



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.



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Light Industrial uses along the north edge of the Plan area both east and west of Interstate 215 relate to transportation corridors, including a rail corridor along the diagonal edge of the Plan in the north. To the west of Interstate 215, the Low Density Residential designation extends the character of the existing Sun City development toward the edges of the Plan. At that point, a Rural Mountainous designation sets Quail Valley, with its rural character, apart from Sun City. The potential for Commercial Retail development serving Quail Valley is recognized along Goetz Road, allowing for a different scale of focus in keeping with the needs of this specialized community.

Both the channelized and natural portions of Salt Creek have been designated Open Space-Recreation to allow the potential for the channel to serve both flood control and recreation purposes. This dominant feature offers another opportunity to distinguish development sectors from each other. Residential subdivisions characterize the area south of Salt Creek along Newport Road. Low, Medium, and Medium High Density Residential designations dominate here, together with Commercial Retail.

Community Centers



*For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.*

The most significant Community Center designation in unincorporated Riverside County spreads on either side of Interstate 215, generally between Holland and Scott Roads. This designation provides the potential for development of a mix of uses envisioned as both a Job Center and a Town Center, as described in the General Plan Land Use Element.

A Job Center could accommodate light industrial, business park, commercial office, retail, and high density residential uses. The Community Center designation allows for a diverse mix of uses to make this a true focal point for the community.

A Town Center could accommodate a mix of residential, commercial, recreational, and civic uses to more fully achieve a sense of place and community. It will be very important to connect this center to the fabric of the Sun City/Menifee Valley community by a network of multipurpose corridors accommodating pedestrian, automobile, bicycle, and transit modes of travel.

Design will matter a great deal here, owing to the potential complexity of uses and importance of tying into the areas' transportation network. Access to and from Interstate 215 and major east-west corridors, as well as design of linkages to the customized Oasis transit system (see the Circulation section of this area plan for more details) will be fundamental requirements for success of this development. A major nearby community asset, Mt. San Jacinto Community College, offers a further opportunity for linkage to this multi-purpose center. One of the design opportunities to make this a special place is provided by the Paloma Wash, which runs diagonally through the area. Still another opportunity is the Ringing Rock archaeological site and future interpretive center, located west of Interstate 215 at the Holland/Haun Road intersection. Even though it is outside the Community Center designation, per se, its proximity is a natural asset to be recognized in development design that will enhance the Community Center.