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### General Plan Amendments adopted since 12/31/09:

- |  |  |
|--|--|
| - GPA No. 1120, BOS RSLN 2014-222, 11/24/14; | - GPA No. 960, BOS RSLN 2015-260, 12/08/15;  |
| - GPA No. 921, BOS RSLN 2016-098, 03/29/16;  | - GPA No. 1122, BOS RSLN 2016-234, 12/06/16; |
| - GPA No. 1129, BOS RSLN 2016-243, 12/13/16; | GPA No. 190006, BOS RSLN 2021-183; 09/28/21  |



# Sun City/Menifee Valley Area Plan

## 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 Riverside 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 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 of Riverside. 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.

## Transportation

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

The Meniffee 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/Meniffee 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/Meniffee 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/Meniffee 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.

# Sun City/Meniffee Valley Area Plan

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 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/ Meniffee 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 Buffers.** Because of the relatively unconstrained nature of the landscape, Sun City/Meniffee 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.

Data in this area plan is current as of March 23, 2010. 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.

## Location

The pivotal location of this area is clearly evident in [Figure 1](#) ~~Figure 1~~, Location. The Sun City/Meniffee 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



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.

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](#).

## 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/Meniffee Valley area affords an ample view of the mountain vistas that dominate the remarkable setting of western Riverside County. This section describes the setting, features and functions that are unique to the Sun City/Meniffee Valley Area Plan. These defining characteristics are shown on [Figure 2](#), Physical Features.

## Setting

Meniffee 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 City of Meniffee surrounds 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 Communities

### South Valley

In its most southerly extent, Meniffee 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.

## Incorporated Cities

The City of Menifee is the only incorporated city 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 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.

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.

## City of Menifee

The City of Menifee was officially established on October 1, 2008. It is generally bordered on the north, west, and south by the cities of Perris, Canyon Lake, Lake Elsinore, and Murrieta and on the southwest by the City of Wildomar. To the east and northeast, the City of Menifee is bordered by unincorporated Riverside County territory. The City of Menifee is comprised of the communities of Sun City, Menifee Lakes, Quail Valley and Romoland.

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.

The Menifee area began to grow further in 1989 with the master-planned community of Menifee Lakes and continues to be one of the fastest growing communities in California. Quail Valley is a semirural residential community in the northwestern section of the city, and Romoland is a residential and commercial community in the northeastern section of the city. As of 2009, the City of Menifee encompassed nearly 46.6 square miles and had a population of approximately 67,705.



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.



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.

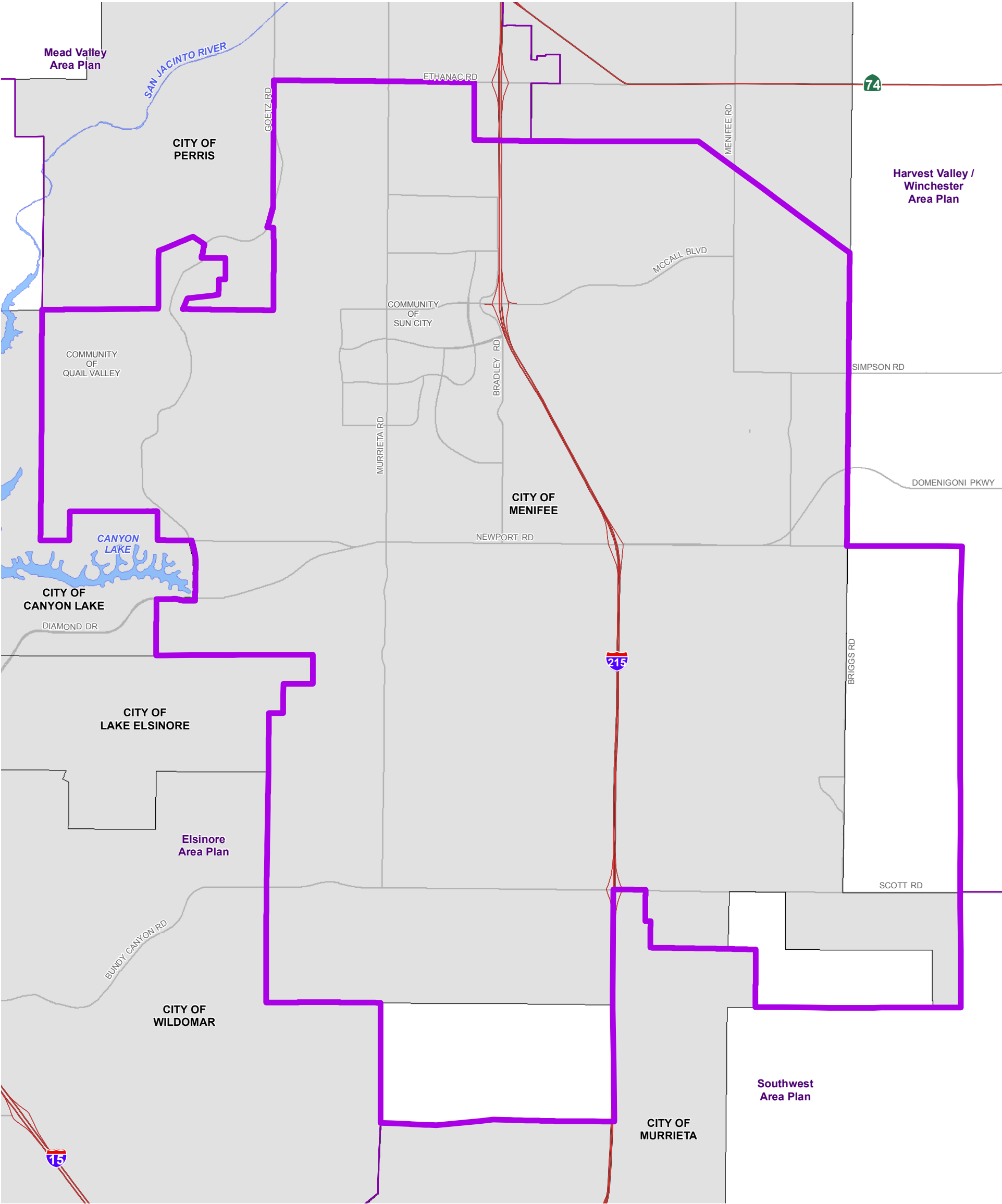
## Land Use Plan

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 8 Area Plan land use designations. 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 of Riverside; the Community 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 Riverside 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.





