



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 plan. The Plan is organized around 24 Area Plan Land Use Designations. These area plan land uses derive from, and provide more detailed direction than, the four General Plan Foundation Component land uses: Agriculture, Rural, Open Space 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.

Proposed uses in the Sun City/Menifee Valley Area Plan represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open spaced and habitat preservation; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Sun City/Menifee Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

LAND USE CONCEPT



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

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