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. Especially to the northeast a series of residential communities with recreational uses, open space, and schools will redefine the character of this part of the Valley. Commercial uses are scattered along Newport Road, with larger centers focused on intersections of the largely grid type arterial highway system.

South Valley

In its most southerly extent, Sun City/Menifee is a mix of rural and low density residential development 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 rural residential community of small rural lots served by a grid of narrow streets. Quail Valley is an enclave for the rural life style so favored in many parts of Riverside County. It 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. Portions of this general area are now under the guidance of specific plans, aimed at bringing contemporary residential development into the area. Outside of the specific plan areas, the character and density of this community is expected to remain unchanged through the life of the Plan.

*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 that 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 [illegible]. Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.*

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 reaches out 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, Canyon