

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic feel.

# *Highway 74 Community Plan*

*Planning Today for a Better Tomorrow*

# Planning Staff:

*Charissa Leach, Asst. TLMA Director*

*Jerry Jolliffe, Planning Consultant*

*Phayvanh Nanthavongdouangsy, Principal Planner*

*Robert Flores, Urban Regional/Planner III*

# Purpose of Meeting

- ▶ Present the Highway 74 Business Corridor Study to the community with the updated land uses.
- ▶ Solicit the community's input on new revisions and land use opportunities.
- ▶ Conduct a community survey.
- ▶ Answer questions from the residents and business owners.

# Process of Community Plan

- ▶ Finalize Land Use Plans
- ▶ Prepare Environmental Document
- ▶ Release for public review
- ▶ Public Hearings (additional time for comments)
- ▶ Planning Commission and Board of Supervisor's Review

*There are several opportunities for community and stakeholder review and comments.*



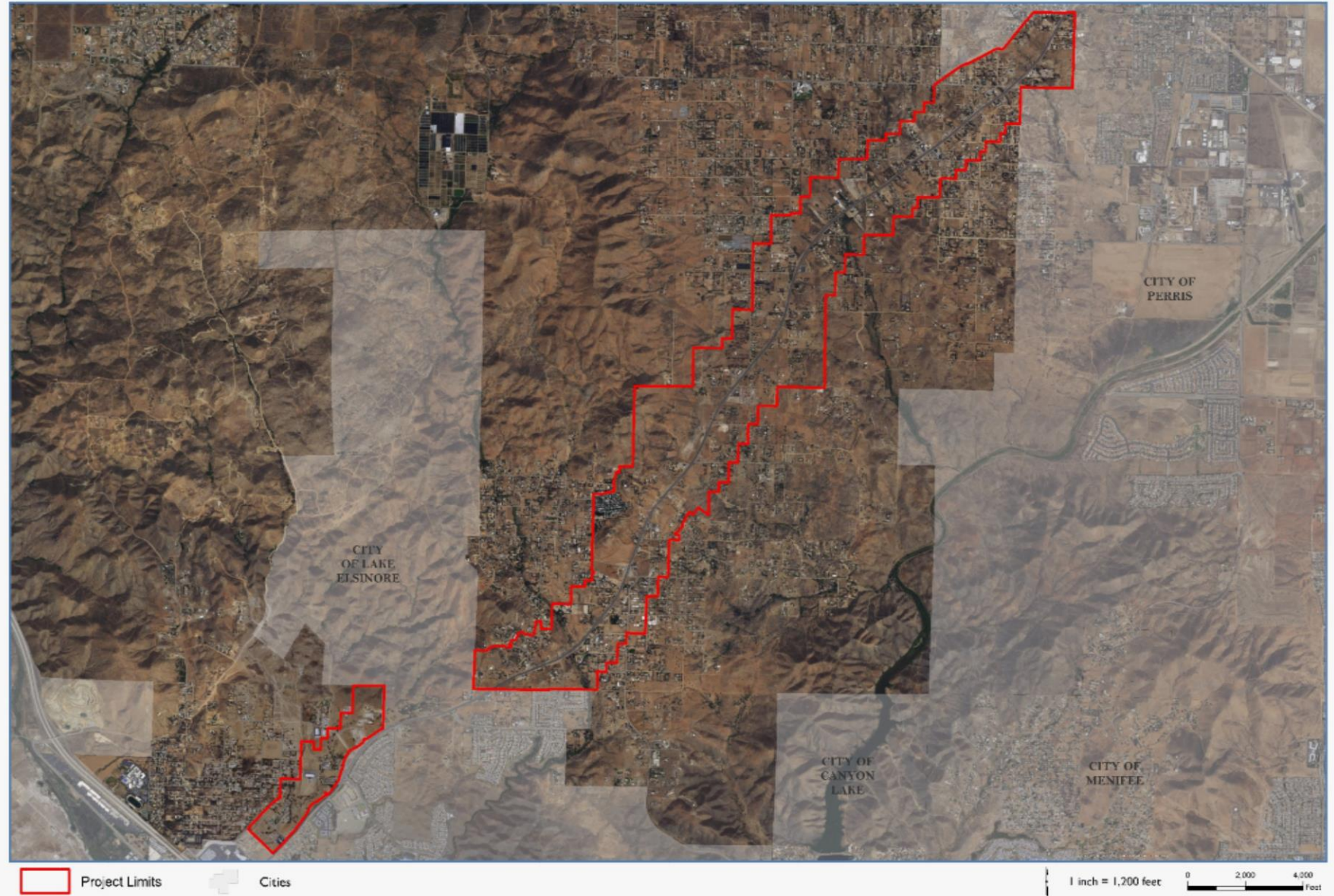
Commercial

Gas Stations, Sewer, Small Business, Multi Family, Restaurants, Supermarkets, Zone Change, Street Lighting, Small Warehouse, Business, Service Station, Apartments, Commercial, Flooding, Rural, Light Industrial, Traffic Flow, Paper Streets, Main Rd, Vineyards, Community, Commerce, Job Centers, Auto Service, Church, Payment, Sunny Sand Rd, Soiled Limits, Gas Station, Senior Housing, Lights, Shooting Range, Electronic Products, Show Me The Money, Growth, Drainage, Road Circulation, Cell Phone, Demo, Horses, Clean Up, Mountain Runoff, Lee, Schools, Auto Dealerships, Industry, Retail, Change, Flooding, Commercial, Weed Abatement, No Change, Industrial, Resident Land Code, Sam Houston, Wrecking Yard, Community Center, Offices, Proposed Study, Water, Traffic Lights, Traffic, Archery Range, Development, Sewer, Warehouse, Parks, Development, Zoning, Recycling, Widen Highway 74, Dirt Roads, Manufacturers, Restaurant, Self Storage, Animals, Single Family, Geotext, Sidewalks, Improvements, Multicohort Stores, Mountainbiking, Family Based, Feed and Grain, and Feeder.



