



Hazards

Portions of Sun City/Menifee Valley may be subjected to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the Valley and could provide varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building and conservation techniques. The following policies provide additional direction for issues specific to the Sun City/Menifee Valley Area Plan.


LOCAL HAZARD POLICIES

Flooding and Dam Inundation

Salt Creek traverses this area plan from east to west. The 100-year flood plain of the Ethanac Wash covers the northern corner of the Area Plan west of Interstate 215. The Paloma Wash runs through the Plan Area south of Holland Road. Dam failure at the Diamond Valley Lake poses a significant threat to the planning area. Refer to Figure 10, Flood Hazards for a depiction of flood plains, watercourses and dam inundation areas.

Many techniques may be used to address the danger of flooding, such as altering the water channels, applying specialized building techniques, elevating structures that are in flood plains, and enforcing setbacks. Alternatives to these traditional approaches to flood control, including avoiding development in flood plains, are described in the Multipurpose Open Space Element of the General Plan. Policies included below reflect the objective of reducing flood hazards to current and future development within the flood zones of these watercourses.

Policies:

- SCMVAP 22.1 Adhere to the flood proofing and flood protection requirements of the Flood Management Review Board.
- SCMVAP 22.2 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submission to the Riverside County Flood Control and Water Conservation District for review.
- SCMVAP 22.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
-  SCMVAP 22.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the General Plan Safety Element.

Wildland Fire Hazard



Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout southern California.

The majority of the plan area is not subject to wildland fire hazards, but those undeveloped areas in the hills are subject to a moderate to high risk of wildland fires. Methods to address this hazard include techniques such as avoidance of high risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, installing low fuel landscaping, and utilizing fire resistant building techniques. In still other cases, safety oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility, to see the locations of the wildfire zones within this area plan.

Policies:

SCMVAP 23.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sinking boils", "sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Seismic

Compared to many other portions of Southern California, localized seismic hazard potential here is relatively slight. There are two very small faults that pose little threat near Steele Peak, outside this Plan area. There are however, more remote faults, such as the San Andreas and San Jacinto Faults, that pose significant seismic threat to life and property here. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults within the Sun City/Menifee Valley, as well as liquefaction areas.

Policies:

SCMVAP 24.1 Protect life and property from seismic related incidents through adherence to the General Plan Safety Element.



Natural landform in the Sun City/Menifee Valley Area Plan

Slope

The land use plan recognizes the generally flat nature of the landscape, directing community development to those areas. Where steep slopes and natural landforms are present, special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring are required. In general, areas with steep slopes and natural landforms should not be considered for development.

Policies:

SCMVAP 25.1 Protect life and property and maintain the character of the Sun City/Menifee Valley through adherence to the General Plan Land Use Element, and the Mountainous Land Use Designation.

