



County of Riverside General Plan - Hearing Draft

Sun City/Menifee Valley Area Plan

- SCMVAP 1.4 Prohibit compact car parking spaces.
- SCMVAP 1.5 Require 100% more handicapped spaces over the number required in the County's Zoning Code.
- SCMVAP 1.6 Facilitate pedestrian movement by thoughtful placement of utilities.

Interstate 215 Corridor

Two non-contiguous areas fronting Interstate 215, one north of Newport Road and one south of Newport Road, have been identified as a policy area to further direct development and operations of commercial, industrial, residential and recreational uses. The policies below apply to both the North and South Policy Areas. Additional policies apply just to Interstate 215 Corridor Policy Area South.

Policies:

Interstate 215 Corridor

- SCMVAP 2.1 Development shall incorporate visual buffers of landscaping, equipment and storage area screening, and roof treatments on properties abutting either Interstate 215 or residentially designated property.
- SCMVAP 2.2 In the absence of a facilities financing program for either transportation or water and sewer facilities, the following provisions apply to applications within Interstate 215 Corridor Policy Areas:
 - a. Change of zone applications may be approved without a transportation or water and sewer facilities financing program in place.
 - b. All proposed applications must comply with the County's traffic study requirements. Applications having no significant cumulative or local traffic impacts identified may be approved without a transportation facilities financing program in place.
 - c. Development applications may be approved in the absence of a water and sewer facilities program if they comply with all requirements established by the water and sewer purveyor and they are conditioned to participate in any future water and sewer facilities financing program or, in the absence of such a program at the time of construction, to construct their fair-share of off-site dry water and sewer facilities improvements.

Interstate 215 Corridor South



In addition to the policies above, the area within the Interstate 215 Corridor South shall comply with the following policy. This area includes the Community Center designation so critical to the economic potential of this community. See the Land Use section of this area plan for additional guidance related to the Community Center.

SCMVAP 2.3 Preserve and protect as an open space scenic amenity and recreation corridor the riparian/woodland area along the Paloma Wash.

Very Low Density Residential Area West of Interstate 215

This residential area consists primarily of Very Low Density Residential development, served in some cases by unpaved roads, and is intended to retain its present character. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.

Policies:

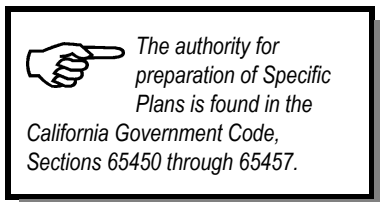
SCMVAP 3.1 Residential development in this area shall retain its existing very low density character.

Rural Residential Area East of Interstate 215

This residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.

Policies:

SCMVAP 4.1 Residential development in this area shall retain its existing rural character.



Specific Plans

Specific Plans are identified in this section because detailed study and development direction is provided in each plan. Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.