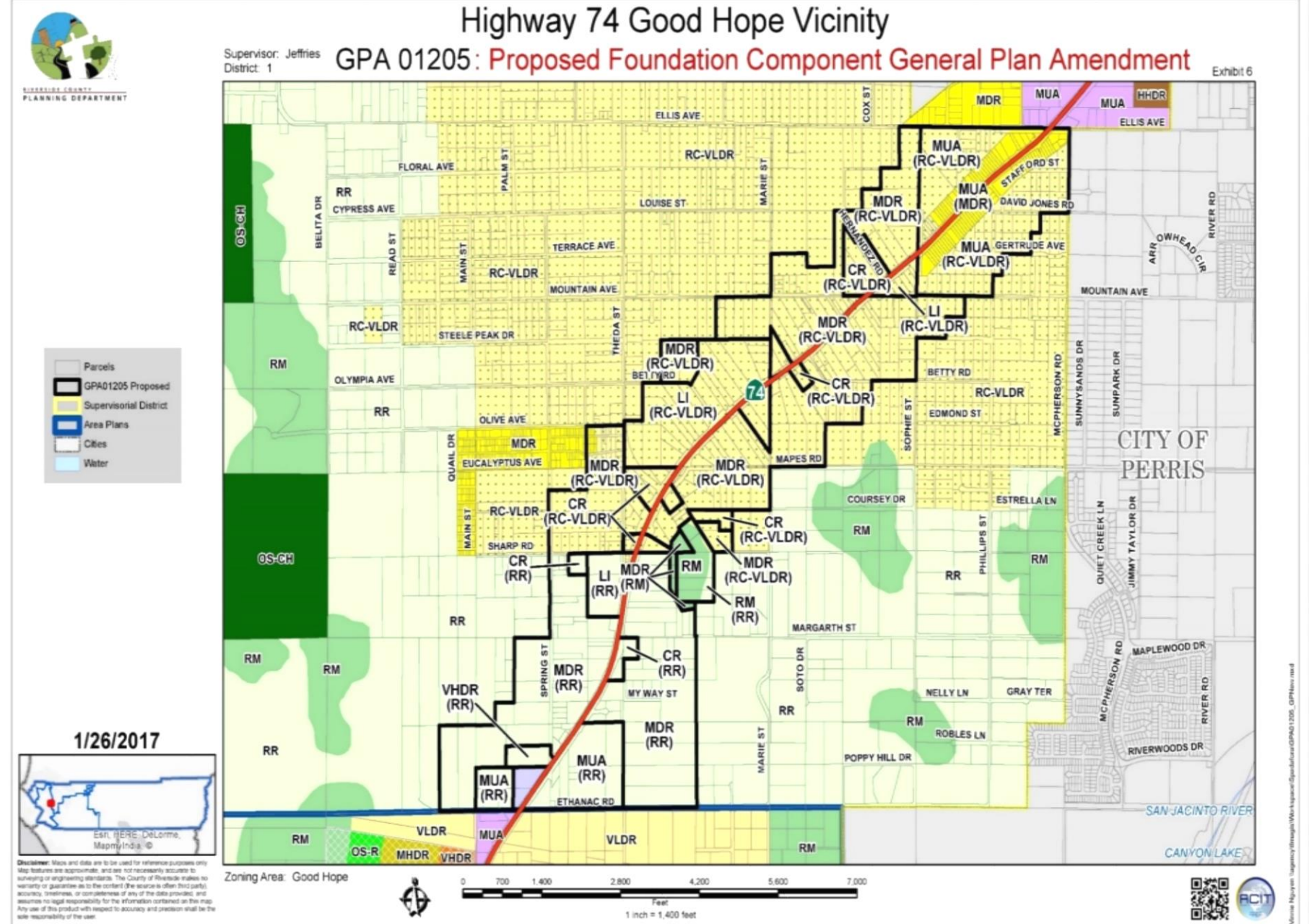


## HIGHWAY 74 COMMUNITY PLAN

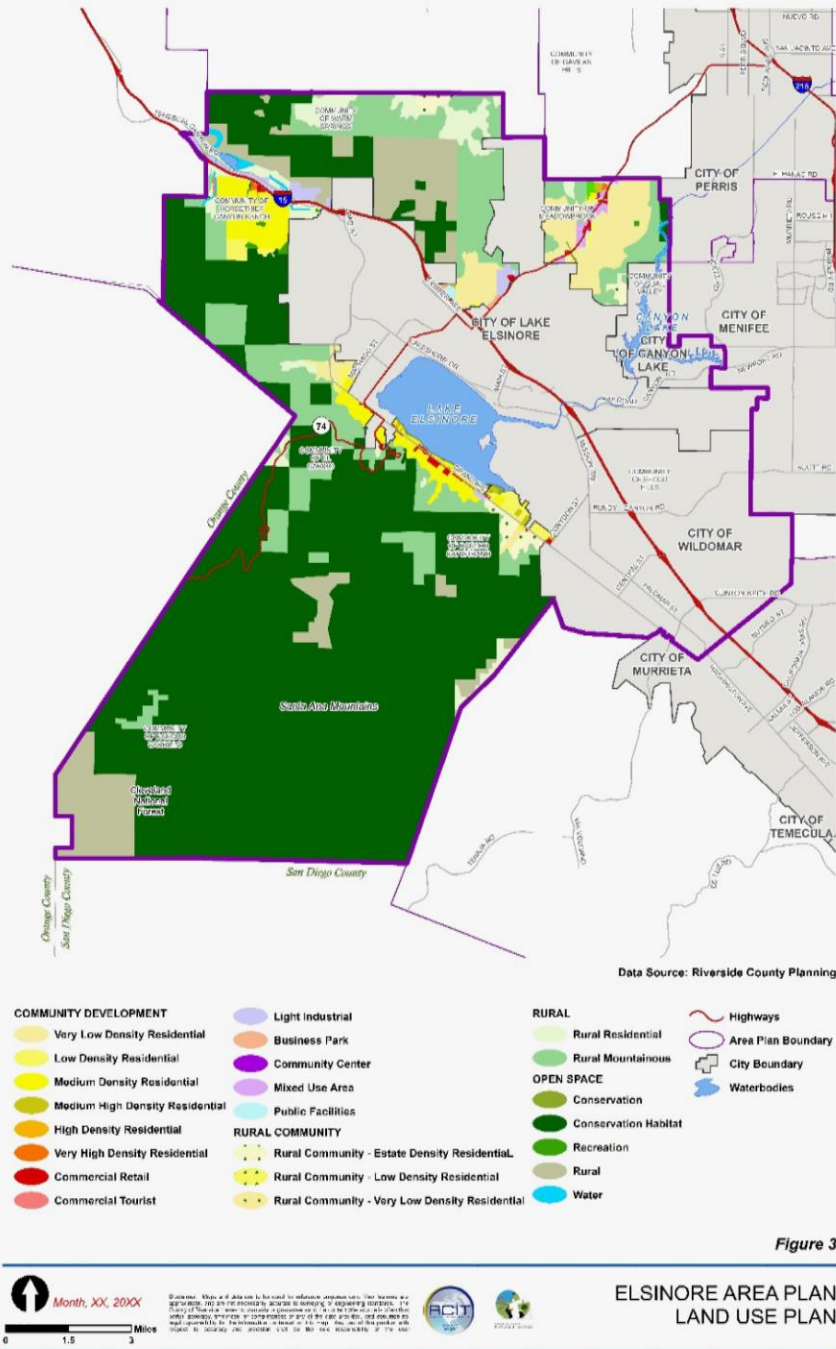




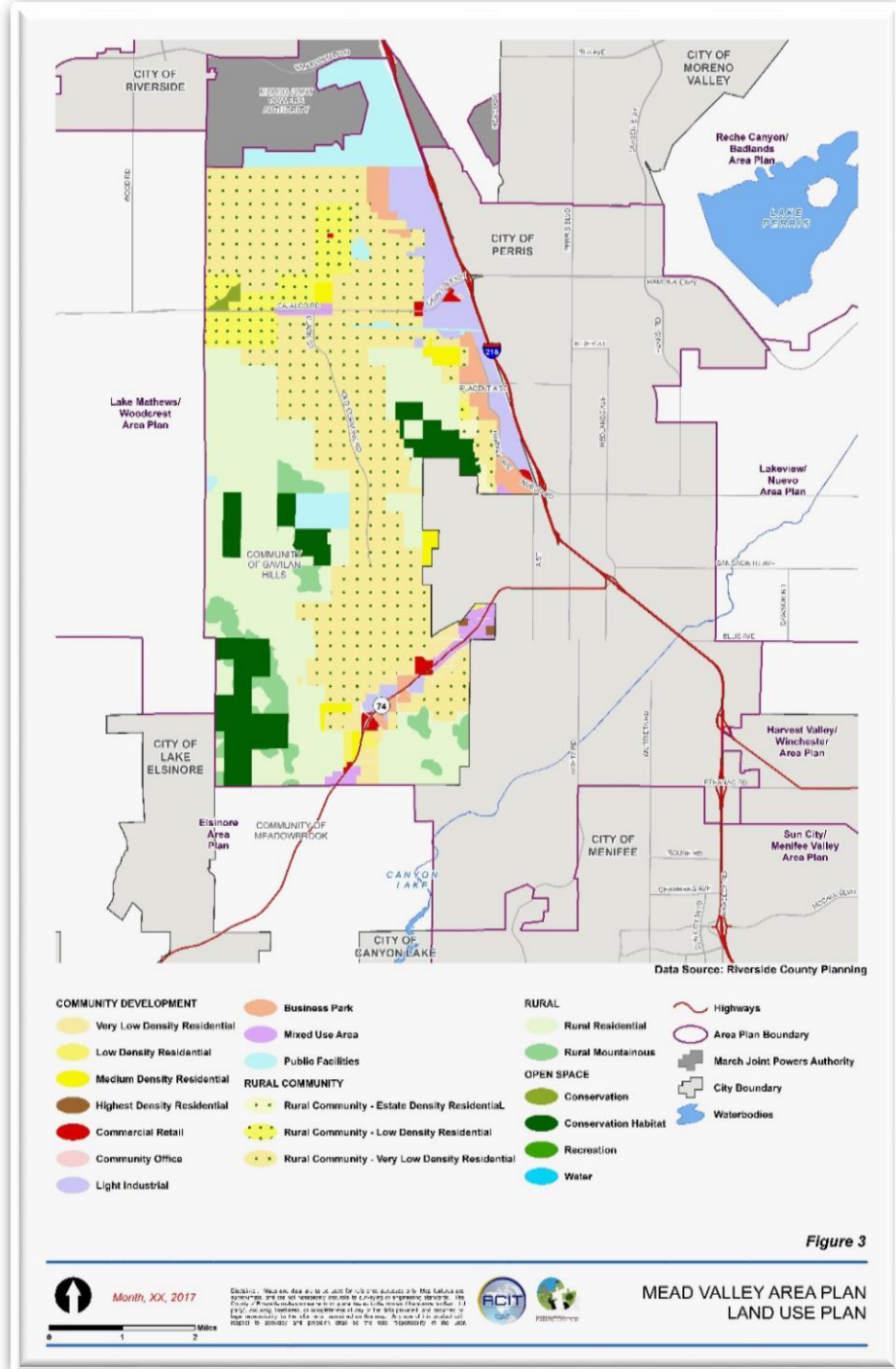
- 
- RIVERSIDE COUNTY  
PLANNING DEPARTMENT