Data Source: Riverside County

- Highways
- Area Plan Boundary
- Waterbodies
- City Boundary

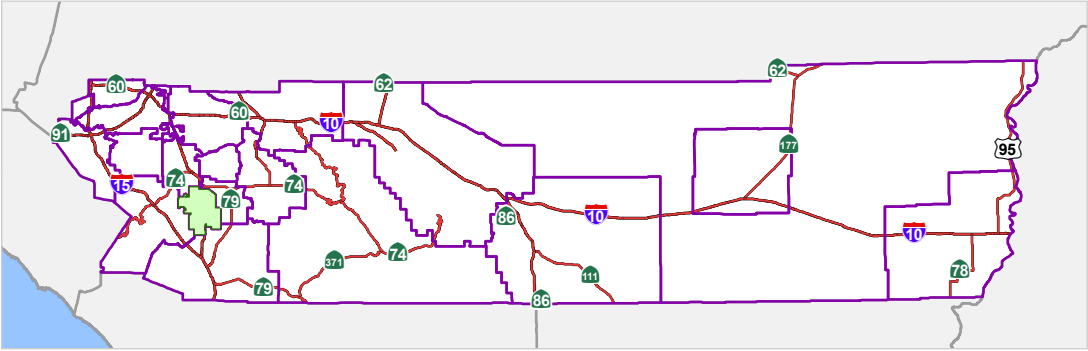
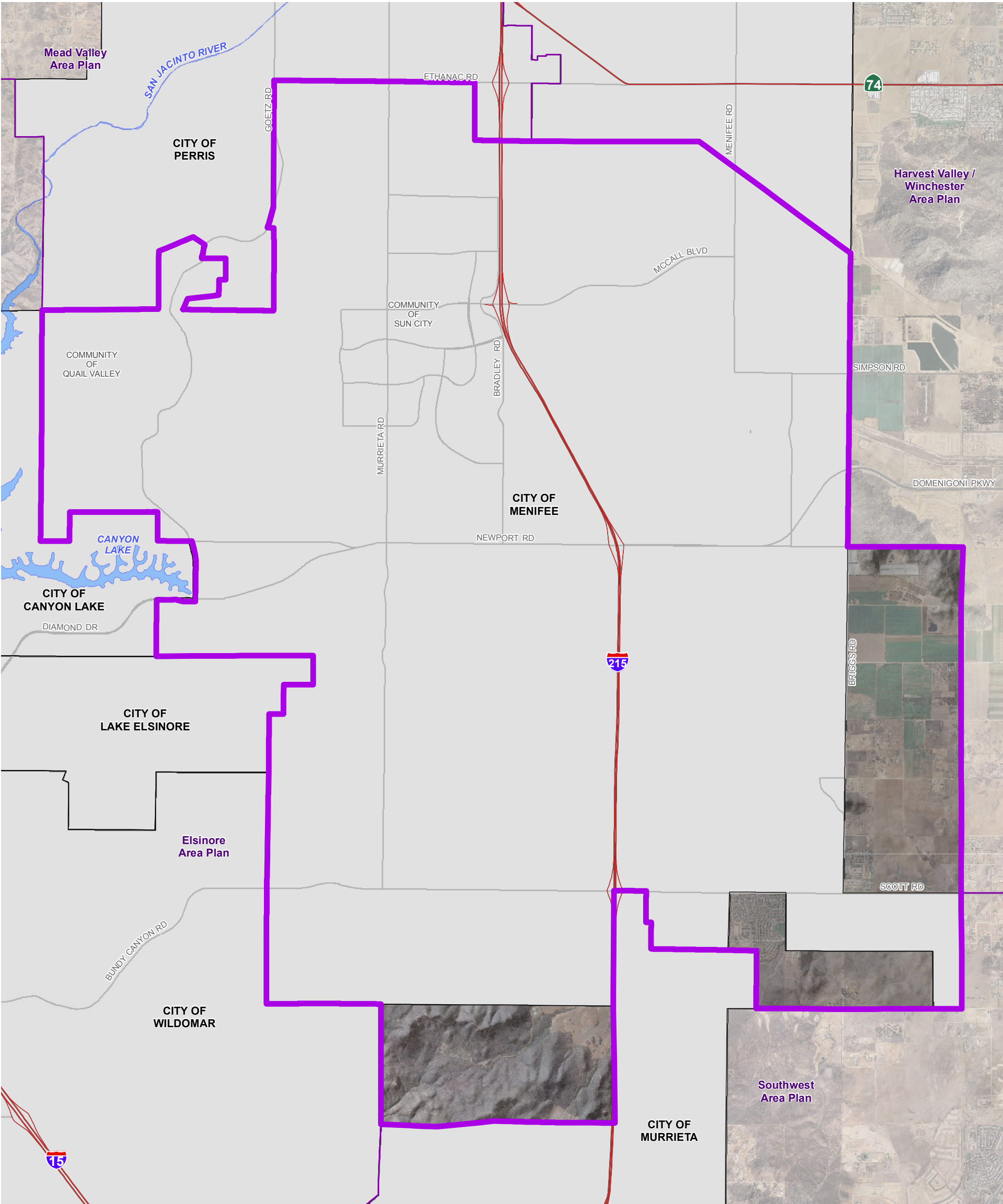


Figure 1

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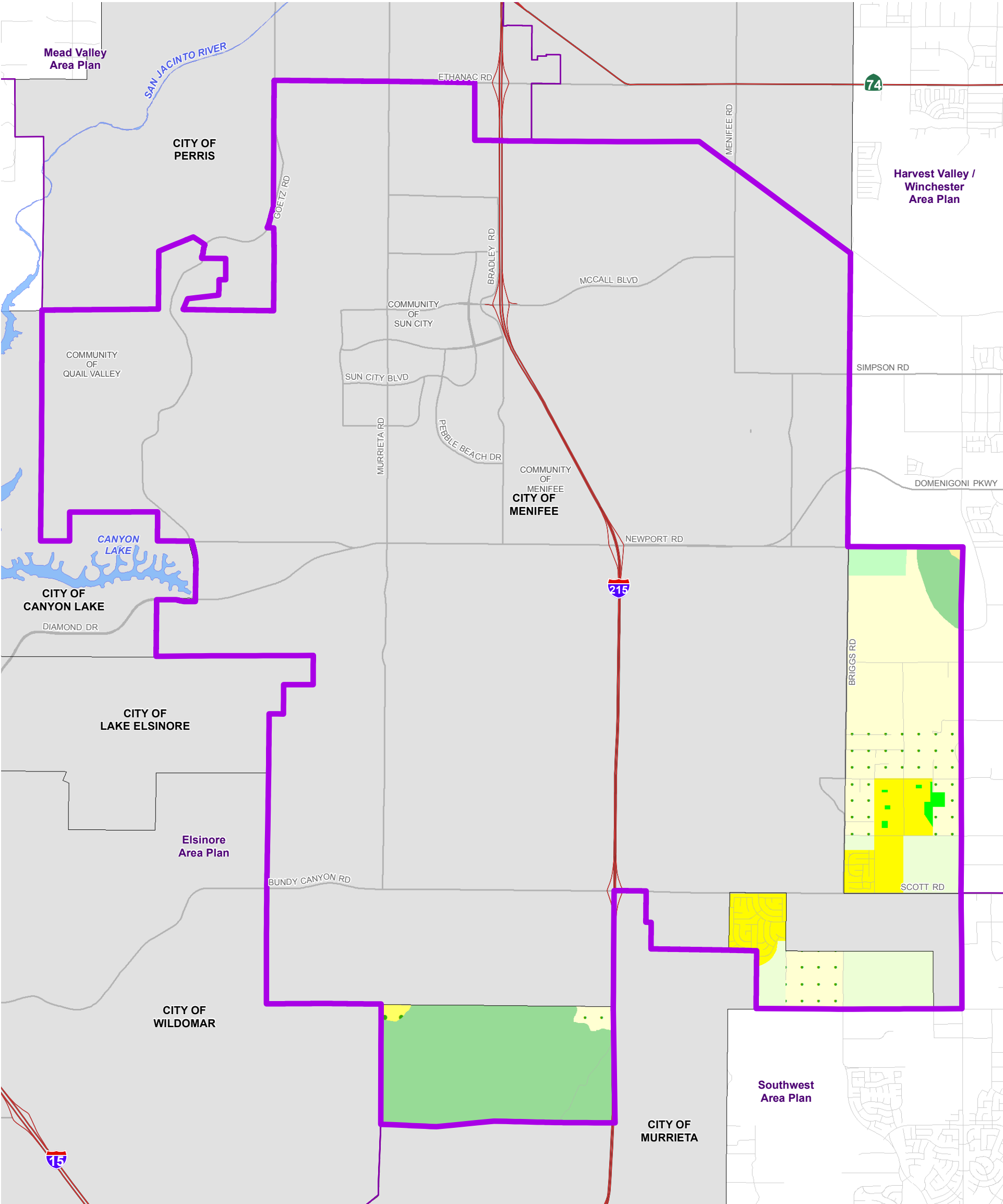


Data Source: Riverside County

- Highways
- Area Plan Boundary
- Waterbodies
- City Boundary

Figure 2

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Data Source: Riverside County Planning

**COMMUNITY DEVELOPMENT**

- Estate Density Residential
- Very Low Density Residential
- Medium Density Residential

**RURAL COMMUNITY**

- Rural Community - Estate Density Residential
- Rural Community - Low Density Residential

**RURAL**

- Rural Residential

**AGRICULTURE**

- Rural Mountainous
- Agriculture

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 3

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**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>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.</li> </ul>
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>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.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>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.</li> </ul>
	Rural Community		
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>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.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>

**Table 1, continued**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4</sup>	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	14 - 40 du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>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 Riverside 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.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
	Mixed-Use Area		<ul style="list-style-type: none"> <li>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.</li> </ul>



**Table 1, continued**

**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"> <li>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.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>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.</li> <li>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.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>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 Cherry Valley Policy Area (The Pass Area Plan), <del>or the Highway 79 Policy Area</del> (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

**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 0.5 acre. This 0.5-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-square-foot and 0.5-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.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

HHDR was updated to 14 - 40 du/ac to be consistent with Housing Element 2021-2029 (09/28/21)

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

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>6</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	80	4	10	4
<i>Agriculture Foundation Sub-Total:</i>	80	4	10	4
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	509	69	165	NA
Rural Mountainous (RM)	1,397	69	165	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	1,906	138	330	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	680	218	520	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	19	29	69	NA
<i>Rural Community Foundation Sub-Total:</i>	699	240	573	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	0	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	23	NA	NA	3
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	0	0	0	0
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	742	236	563	NA
Very Low Density Residential (VLDR)	7	5	12	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	455	1,449	3,455	NA
Medium-High Density Residential (MHDR)	0	0	0	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail <sup>2</sup> (CR)	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) <sup>3</sup>	0	0	0	0
Mixed-Use Area (MUA)	0	0	0	0
<i>Community Development Foundation Sub-Total:</i>	1,204	1,690	4,030	0
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>3,912</b>	<b>2,079</b>	<b>4,959</b>	<b>7</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	26,707	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	26,707			
<b>TOTAL FOR ALL LANDS:</b>	<b>30,619</b>	<b>2,079</b>	<b>4,959</b>	<b>7</b>



# Sun City/Meniffee Valley Area Plan

Table 2, continued

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<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. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>POLICY AREAS<sup>4</sup></b>				
<del>Highway 79</del>	<del>2,580</del>	---	---	---
Estate Density Residential and Rural Residential	2,015	---	---	---
<i>Total Area Within Policy Areas:<sup>4</sup></i>	<i>4,644</i>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>5</sup></b>	<b>4,644</b>			

**FOOTNOTES:**

1 Statistical calculations are based on the midpoint for the theoretical range of buildout 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 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.

