

MENIFEE GENERAL PLAN GOALS AND POLICIES

SAFETY ELEMENT

SEISMIC AND GEOLOGIC ISSUES

Goal S-1: A community that is minimally impacted by seismic shaking and earthquake-induced or other geologic hazards.

Policies

- S-1.1 Require all new habitable buildings and structures to be designed and built to be seismically resistant in accordance with the most recent California Building Code adopted by the City.
- S-1.2 Encourage owners of old or potentially hazardous buildings— including pre-1952 wood-frame structures, concrete tilt-ups, pre-1971 reinforced masonry, soft-story, and multifamily residential buildings— to assess the seismic vulnerability of their structures and conduct seismic retrofitting as necessary to improve the building’s resistance to seismic shaking.
- S-1.3 Encourage the City’s utility service providers to identify sections of their distribution networks that are old and/or in areas susceptible to earthquake-induced ground deformation, and to repair, replace, or strengthen the sections as necessary.

Goal S-2 A community that has used engineering solutions to reduce or eliminate the potential for injury, loss of life, property damage, and economic and social disruption caused by geologic hazards such as slope instability; compressible, collapsible, expansive or corrosive soils; and subsidence due to groundwater withdrawal.

Policies

- S-2.1 Require all new developments to mitigate the geologic hazards that have the potential to impact habitable structures and other improvements.
- S-2.2 Monitor the losses caused by geologic hazards to existing development and require studies to specifically address these issues, including the implementation of measures designed to mitigate these hazards, in all future developments in these areas.
- S-2.3 Minimize grading and modifications to the natural topography to prevent the potential for man-induced slope failures.



- S-2.4 Manage the groundwater resources in the area to prevent overdrafting of the aquifers, which in turn could result in regional subsidence.

FLOOD HAZARDS

Goal S-3: A community that is minimally disrupted by flooding and inundation hazards.

Policies

- S-3.1 Require that all new developments and redevelopments in areas susceptible to flooding (such as the 100-year floodplain and areas known to the City to flood during intense or prolonged rainfall events) incorporate mitigation measures designed to mitigate flood hazards.
- S-3.2 Reduce flood hazards in developed areas known to flood.
- S-3.3 Use technology to identify flood-prone areas and to notify residents and motorists of impending flood hazards and evacuation procedures.
- S-3.4 Develop floodplains as parks, nature trails, equestrian parks, golf courses, or other types of recreational facilities or joint-use facilities that can withstand periodic inundation wherever feasible.
- S-3.5 Encourage neighboring jurisdictions to require development occurring adjacent to the City to consider the impact of flooding and flood control measures on properties within Menifee.

FIRE HAZARDS

Goal S-4: A community that has effective fire mitigation and response measures in place, and as a result is minimally impacted by wildland and structure fires.

Policies

- S-4.1 Require fire-resistant building construction materials, the use of vegetation control methods, and other construction and fire prevention features to reduce the hazard of wildland fire.
- S-4.2 Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure, and response times, are adequate for all sections of the City.
- S-4.3 Encourage owners of nonsprinklered high-occupancy structures to retrofit their buildings to include internal sprinklers.
- S-4.4 Review development proposals for impacts to fire facilities and compatibility with fire areas or mitigate

HAZARDOUS MATERIALS

Goal S-5: A community that has reduced the potential for hazardous materials contamination.

Policies

- S-5.1 Locate facilities involved in the production, use, storage, transport, or disposal of hazardous materials away from land uses that may be adversely impacted by such activities and areas susceptible to impacts or damage from a natural disaster.
- S-5.2 Ensure that the fire department can continue to respond safely and effectively to a hazardous materials incident in the City, whether it is a spill at a permitted facility, or the result of an accident along a section of the freeway or railroads that extend across the City.
- S-5.3 Continue to support the operation of programs and recycling centers that accept hazardous substances, such as paint, paint thinner, used waste oil, etc.
- S-5.4 Ensure that all facilities that handle hazardous materials comply with federal and state laws pertaining to the management of hazardous wastes and materials.
- S-5.5 Require facilities that handle hazardous materials to implement mitigation measures that reduce the risks associated with hazardous material production, storage, and disposal.

DISASTER PREPAREDNESS, RESPONSE, AND RECOVERY

Goal S-6: A City that responds and recovers in an effective and timely manner from natural disasters such as flooding, fire, and earthquakes, and as a result is not impacted by civil unrest that may occur following a natural disaster.

Policies

- S-6.1 Continuously review, update, and implement emergency preparedness, response, and recovery plans that make the best use of the City- and county-specific emergency management resources available.
- S-6.2 Ensure to the fullest possible extent that, in the event of a major disaster, critical, dependent care and high-occupancy facilities remain functional.
- S-6.3 Work with the Riverside County Airport Land Use Commission to strengthen the City's disaster preparedness, response, and recovery program in accordance with the Airport Land Use Plans for March Air Reserve Base and Perris Valley Airport.
- S-6.4 Locate new essential or critical facilities away from areas susceptible to impacts or damage from a natural disaster.