# Proposed Land Use Plan (EAP)

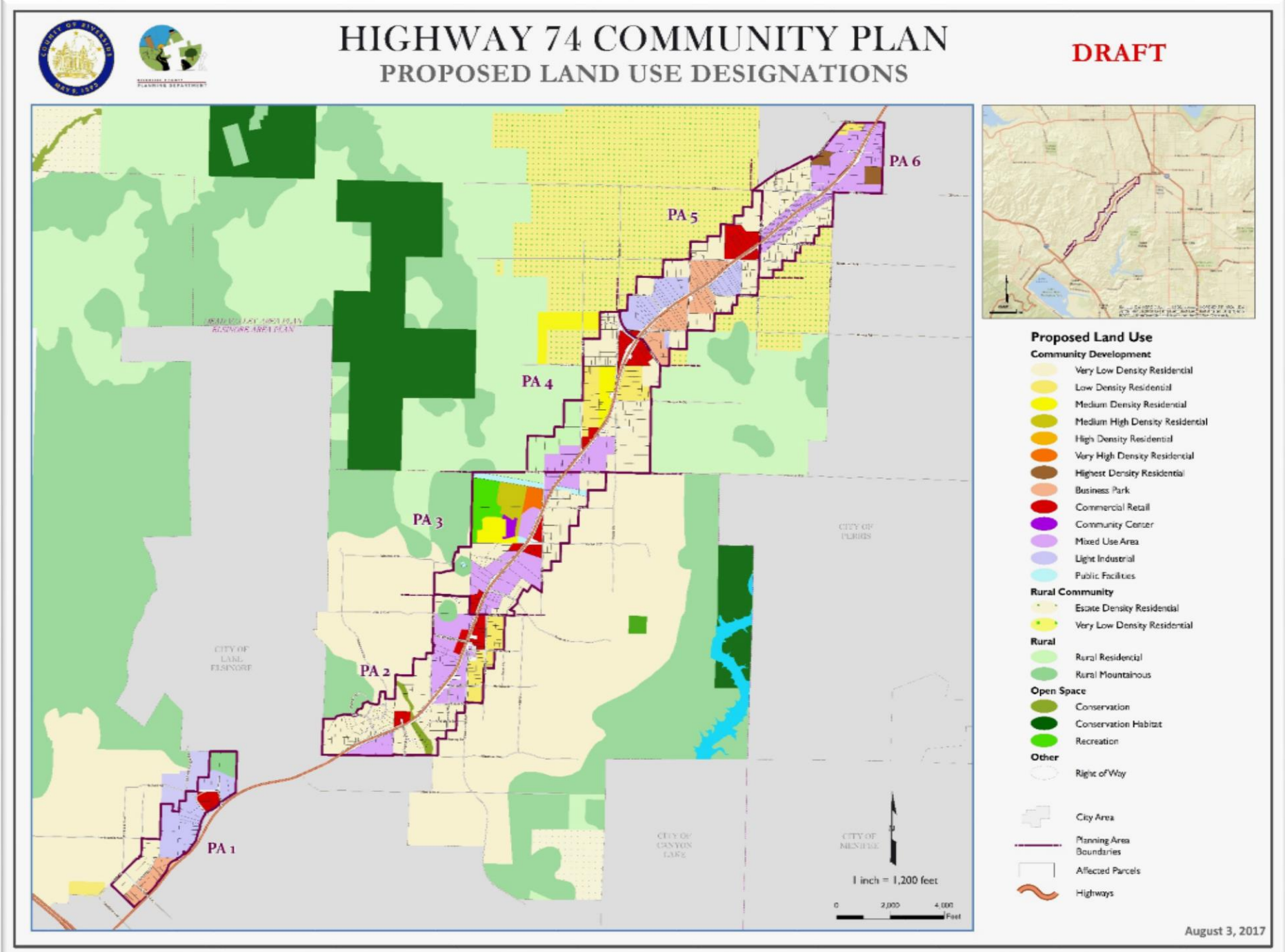


# Proposed Land Use Plan (MVAP)





## Proposed Land Use Overview Exhibit



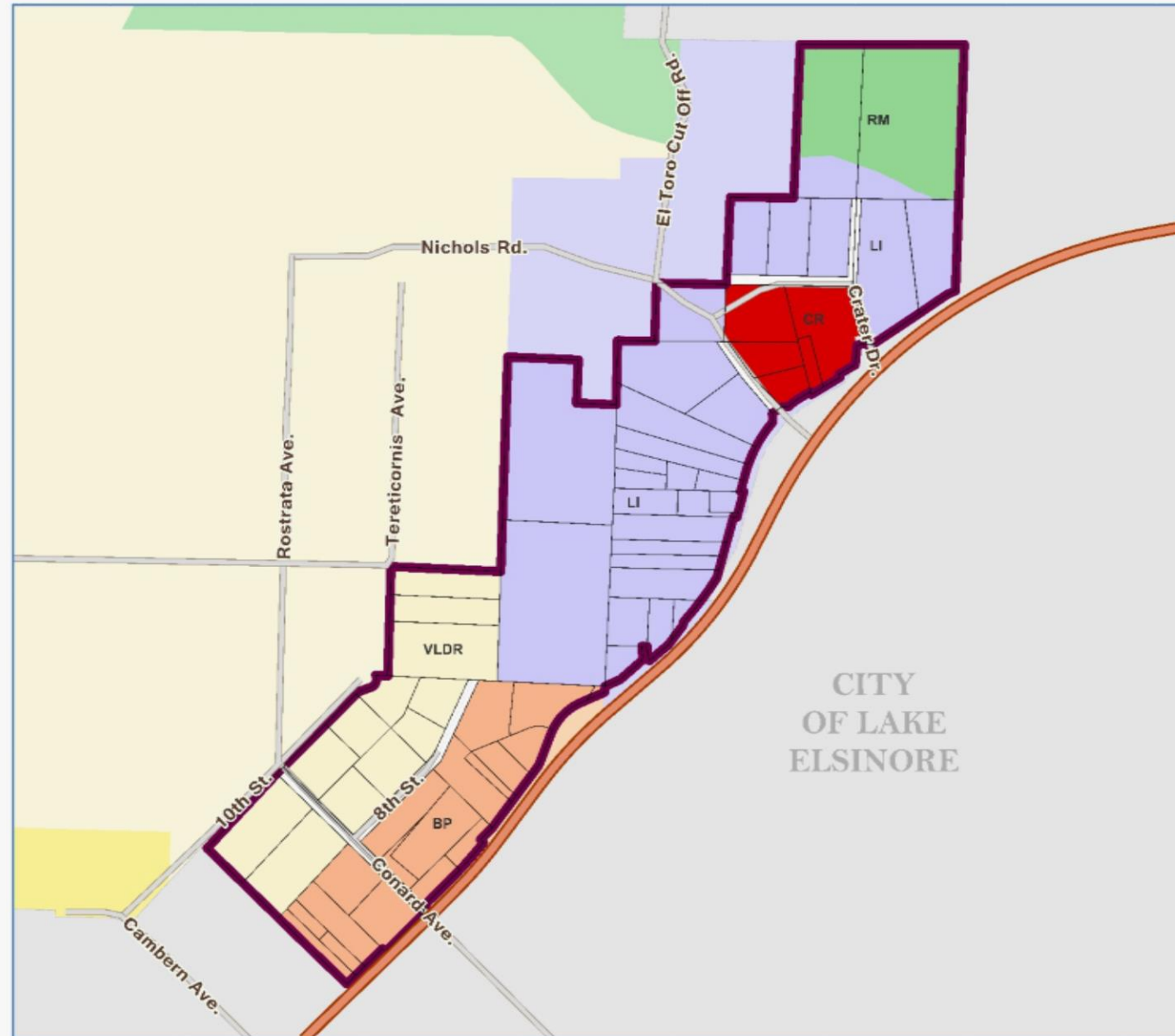
Planning Area  
No. 1:  
Low Density  
Residential-  
Industrial



# HIGHWAY 74 COMMUNITY PLAN

## PLANNING AREA 1 - PROPOSED LAND USE DESIGNATIONS

**DRAFT**



### Planning Area 1 Proposed Land Use Designations

#### Community Development

- Very Low Density Residential
