance district to repair and maintain roads within the Sun City/Menifee Valley Area Plan located south of the Salt Creek Channel.

SCMVAP ~~20.321.3~~* Construct an underpass/overpass at Interstate 215 between Newport Road and Keller Road to connect the trails on both sides of the freeway, in conjunction with the overpass construction referred to in SCMVAP Policy 18.1.

SCMVAP ~~20.421.4~~* Dependent upon approval by the Riverside Transit Agency, construct bus turnouts rather than bus stops along the following roadways: McCall Boulevard/Chambers Avenue; Rouse Road; Newport Road; Holland Road; Menifee Road; Scott Road; Antelope Road; Haun Road; Bradley Road; and Valley Boulevard.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



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Multipurpose Open Space

The Sun City/Menifee Valley Area contains a variety of open spaces that serve a multitude of functions, hence the label of “multi-purpose.” The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Sun City/Menifee Valley Area Plan. Preserving the scenic background and natural resources of the Valley gives meaning to the “remarkable environmental setting” portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are not dominant. They offer design opportunities for quality development, but on a somewhat limited basis. Habitat preservation opportunities are less extensive here than in many other areas. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals.

LOCAL OPEN SPACE POLICIES

Watercourses

Warm Springs Creek, which eventually flows into the Santa Margarita River, begins in the Harvest Valley/Winchester Area Plan and traverses a corner of this plan. Salt Creek divides the Plan area from east to west. Paloma Wash, mostly east of Interstate 215, is a less visible but important major watercourse within the planning area.

Policies:

SCMVAP ~~21~~**22.12.1*** Protect Warm Springs Creek, Paloma Wash, and Salt Creek through the application of General Plan Multipurpose Open Space Element policies and sensitive development design practices.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Cultural Resources

The Sun City/Menifee Valley Area Plan contains historical, archaeological, cultural, and/or paleontological resources. The Menifee Archaeological Site ("Ringing Rock" site) will be the nucleus of a Native American Interpretive Park connected by trails to other cultural sites and recreation centers.

Policies:

SCMVAP ~~22~~**22.123.1*** Protect the Sun City/Menifee Valley’s historical, archaeological, cultural, and paleontological resources through



★
The 36-acre Ringing Rock site in Menifee was purchased by the County in October 1990 in order to preserve it. The rare rock, which resonates like a bell when struck, may have been used in Native American religious ceremonies.





adherence to General Plan Multipurpose Open Space Element policies.

SCMVAP ~~22-223.2~~* Require development proposals to be sensitive to valuable resources and provide additional buffers and/or dedications of land as necessary.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

PROPOSED MULTIPLE SPECIES HABITAT CONSERVATION PLAN



Please refer to the

Multipurpose Open Space Element of the General Plan for further information on the MSHCP



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG)



The following sensitive, threatened and endangered species may be found within this area plan:

- Long-spined spineflower
- Palmer's grappling hook
- Small flowered morning glory
- Payson's jewelflower
- Munz's onion
- Bell's sage sparrow
- Rufous-crowned sparrow
- Northern harrier
- Burrowing owl
- Riverside fairy shrimp
- Quino checkerspot butterfly
- Bobcat
- Western spadefoot toad
- California gnatcatcher
- Grasshopper sparrow

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has been developed by the County. This Plan has been adopted by the County and, as of October 7, 2003, awaits approval by other jurisdictions and issuance of permits by the Wildlife Agencies. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

MSHCP Program Description

The Endangered Species Act prohibits the "taking" of endangered species. Taking is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" listed species. The Wildlife Agencies have authority to regulate this "take" of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a "take authorization" for otherwise lawful actions that may incidentally "take" or "harm" species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to "take" plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

Policies:



SCMVAP ~~23.124.1~~* Provide for and maintain a continuous linkage along Warm Springs Creek between the Southwestern Riverside County Multi-Species Reserve and French Valley east of Interstate 215 and south of Scott Road. Conservation efforts should focus on the wetlands and connected upland components within and adjacent to the creek recognizing that a continuous wetland connection along Warm Springs Creek does not currently exist.

