



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.



### Policies:

- SCMVAP 9.1 Permit this area to be developed through individual site applications if each application demonstrates that it will accommodate the following:
  - a. a coordinated access and flooding mitigation plan that will limit the number of access points to McCall Boulevard; and
  - b. address compatibility with surrounding land uses.
- SCMVAP 9.2 Require limited grading along the edge of the Rural Mountainous designated land south of McCall Boulevard.
- SCMVAP 9.3 Restrict encroachment of commercial buildings into the Rural Mountainous designated land south of McCall Boulevard.
- SCMVAP 9.4 Require the grading plan for development adjacent to natural slopes to “feather” man made and natural slopes to create a natural continuity of slope rather than rigid terraces.

### Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the Sun City/Menifee Valley, as shown on Figure 5, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

### Policies:



- SCMVAP 10.1 Adhere to the County lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.