- Low Density Residential
- Business Park
- Commercial Retail
- Light Industrial

#### Rural

- Rural Mountainous

#### Other

- Right of Way

- City Area
- Planning Area Boundaries
- Affected Parcels
- Highways

1 inch = 250 feet

0 500 1,000 Feet

August 3, 2017

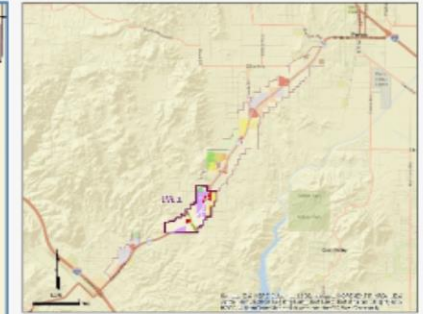
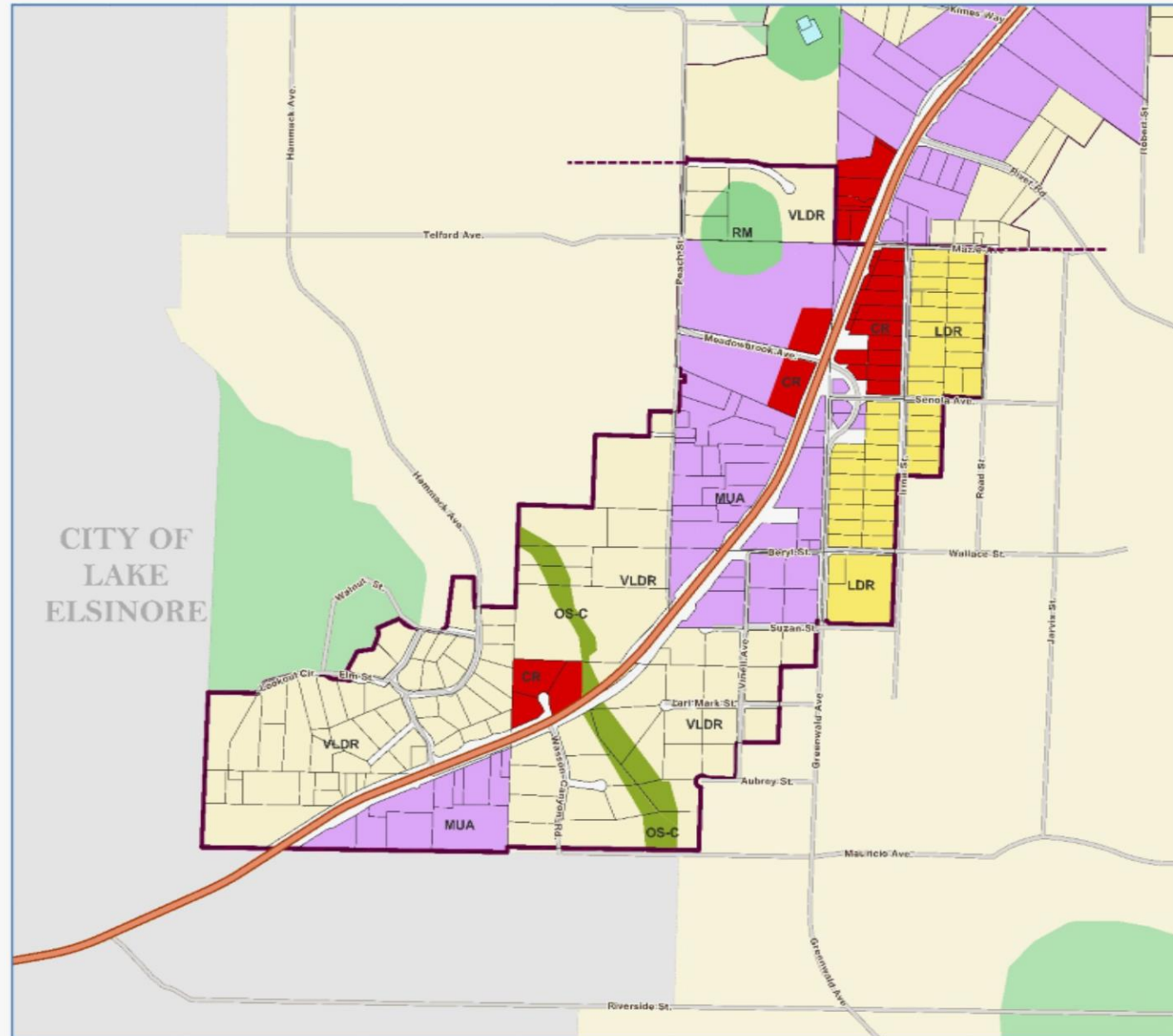
Planning Area  
No. 2:  
Mixed Use/Housing  
& Residential