- S-6.5 Promote strengthening of planned and existing critical facilities and lifelines, the retrofit and rehabilitation of existing weak structures, and the relocation of certain critical facilities as necessary to adequately meet the needs of Meniffee’s residents and workforce.

OPEN SPACE AND CONSERVATION ELEMENT

PARKS AND RECREATION

Goal OSC-1: A comprehensive system of high quality parks and recreation programs that meets the diverse needs of the community.

Policies

- OSC-1.1 Provide parks and recreational programs to meet the varied needs of community residents, including children, youth, adults, seniors, and persons with disabilities, and make these facilities and services easily accessible and affordable to all users.
- OSC-1.2: Require a minimum of five acres of public open space to be provided for every 1,000 City residents.
- OSC-1.3: Locate and distribute parks and recreational facilities throughout the community so that most residents are within walking distance (one-half mile) of a public open space.
- OSC-1.4: Enhance the natural environment and viewsheds through park design and site selection.
- OSC-1.6: Make parks as safe as possible by promoting the latest developments in facility design and equipment technology.
- OSC-1.7: Partner with school districts and other agencies and organizations for the joint-use, maintenance, and development of parks and recreational facilities and programs.
- OSC-1.8: Ensure that parks and recreational facilities are wellmaintained by the responsible agency.
- OSC-1.9: Explore conventional and creative funding options for park and program development and administration.
- OSC-1.10: Encourage all residents to participate in recreational programs regardless of age, economic status, disability, or other factor.

RECREATIONAL TRAILS

Goal OSC-2: A comprehensive network of hiking, biking, and equestrian recreation trails that do not negatively impact the natural environment.

Policies

- OSC-2.1: Develop recreational trails for hiking, biking, and equestrian use throughout the City, making them, to the extent feasible, accessible to people of different neighborhoods, ages, and abilities.
- OSC-2.2: Locate and regulate recreational trails so that they do not negatively impact the City's sensitive habitat, wildlife, natural landforms, and cultural resources.
- OSC-2.3: Recognize flood control facilities as potential locations for recreational trails, and pursue these opportunities in coordination with the Riverside County Flood Control and Conservation District.
- OSC-2.4: Explore new acquisition opportunities for abandoned railroad rights-of-way, natural waterways, flood control rights-of-way, public utility easements, and public lands for potential designation as recreational trails.
- OSC-2.5: Equip trailheads and trail staging areas with adequate parking, restrooms, signage, or other facilities and amenities as appropriate.
- OSC-2.6: Protect existing equestrian trails, including those in the City's rural neighborhoods, and encourage connections to new trails in other parts of the City.
- OSC-2.7: Coordinate with adjacent jurisdictions to establish recreational trails that connect to other trail systems and major destinations found outside of the City, such as Lake Elsinore, Kabian Park, and Diamond Valley Lake.
- OSC-2.8: Ensure safety along recreational trails through appropriate lighting, signage, and other crime prevention through environmental design (CPTED) strategies.

NATURAL LANDFORMS

Goal OSC-3: Undisturbed slopes, hillsides, rock outcroppings, and other natural landforms that enhance the City's environmental setting.

Policies

- OSC-3.1: Identify and preserve the view corridors and outstanding scenic vistas within the City.
- OSC-3.2: Promote hillside development that respects the natural landscape by designing houses that fit into the natural contours of the slope.
- OSC-3.3: Encourage the use of clustered development and other site planning strategies to facilitate the preservation of the City's natural landforms.

OSC-3.4: Support the preservation of natural vegetation during and after the construction process.

ENERGY AND MINERAL

Goal OSC-4: Efficient and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.

Policies

OSC-4.1: Apply energy efficiency and conservation practices in land use, transportation demand management, and subdivision and building design.

OSC-4.2: Evaluate public and private efforts to develop and operate alternative systems of energy production, including solar, wind, and fuel cell.

OSC-4.3: Advocate for cost-effective and reliable production and delivery of electrical power to residents and businesses throughout the community.

OSC-4.4: Require that any future mining activities be in compliance with the State Mining Reclamation Act, federal and state environmental regulations, and local ordinances.

OSC-4.5: Limit the impacts of mining operations on the City's natural open space, biological and scenic resources, and any adjacent land uses.

PALEONTOLOGICAL AND CULTURAL RESOURCES

Goal OSC-5: Archaeological, historical, and cultural resources that are protected and integrated into the City's built environment.