5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.

6 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

\* Table was updated to incorporate GPA Nos. 921 and 1129; as well as city incorporations, adopted after December 08, 2015

\* Table was updated to change the Mixed-Use Planning Area to Mixed-Use Area, to be consistent with GPA No. 1122 Land Use Element

## Land Use Concept

The Sun City/Meniffee 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.

A Rural Mountainous area separates the City of Meniffee from the City of Murrieta, west of Interstate 215. 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.

“

*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

## 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](#), Overlays and Policy Areas, and are described in detail below.

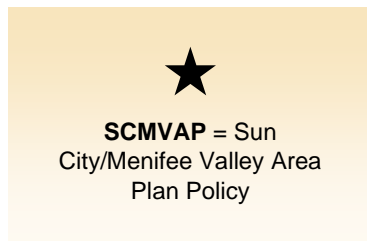
## Policy Areas

Two 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 Riverside County. 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](#), Overlays and 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.

### 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.

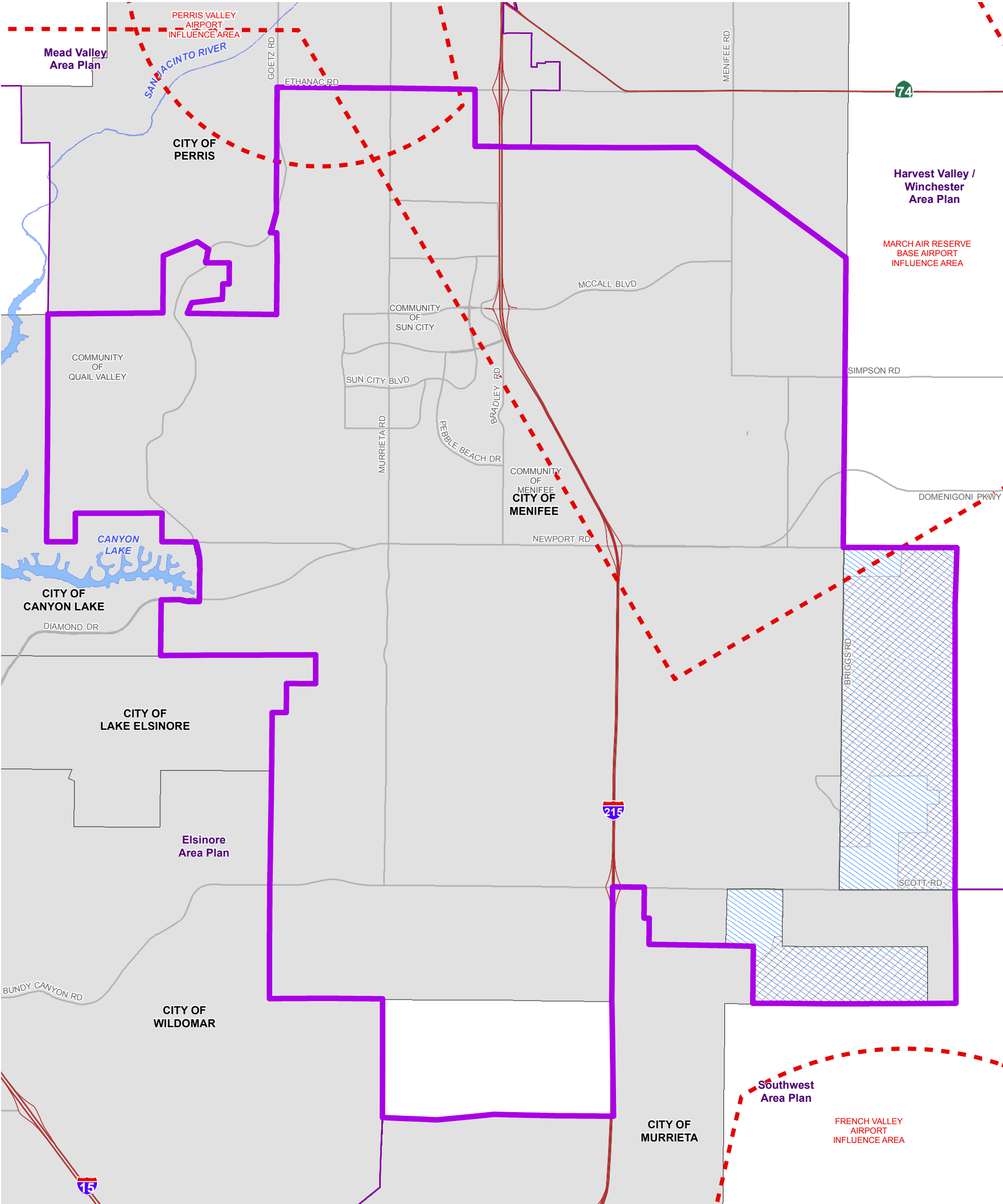
#### Policies:




~~SCMVAP 1.1 — Accelerate the construction of transportation infrastructure in the Highway 79 corridor between Temecula, Hemet, San Jacinto and Banning. The County of Riverside shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County of Riverside shall coordinate with cities in the Highway 79 corridor to accelerate the usable revenue flow of existing funding programs, thus expediting the development of the transportation.~~


~~SCMVAP 1.2 — Maintain 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.~~


~~SCMVAP 1.3 — To ensure that Riverside County's traffic volume range breaks for the various facility types used to determine LOS stay current, review and update the thresholds periodically.~~





Data Source: Riverside County Planning


- 


Estate Density Residential & Rural Residential Policy Area
- 

Highway 79 Policy Area
- 

Airport Influence Areas
- 

Highways
- 

Area Plan Boundary
- 

Waterbodies
- 

City Boundary

Figure 4

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## ***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.

### **Policy:**

SCMVAP 2.1          Residential development in this area shall retain its existing estate density and rural character.

## **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 of Riverside 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**

### ***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 Riverside 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 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.

### **Policy:**

SCMVAP 3.1          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 4.1      Ensure adequate and available public facilities and services through adherence to the General Plan Land Use Element.
- SCMVAP 4.2      Coordinate the expansion of public facilities and services with transportation system planning efforts through adherence to the General Plan Circulation Element.
- SCMVAP 4.3      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.

## 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](#) ~~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.

### Policy:

- SCMVAP 5.1      Adhere to the County of Riverside 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 Keller Road), an area that has traditionally been a rural community, the differences in type and intensity of uses may generate conflict if 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.

### Policy:

- SCMVAP 6.1      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.

## 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, Riverside 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 of Riverside.

### 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~~[Figure 6](#), Circulation. The vehicular circulation system is anchored by Interstate 215, which is the major thoroughfare in this portion of Riverside 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.

#### Policy:

SCMVAP 7.1	Design and develop the vehicular roadway system per <del>Figure 6</del> <a href="#">Figure 6</a> , Circulation, and in accordance with the System Design, Construction and Maintenance section in the General Plan Circulation Element.
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## 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 Riverside County's circulation system. The trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside 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/Meniffee Valley Area Plan must accommodate a range of pedestrian, equestrian and bicycle uses.

### Policy:

SCMVAP 8.1 Implement the Trails and Bikeway System, [Figure 7](#), as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.



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."

## Scenic Highways

Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in Riverside 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.