# HIGHWAY 74 COMMUNITY PLAN

## PLANNING AREA 2 - PROPOSED LAND USE DESIGNATIONS

**DRAFT**



### Planning Area 2 Proposed Land Use Designations

#### Community Development

- Very Low Density Residential
- Low Density Residential
- Commercial Retail
- Mixed Use Area

#### Rural

- Rural Mountainous

#### Open Space

- Conservation

#### Other

- Right of Way

- City Area

- Planning Area Boundaries

- Affected Parcels

- Highways

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1 inch = 350 feet



August 3, 2017

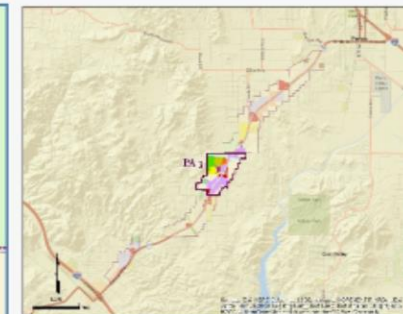
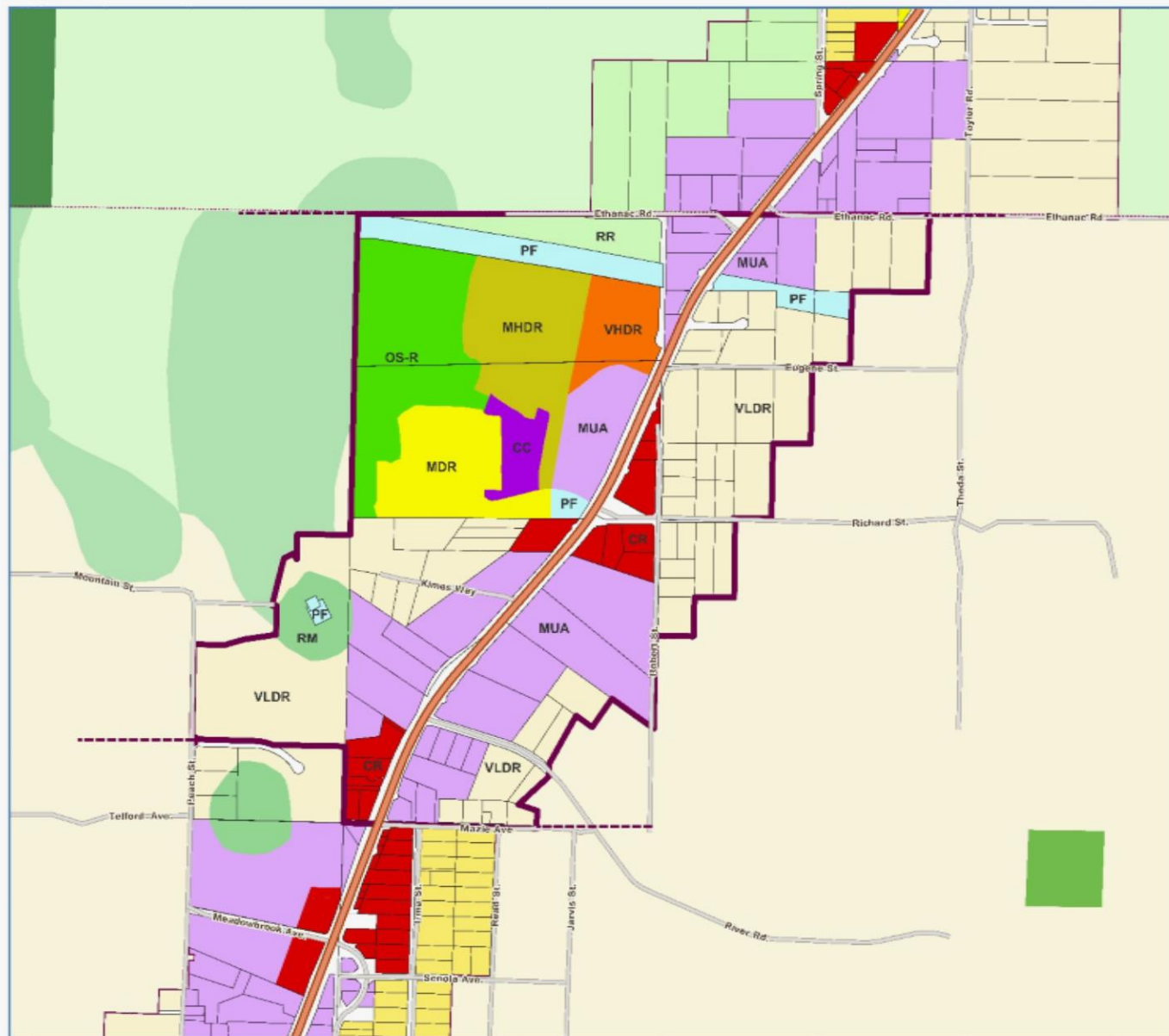




# HIGHWAY 74 COMMUNITY PLAN

## PLANNING AREA 3 - PROPOSED LAND USE DESIGNATIONS

**DRAFT**



**Planning Area 3  
Proposed Land Use Designations**

### Community Development

- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Very High Density Residential
- Commercial Retail
- Community Center
- Mixed Use Area
- Public Facilities

### Rural

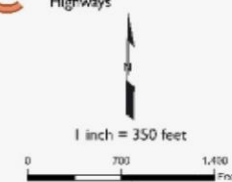
- Rural Residential
- Rural Mountaintous

### Open Space

- Recreation

### Other

- Right of Way
- City Area
- Planning Area Boundaries
- Affected Parcels
- Highways