Policies

OSC-5.1: Preserve and protect significant archeological, historic, and cultural sites, places, districts, structures, landforms, objects and native burial sites, and other features, such as Ringing Rock and Grandmother Oak, consistent with state law.

OSC-5.2: Work with local schools, organizations, the Pechanga Band of Luiseño Indians, the Soboba Band of Luiseño Indians, and other agencies to educate the public about the rich archeological, historic, and cultural resources found in the City.

OSC-5.3: Preserve sacred sites identified by the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians, such as tribal burial grounds, by avoiding activities that would negatively impact the sites.

OSC-5.4: Enhance local interest, pride, and sense of place for City residents by making locally recovered artifacts more easily accessible to students, researchers, and the interested public.

OSC-5.5: Establish clear and responsible practices to identify, evaluate, and protect previously unknown archeological, historic, and cultural sites, following CEQA and NEPA procedure.

OSC-5.6: Maintain active communication and coordination with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians.

AGRICULTURE

Goal OSC-6: High value agricultural lands available for long-term agricultural production in limited areas of the City.

Policies

OSC-6.1: Protect both existing farms and sensitive uses around them as agricultural acres transition to more developed land uses.

WATER

Goal OSC-7: A reliable and safe water supply that effectively meets current and future user demands.

Policies

OSC-7.1: Work with the Eastern Municipal Water District to ensure that adequate, high-quality potable water supplies and infrastructure are provided to all development in the community.

OSC-7.2: Encourage water conservation as a means of preserving water resources.

OSC-7.3: Coordinate with the Eastern Municipal Water District to educate the public on the benefits of water conservation and promote strategies residents and businesses can employ to reduce their water usage.

OSC-7.4: Encourage the use of reclaimed water for the irrigation of parks, golf courses, public landscaped areas, and other feasible applications as service becomes available from the Eastern Municipal Water District.

OSC-7.5: Utilize a wastewater collection, treatment, and disposal system that adequately serves the existing and long-term needs of the community.

OSC-7.6: Work with the Eastern Municipal Water District to maintain adopted levels of service standards for sewer service systems.

OSC-7.7: Maintain and improve existing level of sewer service by improving infrastructure and repairing existing deficiencies.

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- OSC-7.8: Protect groundwater quality by decommissioning existing septic systems and establishing connections to sanitary sewer infrastructure.
- OSC-7.9: Ensure that high quality potable water resources continue to be available by managing stormwater runoff, wellhead protection, and other sources of pollutants.
- OSC-7.10: Preserve natural floodplains, including Salt Creek, Ethanac Wash, Paloma Wash, and Warm Springs Creek, to facilitate water percolation, replenishment of the natural aquifer, proper drainage, and prevention of flood damage.

BIOLOGICAL

Goal OSC-8: Protected biological resources, especially sensitive and special status wildlife species and their natural habitats.

Policies

- OSC-8.1: Work to implement the Western Riverside County Multiple Species Habitat Conservation Plan in coordination with the Regional Conservation Authority.
- OSC-8.2: Support local and regional efforts to evaluate, acquire, and protect natural habitats for sensitive, threatened, and endangered species occurring in and around the City.
- OSC-8.3: Partner with non-profit agencies at the local, regional, state, and federal level to fulfill the obligations of the MSHCP to preserve and protect significant biological resources.
- OSC-8.4: Identify and inventory existing natural resources in the City of Menifee.
- OSC-8.5: Recognize the impacts new development will have on the City's natural resources and identify ways to reduce these impacts.
- OSC-8.6: Pursue opportunities to help the public understand and appreciate Menifee's biological resources.
- OSC-8.7: Manage the recreational use of the City's unimproved open space areas for compatibility with sensitive biological resources as well as MSHCP Conservation Areas.
- OSC-8.8: Implement and follow MSHCP goals and policies when making discretionary actions pursuant to Section 13 of the Implementing Agreement.

AIR QUALITY

Goal OSC-9: Reduced impacts to air quality at the local level by minimizing pollution and particulate matter.

Policies

- OSC-9.1: Meet state and federal clean air standards by minimizing particulate matter emissions from construction activities.
- OSC-9.2: Buffer sensitive land uses, such as residences, schools, care facilities, and recreation areas from major air pollutant emission sources, including freeways, manufacturing, hazardous materials storage, wastewater treatment, and similar uses.
- OSC-9.3: Comply with regional, state, and federal standards and programs for control of all airborne pollutants and noxious odors, regardless of source.
- OSC-9.4: Support the Riverside County Regional Air Quality Task Force, the Southern California Association of Government's Regional Transportation Plan/Sustainable Communities Strategy, and the South Coast Air Quality Management District's Air Quality Management Plan to reduce air pollution at the regional level.
- OSC-9.5: Comply with the mandatory requirements of Title 24 Part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building and Energy Efficiency Standards.