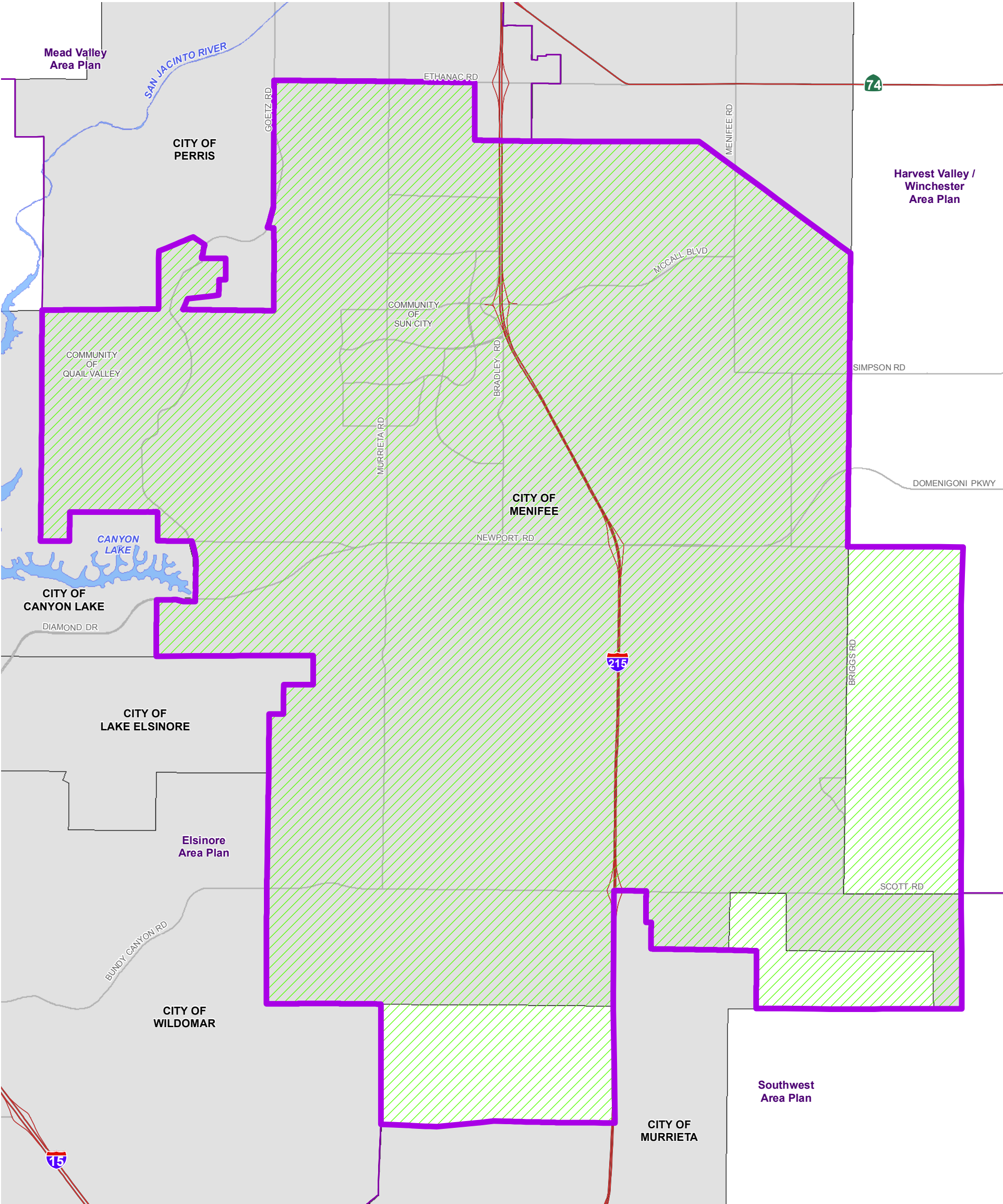
As shown on [Figure 8](#), Scenic Highways, Interstate 215 from McCall Boulevard to the southerly Plan boundary is a County Eligible Scenic Highway

### Policies:

SCMVAP 9.1 Protect the scenic highways in the Sun City/Meniffee 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 9.2 Outdoor advertising devices (billboards, not onsite 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. The size, height, and type of onsite signs within these areas shall be the minimum necessary for identification. The design, materials, color, and location of onsite 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.



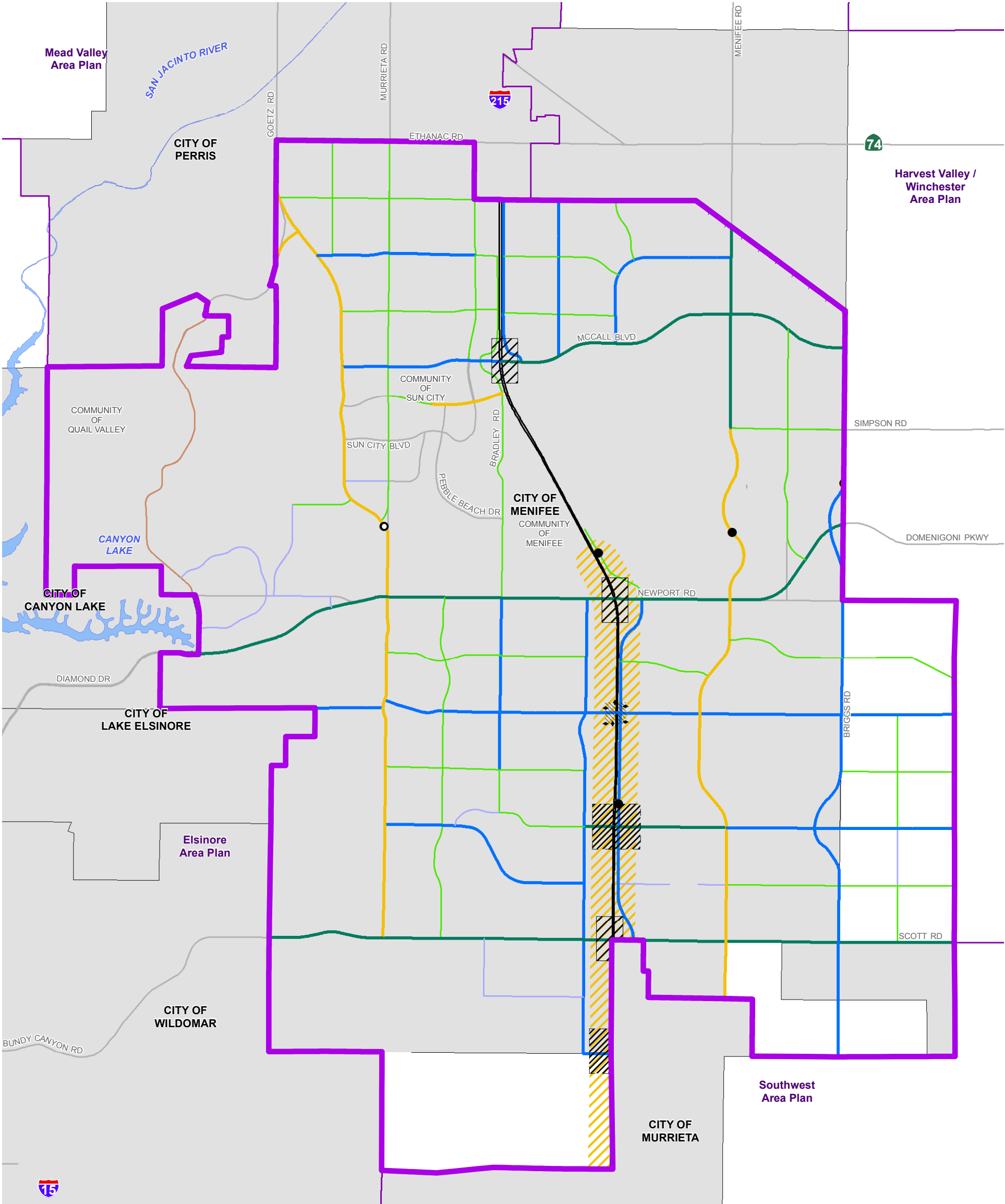


Data Source: Riverside County (2010)


- Zone B
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies


Figure 5


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Data Source: Riverside County Transportation


-  Freeway (Variable ROW)



 Urban Arterial (152' ROW)


 Arterial (128' ROW)


 Major (118' ROW)



 Secondary (100' ROW)



 Mountain Arterial 2 Ln (110' ROW)