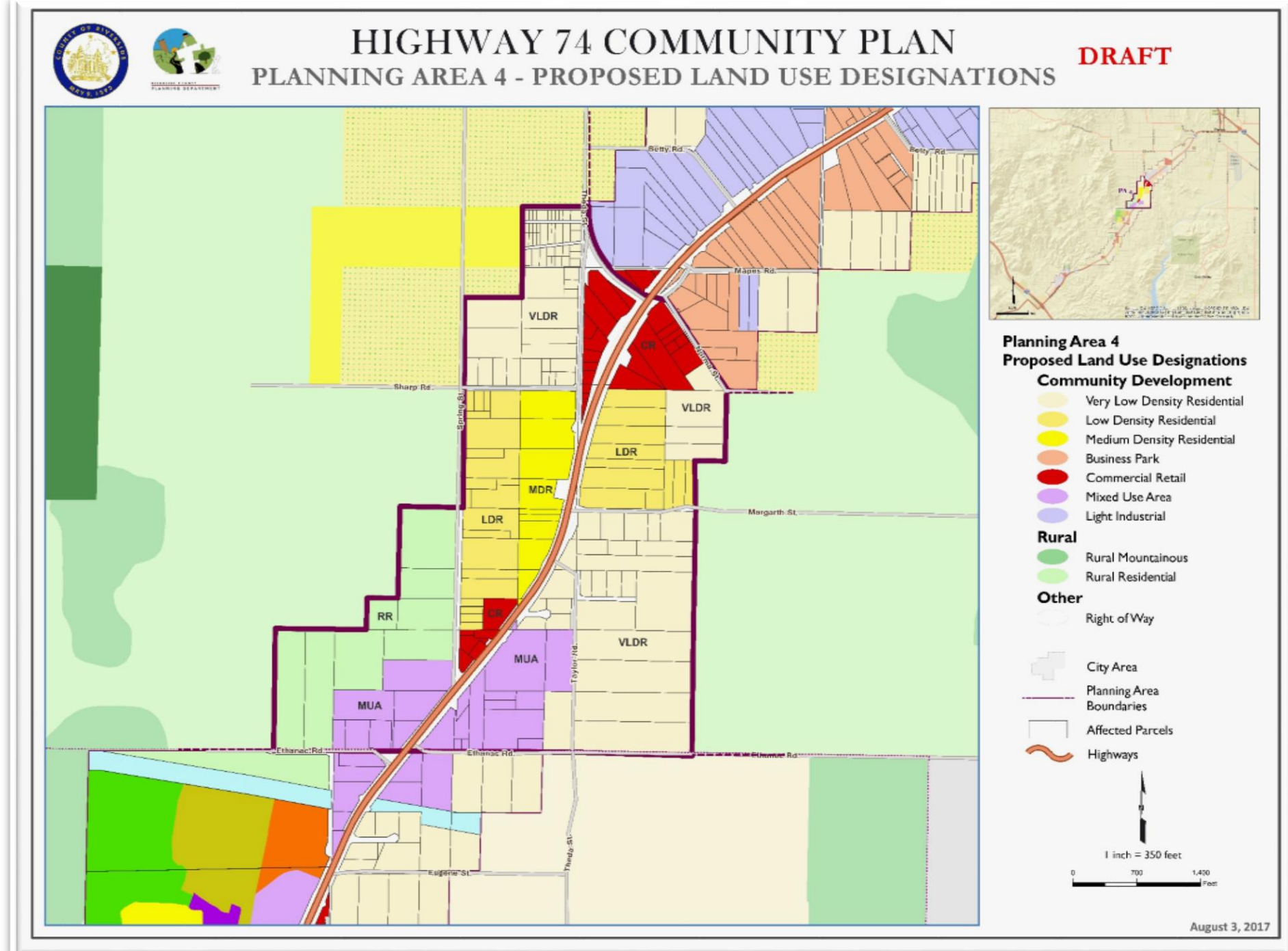
August 3, 2017

Planning Area

No. 3:

Specific Plan/Mixed  
Use/Residential

Planning Area  
No. 4:  
Commercial/Mixed  
Use/Residential



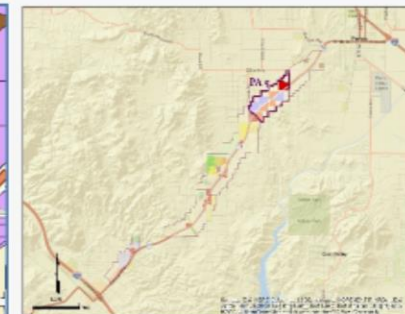
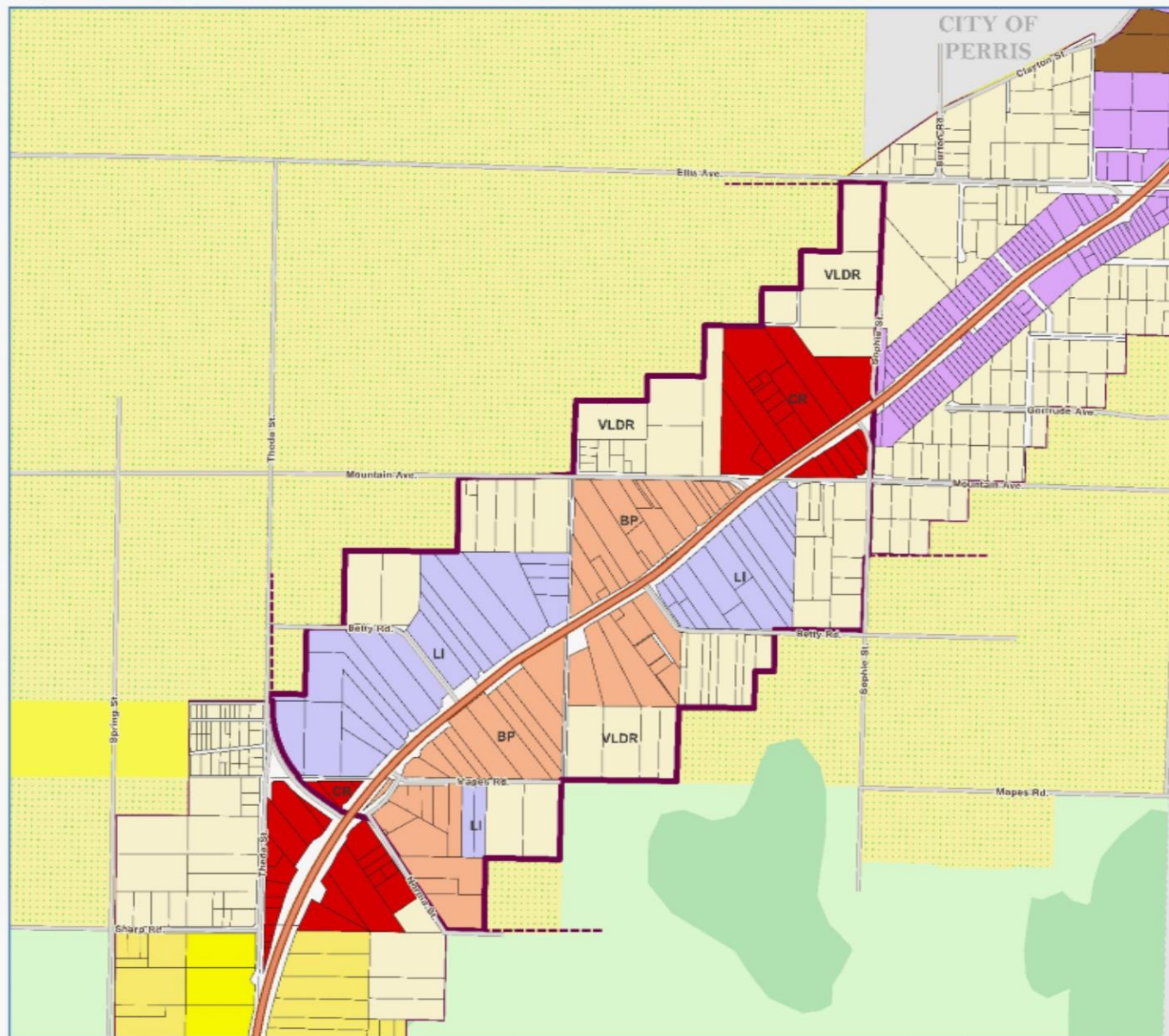




# HIGHWAY 74 COMMUNITY PLAN PLANNING AREA 5 - PROPOSED LAND USE DESIGNATIONS

**DRAFT**

Planning Area  
No. 5:  
Industrial & Business  
Park/Low Density  
Residential



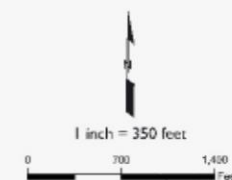
**Planning Area 5  
Proposed Land Use Designations**

**Community Development**

- Very Low Density Residential
- Business Park
- Commercial Retail
- Light Industrial