Goal OSC-10: An environmentally aware community that is responsive to changing climate conditions and actively seeks to reduce local greenhouse gas emissions.

Policies

- OSC-10.1: Align the City's local GHG reduction targets to be consistent with the statewide GHG reduction target of AB 32.
- OSC-10.2: Align the City's long-term GHG reduction goal consistent with the statewide GHG reduction goal of Executive Order S-03-05.
- OSC-10.3: Participate in regional greenhouse gas emission reduction initiatives.
- OSC-10.4: Consider impacts to climate change as a factor in evaluation of policies, strategies, and projects.

NOISE

Goal N-1: Noise-sensitive land uses are protected from excessive noise and vibration exposure.

Policies: Policy and Regulation

- N-1.1 Assess the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development project applications.
- N-1.2 Require new projects to comply with the noise standards of local, regional, and state building code regulations, including but not limited to the City's Municipal Code, Title 24 of the California Code of Regulations, the California Green Building Code, and subdivision and development codes.
- N-1.3 Require noise abatement measures to enforce compliance with any applicable regulatory mechanisms, including building codes and subdivision and zoning regulations, and ensure that the recommended mitigation measures are implemented.
- N-1.4 Regulate the control of nuisances, such as residential party noise and barking dogs, through the City's Municipal Code.
- N-1.5 Protect agricultural uses from noise complaints that may result from routine farming practices.
- N-1.6 Coordinate with the County of Riverside and adjacent jurisdictions to minimize noise impacts from adjacent land uses along the City's boundaries, especially its rural edges.
- N-1.7 Mitigate exterior and interior noises to the levels listed in the table below to the extent feasible, for stationary sources adjacent to sensitive receptors:

Table N-1 Stationary Source Noise Standards		
Land Use	Interior Standards	Exterior Standards
Residential 10:00 p.m. to 7:00 a.m. 7:00 a.m. to 10:00 p.m.	40 Leq (10 minute) 55 Leq (10 minute)	45 Leq (10 minute) 65 Leq (10 minute)

Policies: Siting and Design

- N-1.8 Locate new development in areas where noise levels are appropriate for the proposed uses. Consider federal, state, and City noise standards and guidelines as a part of new development review.
- N-1.9 Limit the development of new noise-producing uses adjacent to noise-sensitive receptors and require that new noise-producing land be are designed with adequate noise abatement measures.

- N-1.10 Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors adjacent to the I-215 or within the projected noise contours of any adjacent airports.
- N-1.11 Discourage the siting of noise-sensitive uses in areas in excess of 65 dBA CNEL without appropriate mitigation.
- N-1.12 Minimize potential noise impacts associated with the development of mixed-use projects (vertical or horizontal mixed-use) where residential units are located above or adjacent to noise-generating uses.
- N-1.13 Require new development to minimize vibration impacts to adjacent uses during demolition and construction.

Policies: Transportation Noise

- N-1.14 Minimize vibration impacts on people and businesses near light and heavy rail lines or other sources of ground-borne vibration through the use of setbacks and/or structural design features that reduce vibration to levels at or below the guidelines of the Federal Transit Administration. Require new development within 100 feet of rail lines to demonstrate, prior to project approval, that vibration experienced by residents and vibration-sensitive uses would not exceed these guidelines.
- N-1.15 Employ noise mitigation practices and materials, as necessary, when designing future streets and highways, and when improvements occur along existing road segments. Mitigation measures should emphasize the establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas.
- N-1.16 Collaborate with transportation providers, including airport owners, the Federal Aviation Administration, Caltrans, Southern California Association of Governments, neighboring jurisdictions, and the Union Pacific Railroad, to prepare, maintain, and update transportation-related plans that minimize noise impacts and identify appropriate mitigation measures.
- N-1.17 Prevent the construction of new noise-sensitive land uses within airport noise impact zones. New residential land uses within the 65 dB CNEL contours of any public-use or military airports, as defined by the Riverside County Airport Land Use Commission, shall be prohibited.
- N-1.18 Work with the Southern California Regional Rail Authority and Union Pacific Railroad to reduce the noise impacts on noise-sensitive uses adjacent to railroad tracks.

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- N-1.19 Monitor proposals for future transit systems and require noise control to be considered in the selection of transportation systems that may affect the City.
- N-1.20 Adhere to any applicable Riverside County Airport Land Use Commission land use compatibility criteria, including density, intensity, and coverage standards.

Goal N-2: Minimal Noise spillover from noise-generating uses, such as agriculture, commercial, and industrial uses into adjoining noise-sensitive uses.