 Collector (74' ROW)
-  Existing Interchange


 Proposed Interchange

 Proposed Overpass/Underpass

 Winchester to Temecula CETAP
-  Existing Bridge

 Proposed Bridge
-  Highways

 Area Plan Boundary

 City Boundary


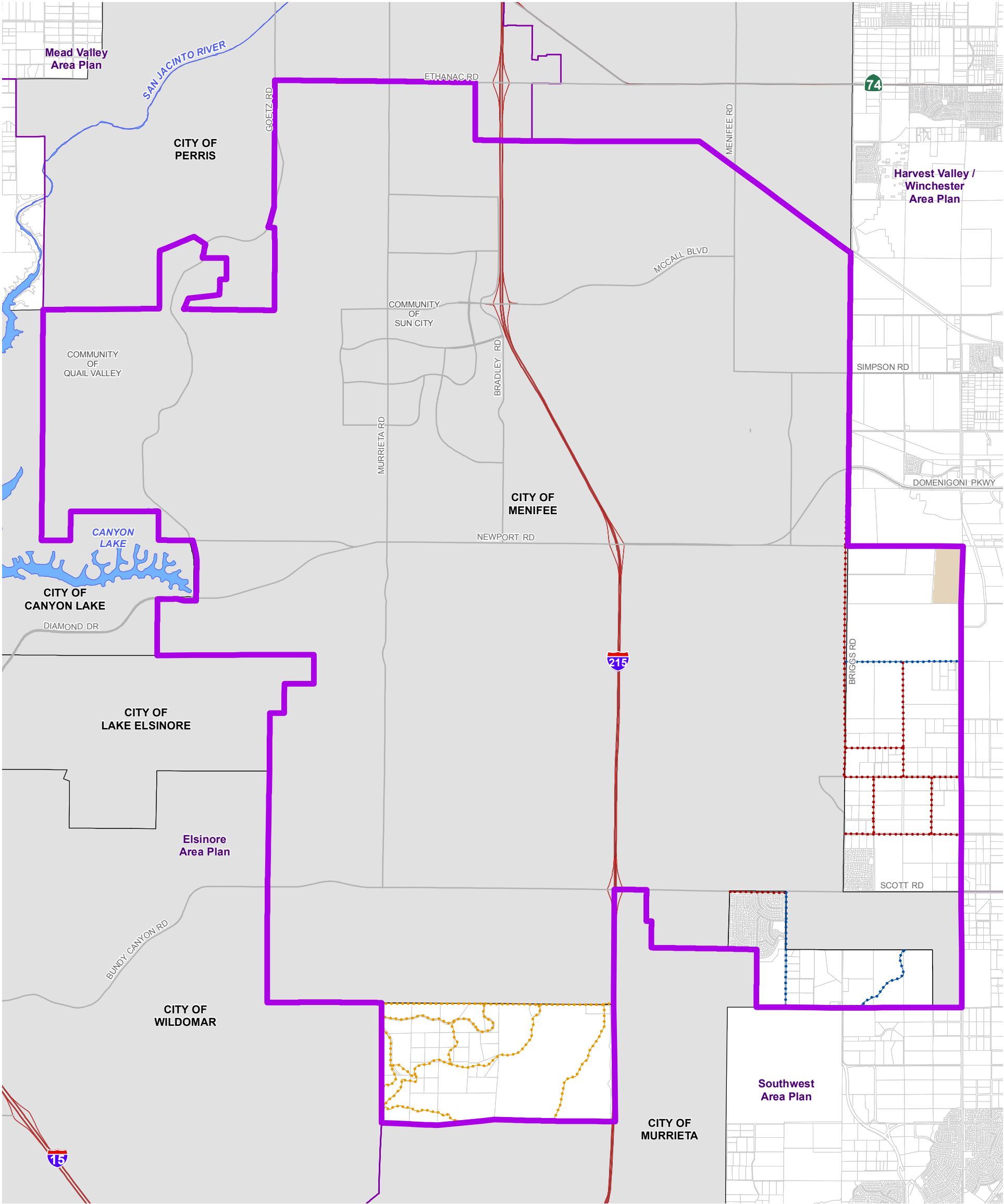








 Waterbodies

Figure 6

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Data Source: Riverside County Parks

- **Regional Trail: Urban/Suburban**
- **Community Trail**
- **Regional Trail: Open Space**
- **Bureau of Land Management (BLM) Lands**
- **Highways**
- **Area Plan Boundary**
- **City Boundary**
- **Waterbodies**

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.

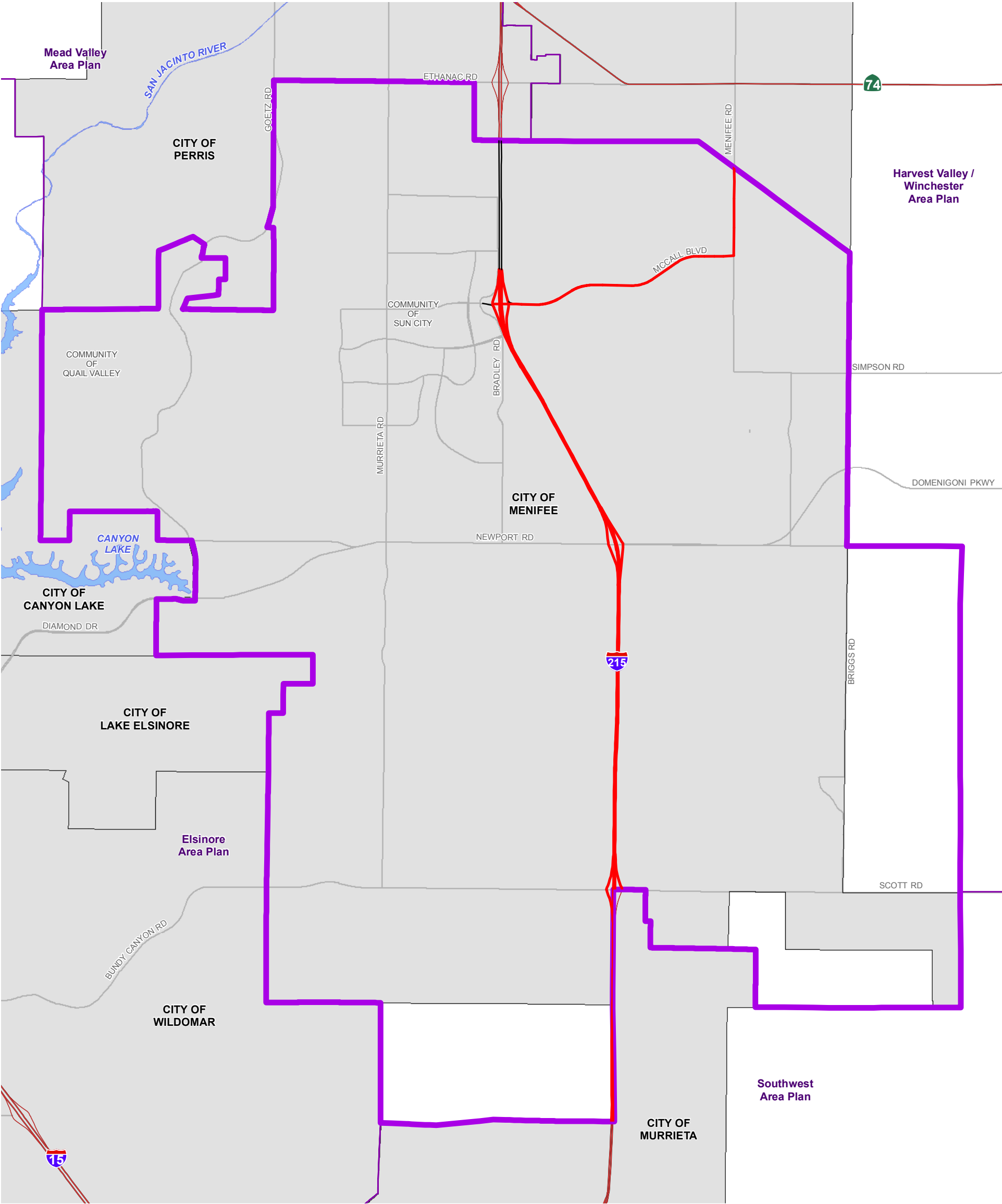
Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 7

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Data Source: Riverside County (2013)/Cal Trans (2013)

Figure 8

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## **Community Environmental Transportation Acceptability Process (CETAP)**

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community 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 four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino County Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor passes through the Sun City/Meniffee Valley between Holland and Garbani Roads, and along Scott Road. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

### **Policy:**

SCMVP 10.1      Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.

## **Multipurpose Open Space**

The Sun City/Meniffee 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/Meniffee 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.

## Policy:

- SCMVAP 11.1 Protect Warm Springs Creek, and Paloma Wash, and Salt Creek through adherence to the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element policies and sensitive development design practices.

## Cultural Resources



The 36-acre Ringing Rock site in Meniffee 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.

The Sun City/Meniffee Valley Area Plan contains historical, archaeological, cultural, and/or paleontological resources. The Meniffee 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 12.1 Protect the Sun City/Meniffee Valley’s historical, archaeological, cultural, and paleontological resources through adherence to applicable policies found within the Cultural Resources and Paleontological Resources sections of the General Plan Multipurpose Open Space Element.

- SCMVAP 12.2 Require development proposals to be sensitive to valuable resources and provide additional buffers and/or dedications of land as necessary.

## Multiple Species Habitat Conservation Plan



Please refer to the **Multipurpose Open Space Element** of the General Plan for further information on the MSHCP

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 Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. 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 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 Western Riverside County MSHCP allows the County of Riverside 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 of Riverside, 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.



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

## 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 13.1 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 13.2 Conserve upland habitats including coastal sage scrub, annual grassland and agricultural lands in the proposed core habitat conservation area within French Valley.
- SCMVAP 13.3 Conserve auld clays in the proposed core habitat conservation area within French Valley to assist in conservation for Munz’s onion.
- SCMVAP 13.4 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.



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  
Roufus-crowned sparrow  
Northern harrier  
Burrowing owl  
Riverside fairy shrimp  
Quino checkerspot butterfly  
Bobcat  
Western spadefoot toad  
California gnatcatcher  
Grasshopper sparrow

- SCMVAP 13.5      Protect sensitive biological resources in REMAP through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

## 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*

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 Hazard Zone, 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 14.1      Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- SCMVAP 14.2      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 14.3      When possible, create flood control projects that maximize multi-recreational use and water recharge.
- SCMVAP 14.4      Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

## 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](#)~~Figure 10~~, Fire Hazard Severity Zone.

### Policy:

SCMVAP 15.1 All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

## 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 12](#)~~Figure 12~~, Seismic Hazards, for the location of liquefaction areas within the Sun City/Meniffee Valley.

The Murrieta Quadrangle Seismic Hazard Zone Map was officially released by the California Geological Survey through its Seismic Hazards Zonation Program in December 5, 2007. The Murrieta Quadrangle Seismic Hazard Map Zones of Required Investigation (ZORI) for liquefaction and slope instability are respectively shown on [Figure 11](#)~~Figure 11~~ and [Figure 13](#)~~Figure 13~~. The purpose of the ZORI is to delineate areas within which soil conditions, topography and the likelihood of future ground shaking indicate sufficient hazard potential to justify a site-specific geotechnical investigation.