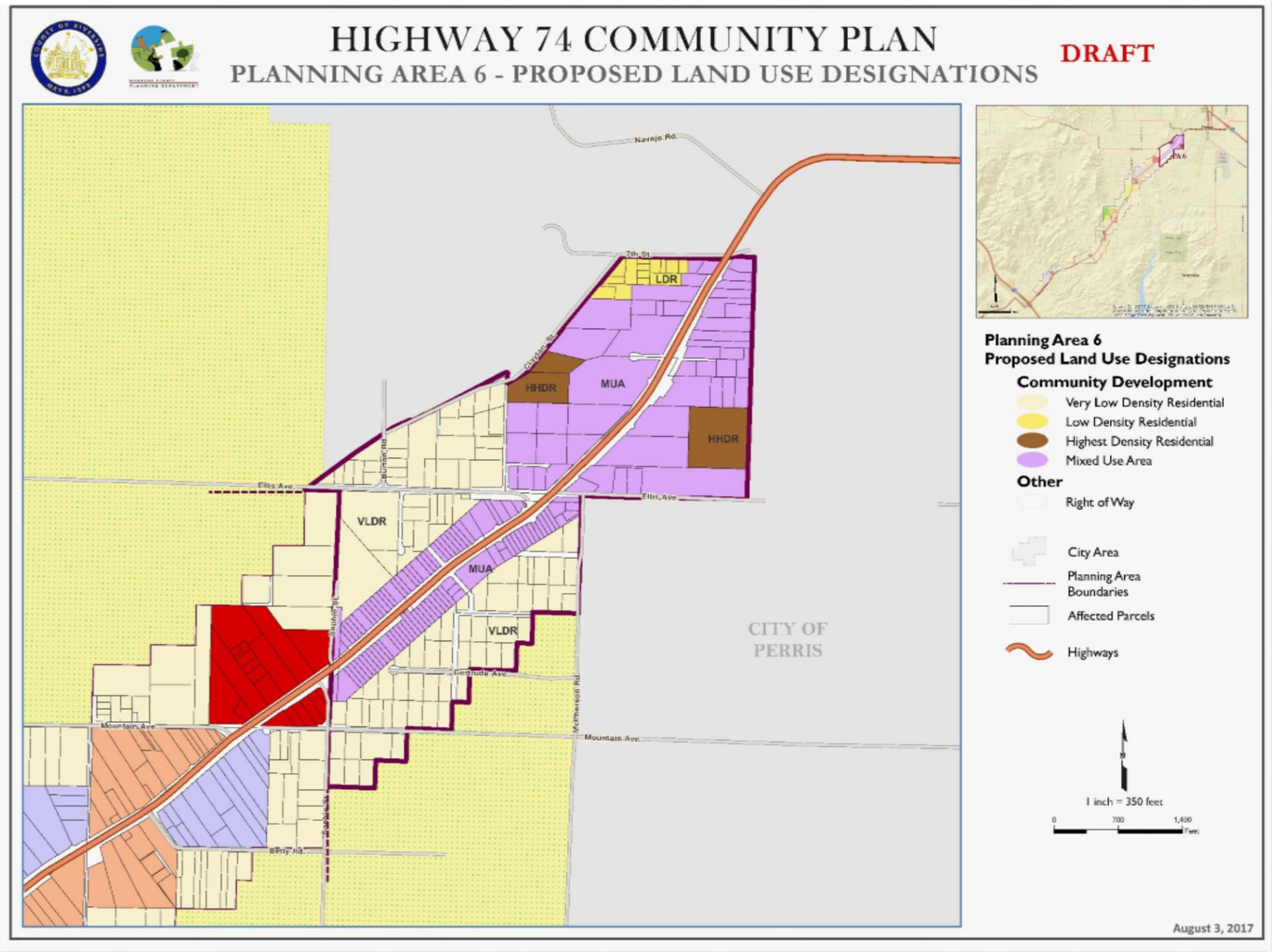
**Other**

- Right of Way
- City Area
- Planning Area Boundaries
- Affected Parcels
- Highways



