



Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Sun City/Menifee Valley, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Sun City/Menifee Valley Area Plan.

LOCAL LAND USE POLICIES



Community Center Guidelines have been prepared to aid in the physical development of vibrant Community Centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that Community Centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified Community Center implementation tools such as zoning classifications and Specific Plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.

Community Centers

The very significant Community Center designated within this area plan is intended to develop as a Town Center and a Job Center, and has the potential to become a major hub of development in Riverside County. In order to promote the compact vertical and horizontal mixing of uses intended for these Community Centers, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- SCMVAP 5.1 Ensure that Community Centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.
- SCMVAP 5.2 Provide incentives such as density bonuses and regulatory concessions to property owners and developers to facilitate the development of the Community Center as designated on the Sun City/Menifee Valley Area Plan Land Use Plan, Figure 3.

Third Supervisorial District Design Standards and Guidelines

Since the Sun City/Menifee Valley Area Plan, at the time of adoption, falls into the Third Supervisorial District, a series of design guidelines are applicable to the area. The Development Design Standards and Guidelines for the Third Supervisorial District are for use by property owners and design professionals submitting development applications to the County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third District. These goals include; ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial



County of Riverside General Plan - Hearing Draft

Sun City/Menifee Valley Area Plan

and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

Policies:



SCMVAP 6.1 Adhere to development standards established in the Third Supervisorial District Design Guidelines.

Public Facilities and Services

Growth pressure, and the resultant significant development potential within the planning area, will require attention to the concurrent development of public facilities and services.

Policies:



SCMVAP 7.1 Ensure adequate and available public facilities and services through adherence to the General Plan Land Use Element.



SCMVAP 7.2 Coordinate the expansion of public facilities and services with transportation system planning efforts through adherence to the General Plan Circulation Element.

SCMVAP 7.3 Coordinate development with appropriate school districts on the basis of 10 acres for an elementary school; 20 acres for a middle school; and 40 acres for a high school, unless modified by the school district.

Neighborhood Commercial

The integration of neighborhood-serving commercial uses into residential neighborhoods is important to realizing aspects of the Vision relating to walkable communities.

Policies:

SCMVAP 8.1 Encourage neighborhood-serving commercial uses in the vicinity of Mt. San Jacinto Community College that serve the college, as well as adjacent light industrial and residential areas.

McCall Boulevard Corridor

The Commercial Office and Low Density Residential designated parcels adjacent to McCall Boulevard are located at the base of a mountainous area and should be developed to respect the physical setting in terms of topography and flooding potential.