### Policy:

SCMVAP 16.1 Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.



#### 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.



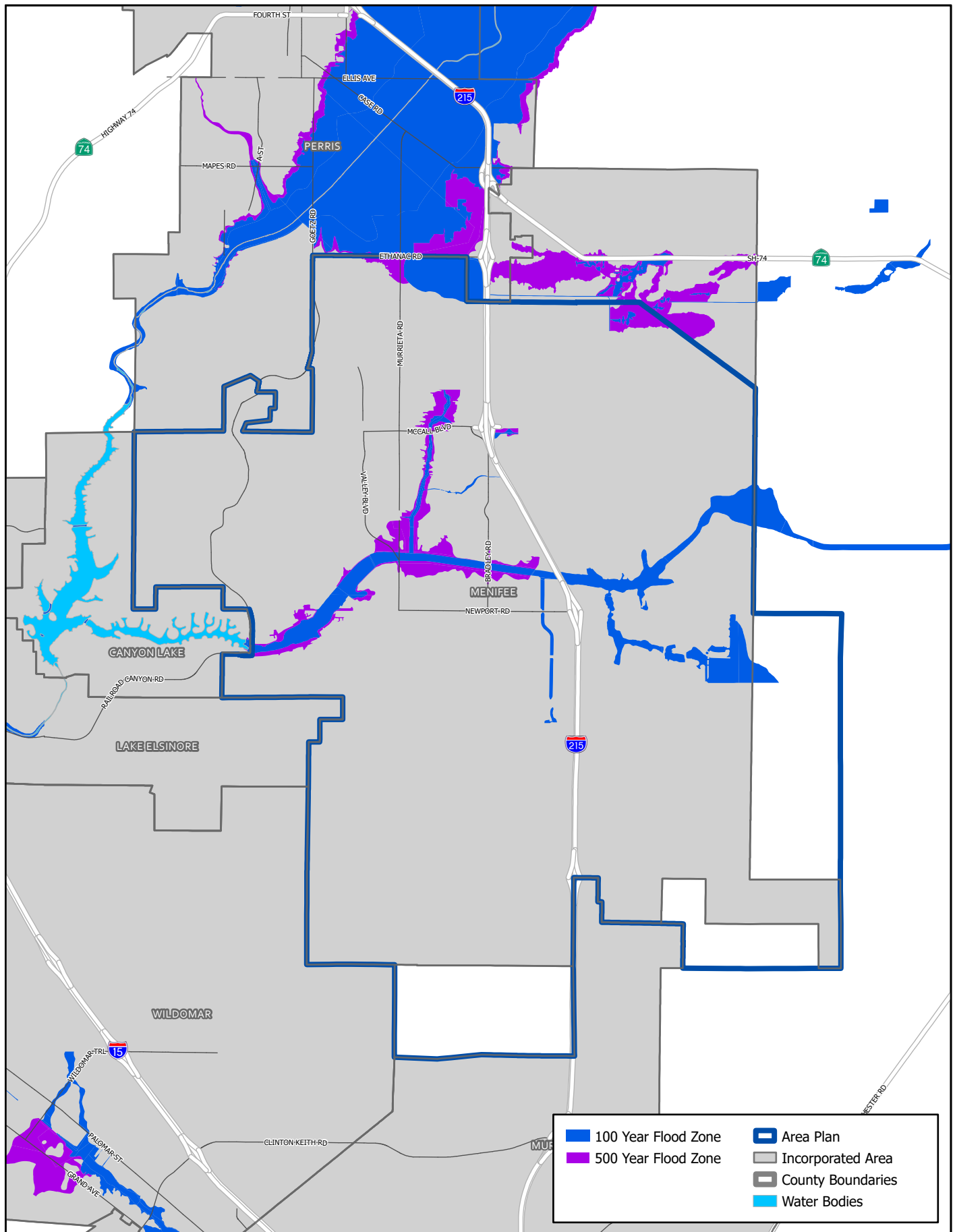
Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil 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.

## Slope

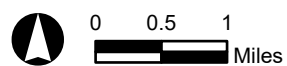
The land use plan recognizes the generally flat nature of the landscape, directing community development and rural community growth to those areas. Where steep slopes and natural landforms are present, special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring are required. In general, areas with steep slopes and natural landforms should not be considered for development. Figure 13 depicts areas of steep slopes, and Figure 14 depicts areas of possible landslide.

### Policy:

SCMVAP 17.1      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.



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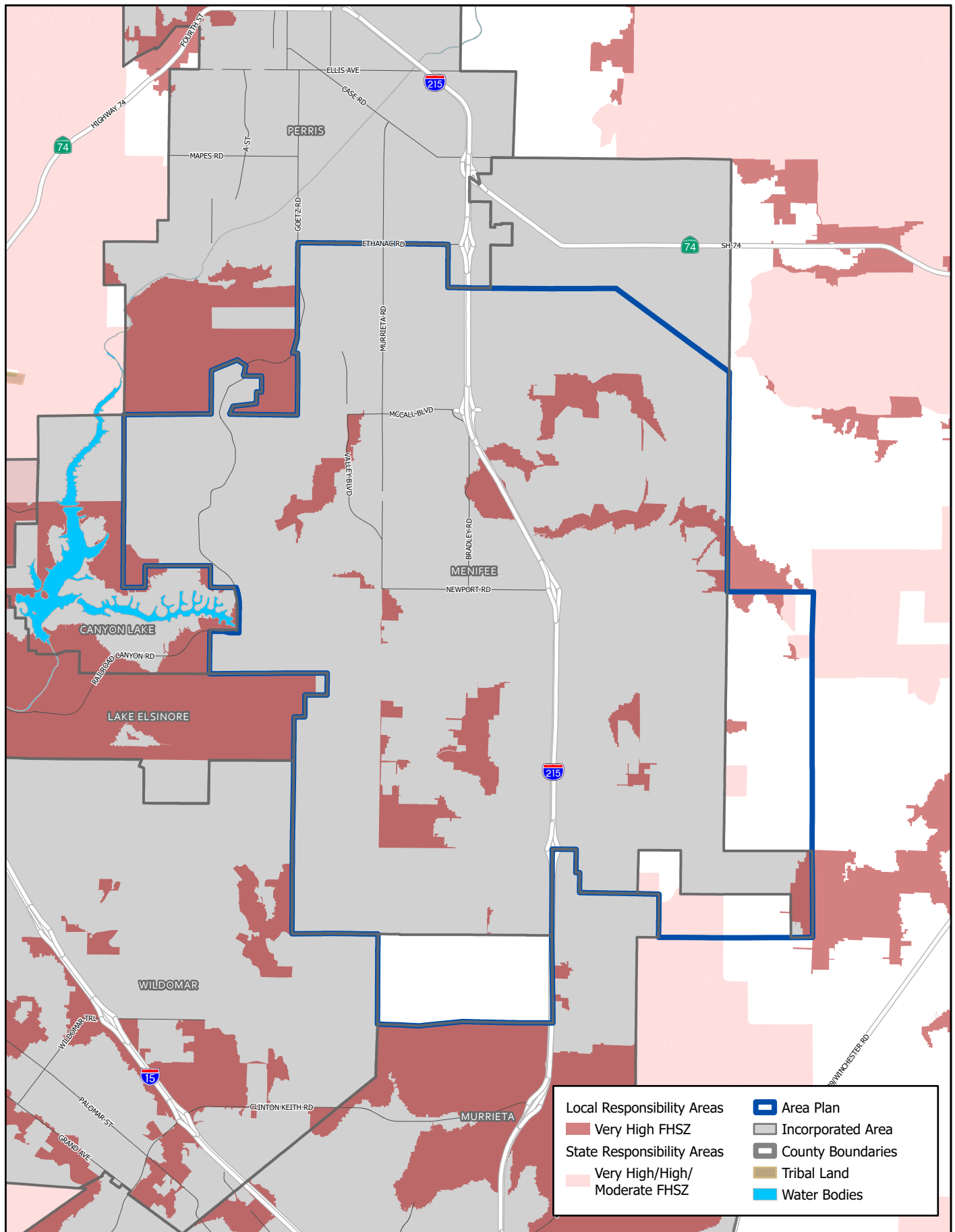
Source: ESRI, Riverside County, FEMA