Policies

- N-2.1 Require that new developments abutting residentially designated properties that operate stationary noise sources such as industrial, commercial, entertainment, institutional uses, hospitals, or large hotels, be designed to minimize noise impacts generated by loading areas, parking lots, trash enclosures, mechanical equipment, and any other noise-generating features to the extent feasible.
- N-2.2 Require commercial or industrial truck delivery hours to be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits.
- N-2.3 Limit the hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise-sensitive uses.

LAND USE

GENERAL LAND USE

Goal LU-1: Land uses and building types that result in a community where residents at all stages of life, employers, workers, and visitors have a diversity of options of where they can live, work, shop, and recreate within Meniffee.

Policies

- LU-1.1 Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.
- LU-1.2 Provide a spectrum of housing types and price ranges that match the jobs in the City and make it possible for people to live and work in Meniffee and maintain a high quality of life.
- LU-1.3 Develop senior housing in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.

- LU-1.4 Preserve, protect, and enhance established rural, estate, and residential neighborhoods by providing sensitive and well-designed transitions (building design, landscape, etc.) between these neighborhoods and adjoining areas.
- LU-1.5 Support development and land use patterns, where appropriate, that reduce reliance on the automobile and capitalize on multimodal transportation opportunities.
- LU-1.6 Coordinate land use, infrastructure, and transportation planning and analysis with regional, county, and other local agencies to further regional and subregional goals for jobs-housing balance.
- LU-1.7 Ensure neighborhood amenities and public facilities (natural open space areas, parks, libraries, schools, trails, etc.) are distributed equitably throughout the City.
- LU-1.8 Ensure new development is carefully designed to avoid or incorporate natural features, including washes, creeks, and hillsides.
- LU-1.9 Allow for flexible development standards provided that the potential benefits and merit of projects can be balanced with potential impacts.
- LU-1.10 Buffer sensitive land uses, such as residences, schools, care facilities, and recreation areas from major air pollutant emission sources, including freeways, manufacturing, hazardous materials storage, wastewater treatment, and similar uses.

ECONOMIC DEVELOPMENT CORRIDORS

Goal LU-2: Thriving Economic Development Corridors that accommodate a mix of nonresidential and residential uses that generate activity and economic vitality in the City.

Policies

- LU-2.1 Promote infill development that complements existing neighborhoods and surrounding areas. Infill development and future growth in Menifee is strongly encouraged to locate within EDC areas to preserve the rural character of rural, estate, and small estate residential uses.
- LU-2.2 Encourage vertical and horizontal integration of uses where feasible on properties in EDCs.
- LU-2.3 Identify opportunities to link the City's educational and medical facilities, such as Mount San Jacinto College and the Regional Medical Center, to complementary uses in EDCs.

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- LU-2.4 Actively support development of cultural, education, and entertainment facilities in EDCs and utilize these venues to generate a unique identity for the City in Southwest Riverside County.

UTILITIES AND INFRASTRUCTURE

Goal LU-3: A full range of public utilities and related services that provide for the immediate and long-term needs of the community.

Policies

- LU-3.1 Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.
- LU-3.2 Work with utility providers to increase service capacity as demand increases.
- LU-3.3 Coordinate public infrastructure improvements through the City's Capital Improvement Program.
- LU-3.4 Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.
- LU-3.5 Facilitate the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Menifee.

ECONOMIC DEVELOPMENT

Goal ED-1: A diverse and robust local economy capable of providing employment for all residents desiring to work in the City.

- ED-1.1 Focus economic development efforts on the primary objective of increasing the number of jobs that pay above-average wages and salaries.
- ED-1.2 Diversify the local economy and create a balance of employment opportunities across skill and education levels, wages and salaries, and industries and occupations.
- ED-1.3 Establish a long-term employment objective where the number of jobs in the city will be equal to or up to 10 percent higher than the number of employed people living in Menifee.
- ED-1.4 Provide sufficient infrastructure to serve the full buildout of the City.
- ED-1.5 Help existing businesses communicate their workforce needs to regional workforce development partners and to school district partners. Collaborate with regional economic development partners to

market Meniffee to potential new businesses. Collaborate with regional business development and educational partners to publicize the assistance and training available to Meniffee residents to start up and grow businesses.

Goal ED-2: A variety of retail shopping areas distributed strategically throughout the City and regional retail, dining, and entertainment destinations in key locations with freeway access.

ED-2.1 Promote retail development by locating needed goods and services in proximity to where residents live to improve quality of life, retain taxable spending by Meniffee residents, and attract residents from outside the City to shop in Meniffee.

- Locate businesses providing convenience goods and services in retail centers that are on arterials adjacent to neighborhoods and communities throughout the City but not in rural residential areas.
- Encourage comparison goods businesses to locate in larger retail centers located on major arterials near freeway interchanges, because businesses that provide comparison goods tend to draw customers from larger areas

ED-2.2 Require regional retail districts to provide entertainment and dining in addition to retail sales and services to create destinations prepared to withstand e-commerce's increasing capture of retail spending. These districts should create a pedestrian-friendly human-scale atmosphere with street furniture, shading, and gathering spaces that enhance the experience of shopping and socializing.

