



## 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 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, of course, 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. The resources are here; what remains is the visionary decision making to accomplish community building on the grand scale that matches the Valley’s potential.