Sun City/Menifee Valley Area Plan Special Flood Hazard Areas Map

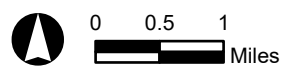
Figure 9



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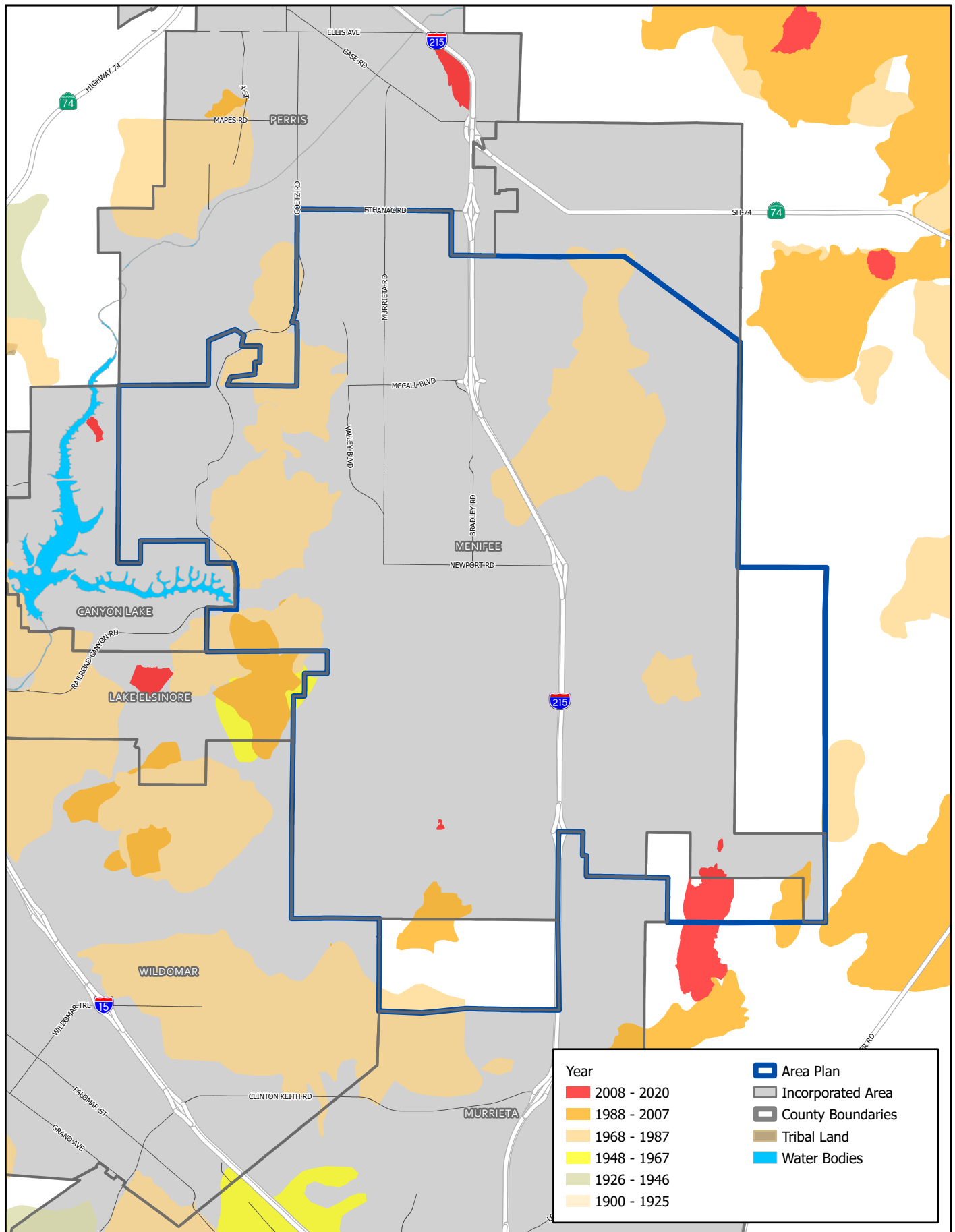


Source: ESRI, Riverside County, FRAP

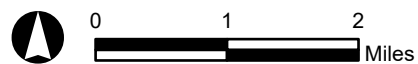
Sun City/Menifee Valley Area Plan Wildfire Susceptibility Map

Figure 10

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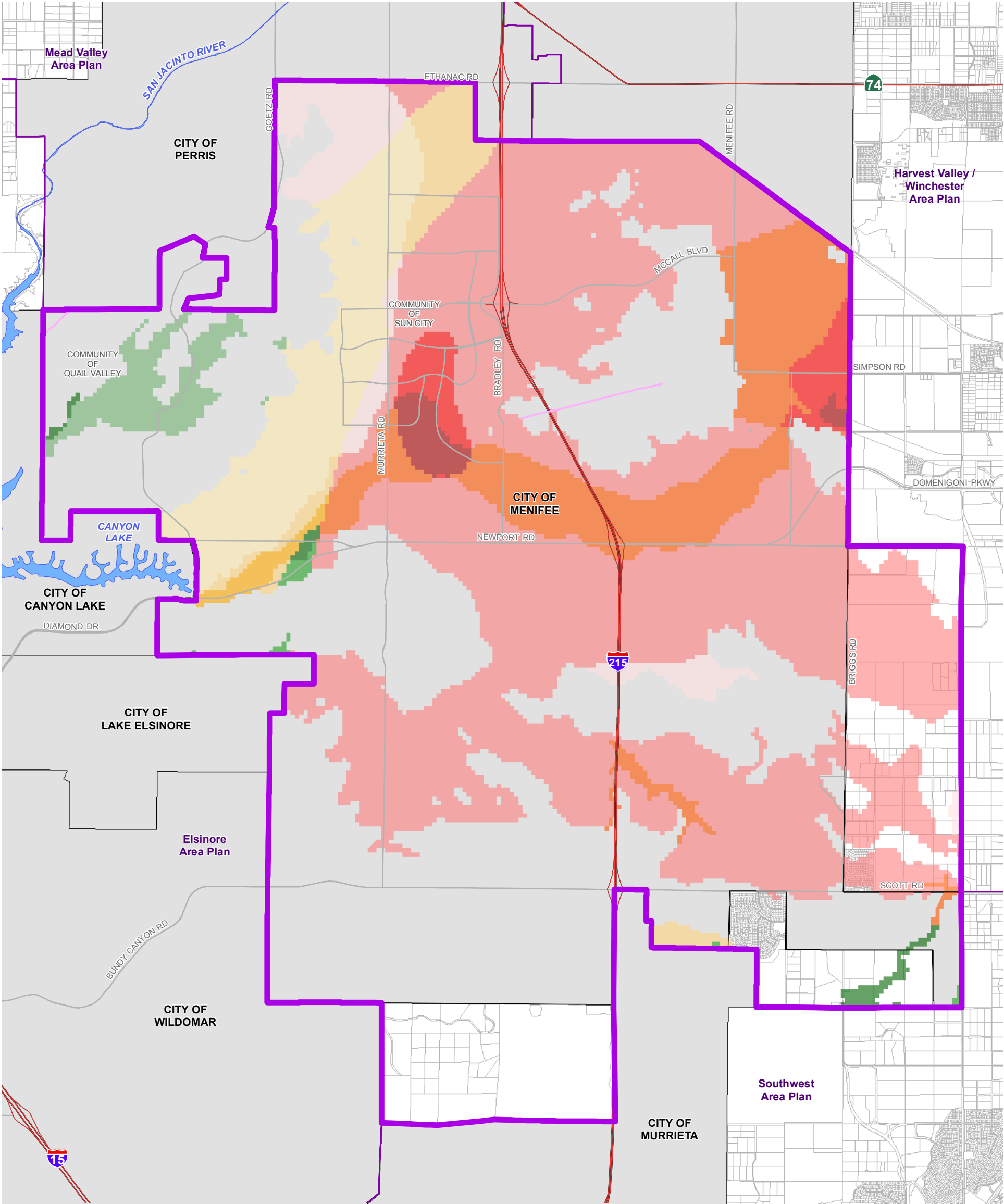


Source: ESRI, Riverside County, FRAP

Sun City/Menifee Valley Area Plan Historic Wildfire Areas

Figure 11

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Data Source: Riverside County Geology (2013)/  
California Geological Survey (2008)