Local retail centers (primarily intended to serve Meniffee residents) need not necessarily provide dining and entertainment but shall provide street furniture, shading, pedestrian-circulation, and gathering spaces that enhance the experience of shopping.

Goal ED-3: A mix of land uses that generates a fiscal balance to support and enhance the community's quality of life.

ED-3.1 Incorporate short-term and long-term economic and fiscal implications of proposed actions into decision making.

ED-3.2 Establish a land use plan that is fiscally sustainable at buildout, because different land uses provide different fiscal balances (revenues in excess of the costs required to provide public facilities and services).

ED-3.3 Utilize the following parameters on general plan amendments that are not part of a City-initiated comprehensive amendment or update:

- Because retail uses provide retail sales taxes and lodging uses provide transient occupancy taxes, they provide the most lucrative fiscal balance. No general plan amendment changing from a land use designation that permits retail uses or lodging uses to a land use designation that does not allow retail or lodging uses shall be approved except in conjunction with a development agreement or other legally enforceable obligation on the property owner(s) that requires the subject property generate the same or better fiscal balance for the City as it would have generated with a retail or lodging use.
- Because office and industrial uses generate less demand for public facilities and services than residential uses, they provide a more lucrative fiscal balance. No general plan amendment changing from a land use designation that permits office or industrial uses to a designation that does not permit office or industrial land uses shall be approved except in conjunction with a development agreement or other legally enforceable obligation on the property owner(s) that requires the subject property generate the same or better fiscal balance for the City as it would have generated with an office or industrial use.
- The City may require a fiscal impact analysis and mitigation of any negative fiscal impacts for any requested general plan amendment.

Goal ED-4: Staff capacity, funding, and tools needed to achieve economic development goals.

ED-4.1 Maintain professional economic development staff to implement the General Plan, the economic development strategy, and annual City Council priorities.

ED-4.2 Adopt and periodically update an economic development strategy. The strategy shall provide measurable objectives and action plans intended to achieve the goals of this element. The strategy may include additional, shorter-term goals that are not in conflict with this element.

ED-4.3 Require that investment of municipal resources to achieve economic development goals through other agencies or the private sector be contingent upon achieving measurable objectives in accordance with the economic development strategy.

ED-4.4 Periodically assess the accuracy of projections for staff time and City resources and use the assessment results to improve the City's fiscal decision-making process.

- ED-4.5 Require City departments to submit an annual budget request free from reliance on one-time revenues (except for specific grant funded projects) and unsustainable revenue and deficit spending.

COMMUNITY DESIGN

COMMUNITY IMAGE

Goal CD1: A unified and attractive community identity that complements the character of the City's distinctive communities.

Policies

- CD-1.1 Enhance the City's identity through the use of distinct City graphics, such as the City Seal, in the design of gateways, street signs, city signage, public facilities and public gathering spaces, and other areas where appropriate.*
- CD-1.2 Support the development and preservation of unique communities and rural and suburban neighborhoods in which each community exhibits a special sense of place and quality of design.*
- CD-1.3 Strengthen the identity of individual neighborhoods/communities with entry monuments, flags, street signs, and/or special tree streets, landscaping, and lighting.*
- CD-1.4 Provide special landscaping and decorative monument signage in order to highlight arrival and departure from the City.*
- CD-1.5 Encourage new residential development in Sun City to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriate sized parking spaces.*

RURAL DESIGN

Goal CD2: Preserve and enhance the character of the City's rural areas.

- CD-2.1 Require open space and recreation buffers, increased setbacks/step backs, landscape screening, sensitive site planning, and/or other buffer techniques, to the extent possible, between rural/equestrian oriented land uses and dissimilar uses.*
- CD-2.2 Utilize wood, wrought iron, or other types of open fencing instead of block walls in rural areas as needed.*
- CD-2.3 Allow for the elimination of vertical curbs, paved gutters, and sidewalks in rural areas if adequate drainage conditions are provided.*

DESIGN QUALITY

Goal CD3: Projects, developments, and public spaces that visually enhance the character of the community and are appropriately buffered from dissimilar land uses so that differences in type and intensity do not conflict.

Policies: Project Design

CD-3.1 Preserve positive characteristics and unique features of a site during the design and development of a new project; the relationship to scale and character of adjacent uses should be considered.

CD-3.2 Maintain and incorporate the City's natural amenities, including its hillsides, indigenous vegetation, and rock outcroppings, within proposed projects.

CD-3.3 Minimize visual impacts of public and private facilities and support structures through sensitive site design and construction. This includes, but is not limited to: appropriate placement of facilities; undergrounding, where possible; and aesthetic design (e.g., cell tower stealthing).

