



County of Riverside General Plan - Hearing Draft

Sun City/Meniffee Valley Area Plan

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 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 at the McCall Corridor area. 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 now recognized with the Watercourse overlay designation as well.

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 designations. Yet, opportunities to establish a community edge exist on the east, west and southerly reaches of the Plan. This is achieved through a combination of rural residential and rural mountainous

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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 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 June 19, 2001. 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.