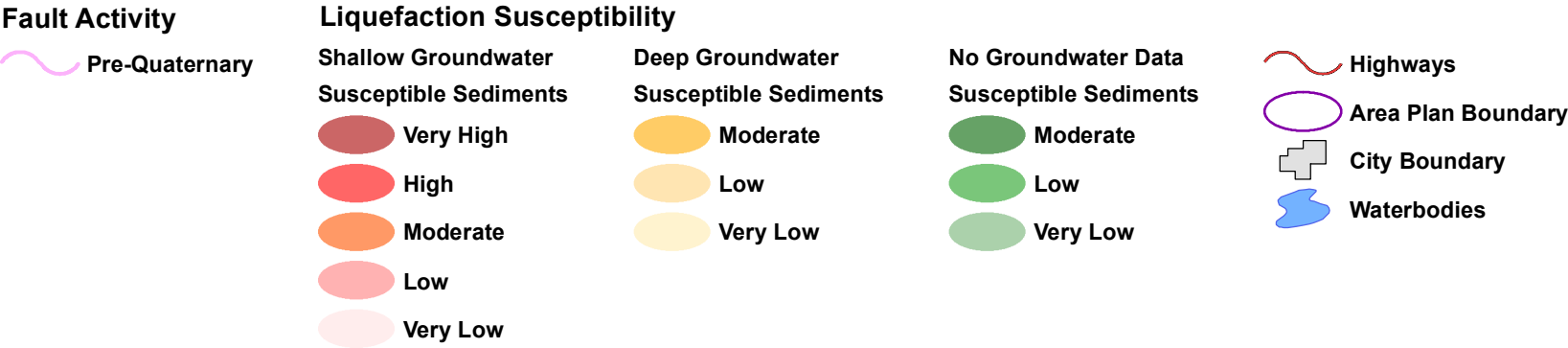
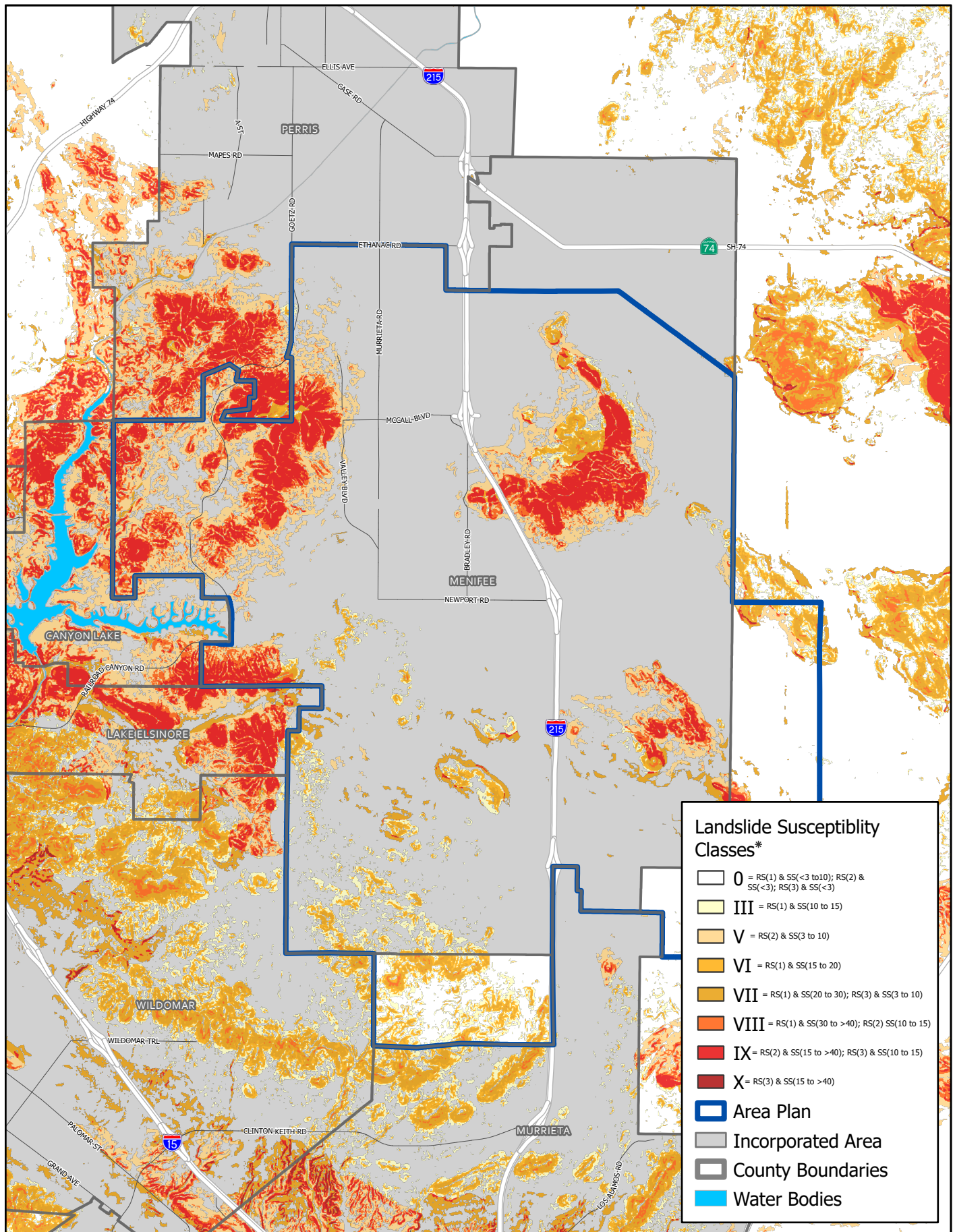


Figure 12

Refer to Riverside County Land Information System for parcel level detail  
(<http://www3.tlma.co.riverside.ca.us/pa/rcgis/index.html>)

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\*The landslide susceptibility matrix based on rock strength (RS) and slope steepness (SS) in degrees.

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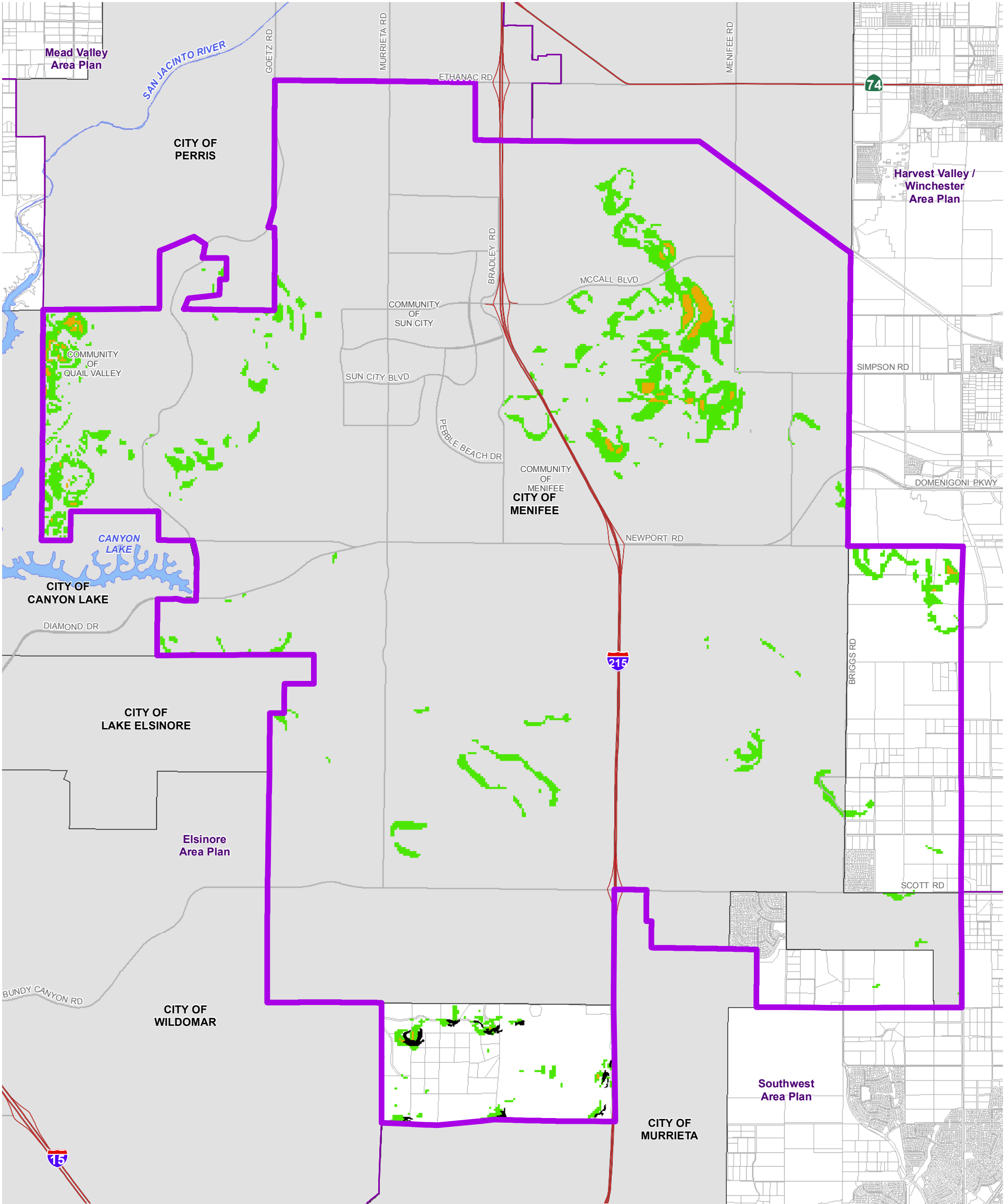


Source: ESRI, Riverside County, DOC/CGS

Sun City/Menifee Valley Area Plan Steep Slope Map

Figure 13

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Data Source: California Geological Survey (2008)

Slope Instability

- High susceptibility to seismicly induced landslides and rockfalls.
- Low to locally moderate susceptibility to seismicly induced landslides and rockfalls.

California Geological Survey Update

- Murrieta Quadrangle Zone of Required Investigation

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Refer to Riverside County Land Information System for parcel level detail (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>)

Figure 14



December 8, 2015

0 0.75 1.5 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



SUN CITY/MENIFEE  
AREA PLAN  
SLOPE INSTABILITY

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