CD-3.4 Develop or participate in programs to rehabilitate older residential neighborhoods and commercial centers to prevent blight and maintain the quality of the built environment.

CD-3.5 Design parking lots and structures to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscene.

CD-3.6 Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.

CD-3.7 Consider including public art at key gateways, major projects, and public gathering places.

CD-3.8 Design retention/detention basins to be visually attractive and well-integrated with any associated project and with adjacent land uses.

CD-3.9 Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.

Policies: Building Design

CD-3.10 Employ design strategies and building materials that evoke a sense of quality and permanence.

CD-3.11 Provide special building form elements such as towers and archways and other building massing elements to help distinguish activity nodes and establish landmarks within the community.

CD-3.12 Utilize differing but complimentary forms of architectural styles and designs that incorporate representative characteristics of a given area.

CD-3.13 Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations in the front and rear of residential buildings.

CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences

CD-3.15 Require property owners to maintain structures and landscaping to high standards of design, health, and safety.

CD-3.16 Avoid use of long, blank walls in industrial developments by breaking them up with vertical and horizontal façade articulation achieved through stamping, colors, materials, modulation, and landscaping.

Policies: Land Use Transitions and Buffers

CD-3.17 Encourage the use of creative landscape design to create visual interest and reduce conflicts between different land uses.

CD-3.18 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses.

CD-3.19 Design walls and fences that are well integrated in style with adjacent structures and terrain and utilize landscaping and vegetation materials to soften their appearance.

CD-3.20 Avoid the blocking of public views by solid walls.

CD-3.21 Use open space, greenways, recreational lands, and watercourses as community separators.

CD-3.22 Incorporate visual buffers including landscaping, equipment and storage area screening, and roof treatments on properties abutting either Interstate 215 or residentially designated property.

CORRIDORS AND SCENIC RESOURCES

Goal CD4: Recognize, preserve, and enhance the aesthetic value of the City's enhanced landscape corridors and scenic corridors.

Policies: Enhanced Landscape Corridors

CD-4.1 Create unifying streetscape elements for enhanced landscape streets, including coordinated streetlights, landscaping, public signage, street furniture and hardscaping.

CD-4.2 *Design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.*

CD-4.3 *Apply special paving at major intersections and crosswalks along enhanced corridors to create a visual focal point and slow traffic speeds.*

Policies: Scenic Resources

CD-4.4 *Frame views along streets through the use of wide parkways and median landscaping.*

CD-4.5 *Orient new streets to maximize the view of open space, parks, mountains, and built landmarks where possible.*

CD-4.6 *Prohibit outdoor advertising devices (billboards, not on-site signs identifying a business on the same property as the sign) within 660 feet of the nearest edge of the right-of-way line of all scenic corridors as depicted on Circulation Element Exhibit C-8 and the entire length of I-215; City Community Information Signs or City other City-sponsored signs are not subject to this requirement.*

CD-4.7 *Design new landscaping, structures, equipment, signs, or grading within the scenic corridors for compatibility with the surrounding scenic setting or environment.*

CD-4.8 *Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric or communication distribution lines, which would be visible from the City's scenic highway corridors.*

CD-4.9 *Require specialized design review for development along scenic corridors including, but not limited to, building height restrictions, setback requirements, and site-orientation guidelines.*

CD-4.10 *Seek to preserve and maintain, through acquisition or regulation, areas or sites that are found to have exceptional scenic value.*

CD-4.11 *Work with Caltrans to implement a freeway and interchange landscaping and planting program to improve the appearance of the community from I-215.*

ECONOMIC DEVELOPMENT CORRIDOR DESIGN

Goal CD5: Economic Development Corridors that are visually distinctive and vibrant and combine commercial, industrial, residential, civic, cultural and recreational uses.

Policies:

- CD-5.1 Provide comfortable pedestrian amenities—quality sitting areas, wide paths and shade—along with specialized and engaging design features, such as interesting fountains or public art, which draw and maintain people’s attention, as appropriate based on the preferred mix of land uses for each EDC subarea.*
- CD-5.2 Include open space and/or recreational amenities in EDC areas to provide visual relief from development, form linkages to adjacent uses and other portions of the economic development corridor, and serve as buffers between uses, where necessary.*
- CD-5.3 Consider shared parking and reduced parking standards in areas designated as Economic Development Corridor.*
- CD-5.4 Locate building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity in the EDC areas where appropriate.*
- CD-5.5 Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.*
- CD-5.6 Orient building entrance towards the street and provide parking in the rear, when possible.*
- CD-5.7 Where a vertical mix of uses occurs, site retail or office uses on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.*
- CD-5.8 Encourage adjacent commercial and industrial buildings to share open, landscaped, and/or hardscaped areas for visual relief, access, and outdoor employee gathering places.*

COMMUNITY DESIGN FEATURES

Goal CD6: Attractive landscaping, lighting and signage that conveys a positive image of the community.