SCMVAP ~~23.224.2~~* Conserve upland habitats including coastal sage scrub, annual grassland and agricultural lands in the proposed core habitat conservation area within French Valley.

SCMVAP ~~23.324.3~~* Conserve auld clays in the proposed core habitat conservation area within French Valley to assist in conservation for Munz's onion.

SCMVAP ~~23.424.4~~* Provide opportunities for a connection between the Southwestern Riverside County Multi Species Reserve and the Sedco Hills/Estelle Mountains via French Valley to protect populations of gnatcatchers in both of these areas. This area is also important for plant species which require micro habitats.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



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Hazards

Portions of Sun City/Menifee Valley may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 9 to Figure 13. These hazards are located throughout the Valley at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building and conservation techniques. The following policies provide additional direction for issues specific to the Sun City/Menifee Valley Area Plan.

LOCAL HAZARD POLICIES

Flooding and Dam Inundation

Salt Creek traverses this area plan from east to west. The 100-year flood plain of the Ethanac Wash covers the northern corner of the Area Plan west of Interstate 215. The Paloma Wash runs through the Plan Area south of Holland Road. Dam failure at the Diamond Valley Lake poses a significant threat to the planning area. Refer to Figure 9, Flood Hazards, for a depiction of flood plains, watercourses and dam inundation areas.

Many techniques may be used to address the danger of flooding, such as altering the water channels, applying specialized building techniques, elevating structures that are in flood plains, and enforcing setbacks. Alternatives to these traditional approaches to flood control, including avoiding development in flood plains, are described in the Multipurpose Open Space Element of the General Plan. Policies included below reflect the objective of reducing flood hazards to current and future development within the flood zones of these watercourses.

Policies:

SCMVAP ~~24.125.1~~* Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.

SCMVAP ~~24.225.2~~* Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.



SCMVAP ~~24.325.3~~* When possible, create flood control projects that maximize multi-recreational use and water recharge.



SCMVAP ~~24.425.4~~* Protect life and property from the hazards of potential dam failures and flood events through adherence to the General Plan Safety Element.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout southern California.

Wildland Fire Hazard

The majority of the plan area is not subject to wildland fire hazards, but many of the areas in the hills are subject to a moderate to high risk of wildland fires. Methods to address this hazard include such techniques as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 10, Wildfire Susceptibility.

Policies:

SCMVAP ~~25~~+26.1* Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils", "sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Seismic

Compared to many other portions of Southern California, localized seismic hazard potential here is relatively slight. There is one short fault within this Plan area. There are, however, more remote faults, such as the San Andreas and San Jacinto Faults, that pose significant seismic threat to life and property here. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. Refer to Figure 11, Seismic Hazards, for the location of liquefaction areas within the Sun City/Menifee Valley.

Policies:

SCMVAP ~~26~~+27.1* Protect life and property from seismic related incidents through adherence to the General Plan Safety Element.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]

Slope

The land use plan recognizes the generally flat nature of the landscape, directing community development and rural community growth to those areas. Where steep slopes and natural landforms are present, special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring are required. In general, areas with steep slopes and natural landforms should not be considered for development. Figure 12 depicts areas of steep slopes, and Figure 13 depicts areas of possible landslide.

Policies:

SCMVAP ~~27~~+28.1* Protect life and property and maintain the character of the Sun City/Menifee Valley through adherence to the General Plan Land Use Element and the Rural Mountainous land use designation.

[*GPA 717, BOS RSLN 2005-156, 05/03/05]



Natural landform in the Sun City/Menifee Valley Area Plan





Figure 9: Flood Hazards



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Figure 10: Wildfire Susceptibility



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Figure 11: Seismic Hazards



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Figure 12: Steep Slope



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Figure 13: Slope Instability



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