



# 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.