Policies: Landscaping

- CD-6.1 Recognize the importance of street trees in the aesthetic appeal of residential neighborhoods and require the planting of street trees throughout the City.*
- CD-6.2 Ensure that all public landscaping is adequately maintained.*
- CD-6.3 Require property owners to maintain the existing landscape on developed nonresidential sites and replace unhealthy or dead landscaping.*

Policies: *Lighting*

CD-6.5 Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination.

CD-6.6 Limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

CD-6.7 Encourage the incorporation of lighting into signage design when appropriate in order to minimize glare and light spillage while accentuating the design of the signage.

Policies: *Signage*

CD-6.8 Integrate project signage into the architectural design and character of new buildings.

CD-6.9 Discourage the use of flashing, moving or audible signs.

CIRCULATION

Goal C-1: A roadway network that meets the circulation needs of all residents, employees, and visitors to the City of Menifee.

Policies

C-1.1 Require roadways to:

- Comply with federal, state and local design and safety standards.
- Meet the needs of multiple transportation modes and users.
- Be compatible with the streetscape and surrounding land uses.
- Be maintained in accordance with best practices.

C-1.2 Require development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.

C-1.3 Work with Caltrans, RCTC, and others to identify, fund, and implement needed improvements to roadways identified in the citywide roadway network.

C-1.4 Promote development of local street patterns that unify neighborhoods and work with neighboring jurisdictions to provide compatible roadway linkages at the City limits.

C-1.5 Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.

BICYLCES AND PEDESTRIANS

Goal C-2: A bikeway and community pedestrian network that facilitates and encourages nonmotorized travel throughout the City of Menifee.

Policies

- C-2.1 Require on- and off-street pathways to:
- Comply with federal, state and local design and safety standards.
 - Meet the needs of multiple types of users (families, commuters, recreational beginners, exercise experts) and meet ADA standards and guidelines.
 - Be compatible with the streetscape and surrounding land uses.
 - Be maintained in accordance with best practices.
- C-2.2 Provide off-street multipurpose trails and on-street bike lanes as our primary paths of citywide travel, and explore the shared use of low speed roadways for connectivity wherever it is safe to do so.
- C-2.3 Require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, transit facilities, and other key destination points.
- C-2.4 Explore opportunities to expand the pedestrian and bicycle networks; this includes consideration of utility easements, drainage corridors, road rights-of-way and other potential options.
- C-2.5 Work with the Western Riverside Council of Governments to implement the Non-Motorized Transportation Plan for Western Riverside County.

PUBLIC TRANSIT

Goal C-3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

Policies

- C-3.1 Maintain a proactive working partnership with transit providers to ensure that adequate public transit service is available.
- C-3.2 Require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts, as necessary.
- C-3.3 Provide additional development-related incentives to projects that promote transit use.
- C-3.4 Advocate expansion of Metrolink service to the area.

MENIFEE GENERAL PLAN GOALS AND POLICIES

- C-3.5 Work with regional transit agencies to secure convenient feeder service from the Metrolink station to employment districts and transit nodes in Menifee.
- C-3.6 Require future community-wide facilities, such as libraries, schools, parks, and community centers, to be sited in transit-ready areas (can be served and made accessible by public transit). Conversely, plan (and coordinate with other transit agencies to plan) future transit routes to serve existing community facilities.

NEIGHBORHOOD ELECTRIC VEHICLES/GOLF CARTS

Goal C-4: Diversified local transportation options that include neighborhood electric vehicles and golf carts.

Policies

- C-4.1 Encourage the use of neighborhood electric vehicles and golf carts instead of automobiles for local trips.

GOODS MOVEMENT

Goal C-5: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.

Policies

- C-5.1 Designate and maintain a network of City truck routes that provides for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses.
- C-5.2 Work with regional and subregional transportation agencies to plan and implement goods movement strategies, including those that improve mobility, deliver goods efficiently, and minimize negative environmental impacts.
- C-5.3 Support efforts to reduce/eliminate the negative environmental impacts of goods movement.

SCENIC HIGHWAYS

Goal C-6: Scenic highway corridors that are preserved and protected from change which would diminish the aesthetic value of lands adjacent to the designated routes.

Policies

- C-6.1 Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses.
- C-6.2 Work with federal, state, and county agencies, and citizen groups to ensure compatible development within scenic corridors.

- C-6.3 Utilize design and land development strategies to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.
- C-6.4 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.
- C-6.5 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within eligible county scenic highway corridors are compatible with the surrounding scenic setting or environment.

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