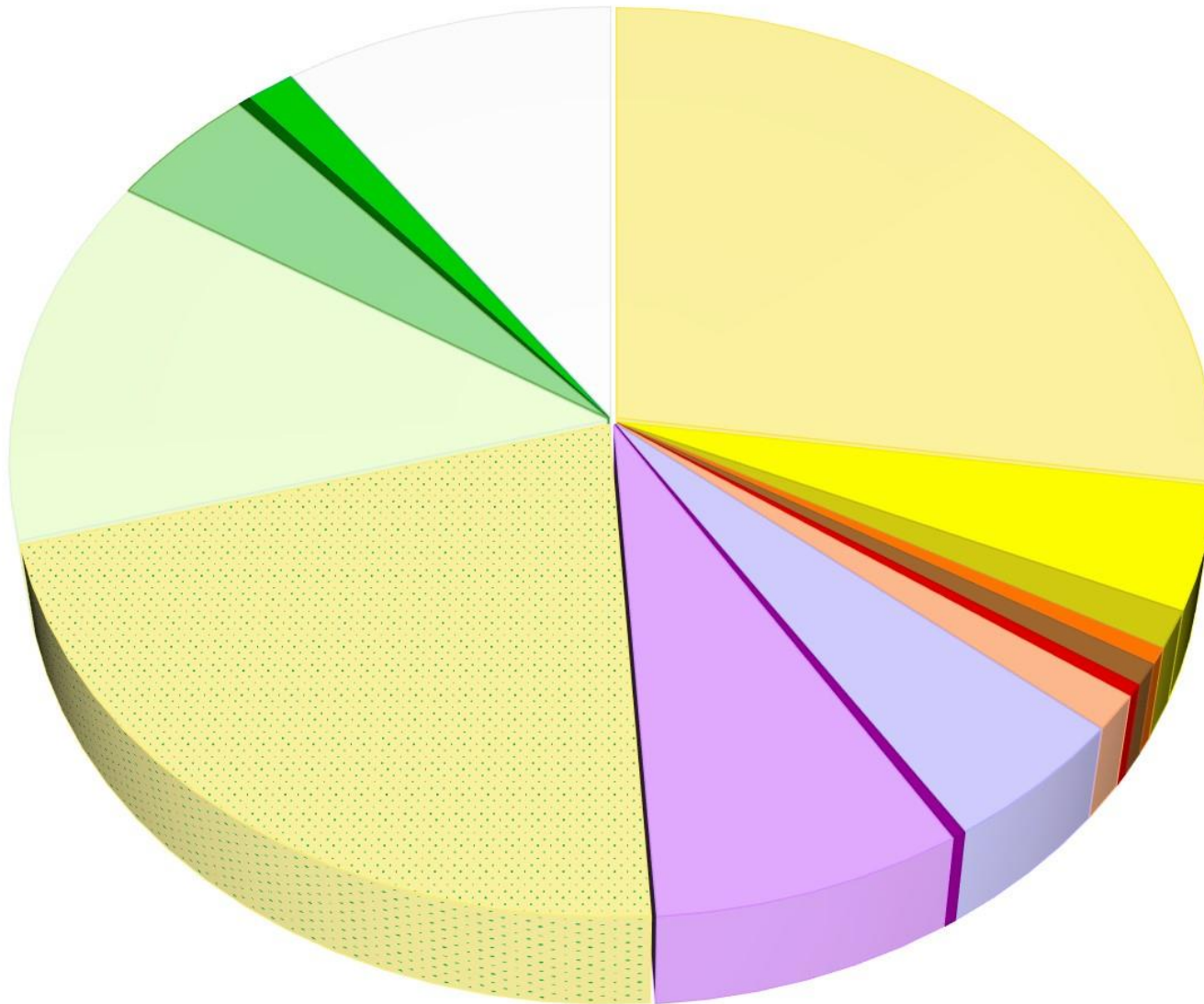
August 3, 2017

Planning Area  
No. 6:  
Mixed Use/  
Housing/  
Low Density  
Residential



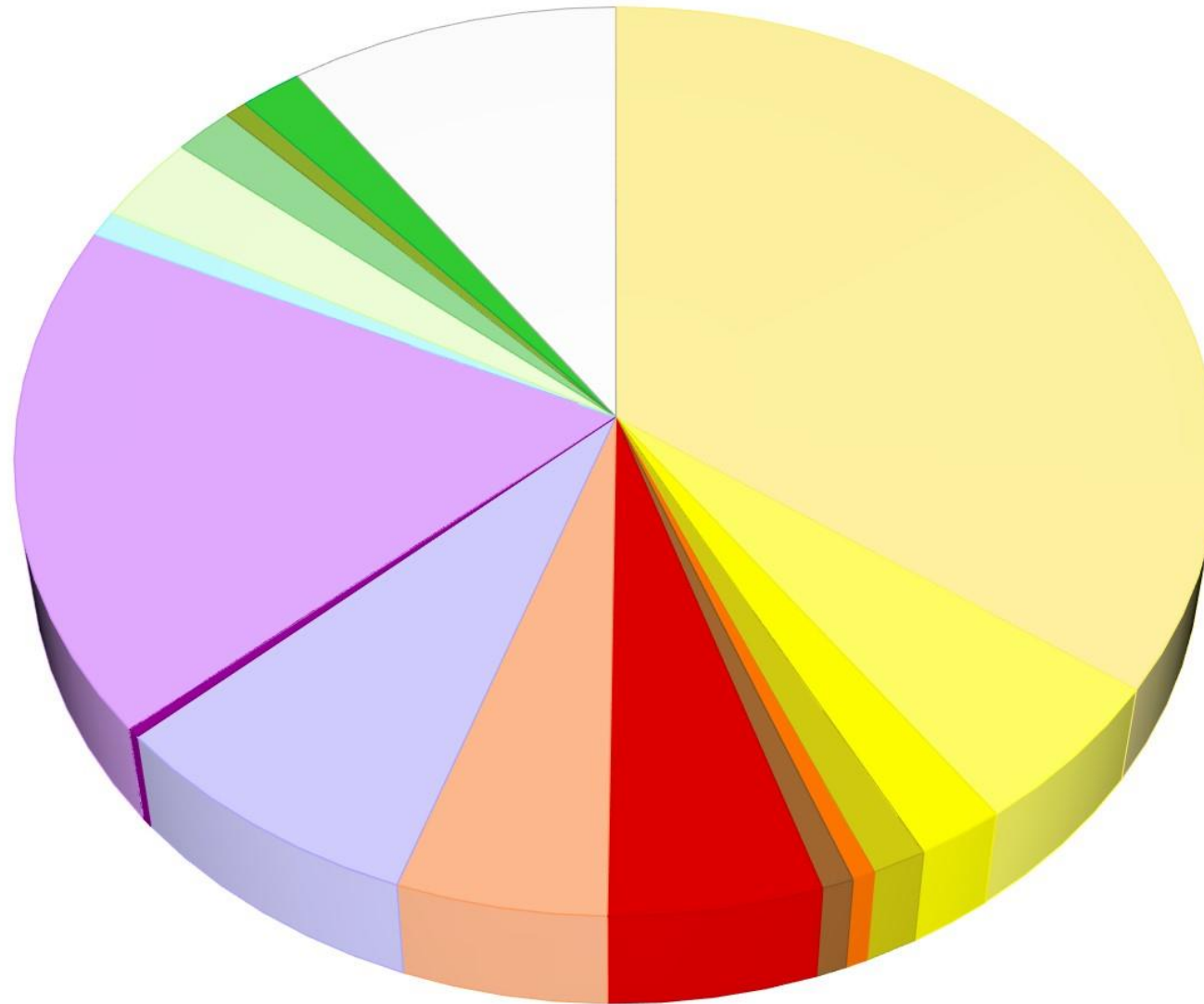


# EXISTING LAND USE DESIGNATIONS



- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Business Park
- Light Industrial
- Community Center
- Mixed Use
- Rural Community - Very Low Density Residential
- Rural Residential
- Rural Mountainous
- Open Space - Conservation Habitat
- Open Space - Recreation
- Right of Way

# PROPOSED LAND USE DESIGNATIONS



- Very Low Density Residential
- Light Density Residential
- Medium Density Residential
- Medium High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Business Park
- Light Industrial
- Community Center
- Mixed Use
- Public Facilities
- Rural Residential
- Rural Mountainous
- Open Space - Conservation
- Open Space - Recreation
- Right of Way

## Highway 74 Policies

- ▶ HWY74CP 1.1 - While the Foundation Element amendment to Community Development will apply to all parcels within the study area, many parcels will retain a land use designation that is rural in nature. This is intended to allow existing rural development to continue to thrive while putting in place a Foundation Element designation which supports a more intense Community Development level of development when market conditions dictate.
- ▶ HWY74CP 1.2 - Encourage consolidation of small parcels to promote better development design.
- ▶ HWY74CP 1.3 - Protect and maintain the existing rural land uses along the rural edge of the corridor.

## Highway 74 Policies

- ▶ HWY74CP 1.4 - Require that development of contiguous areas designated with commercial, light industrial or mixed use land uses be designed in a coordinated manner. (ELAP 1.2)
- ▶ HWY74CP 1.5 - Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply. (MVAP 3.1)
- ▶ HWY74CP 1.6 - Commercial uses, industrial uses and residential uses at higher densities than those levels depicted on the Area Plan may be approved based on the designations identified in the Rural Village Land Use Overlay. (MVAP 3.2)



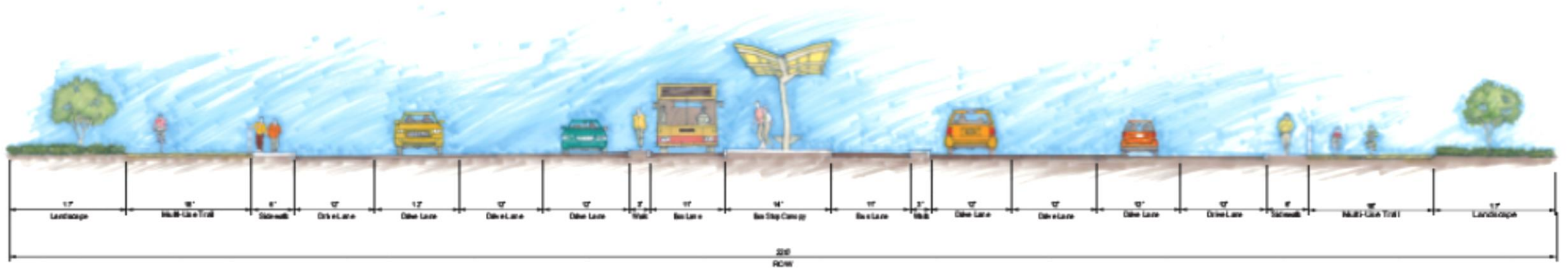
## Highway 74 Policies

- ▶ HWY74CP 1.7 - Existing commercial and industrial uses may be relocated to any location within the Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay area as necessary in conjunction with the improvement and widening of Highway 74. (MVAP 3.3, MVAP 4.1)
- ▶ HWY74CP 1.8 - Development of those portions of the Community Plan within the Fifth Supervisorial District shall adhere to the development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District. (MVAP 7.1)
- ▶ HWY74CP 1.9 - Establish ongoing coordination and communication with the Cities of Perris and Lake Elsinore, utility and service purveyors, water and sewer districts, private developers and Building Industry Association Riverside County Chapter so as to finance and extend necessary services along the Highway 74 corridor.



# HIGHWAY 74 COMMUNITY PLAN

## HIGHWAY 74 CROSS SECTION



HIGHWAY 74 PROPOSED CROSS SECTION  
NTS



# Anticipated Commercial Land Uses





















## Fine Dining







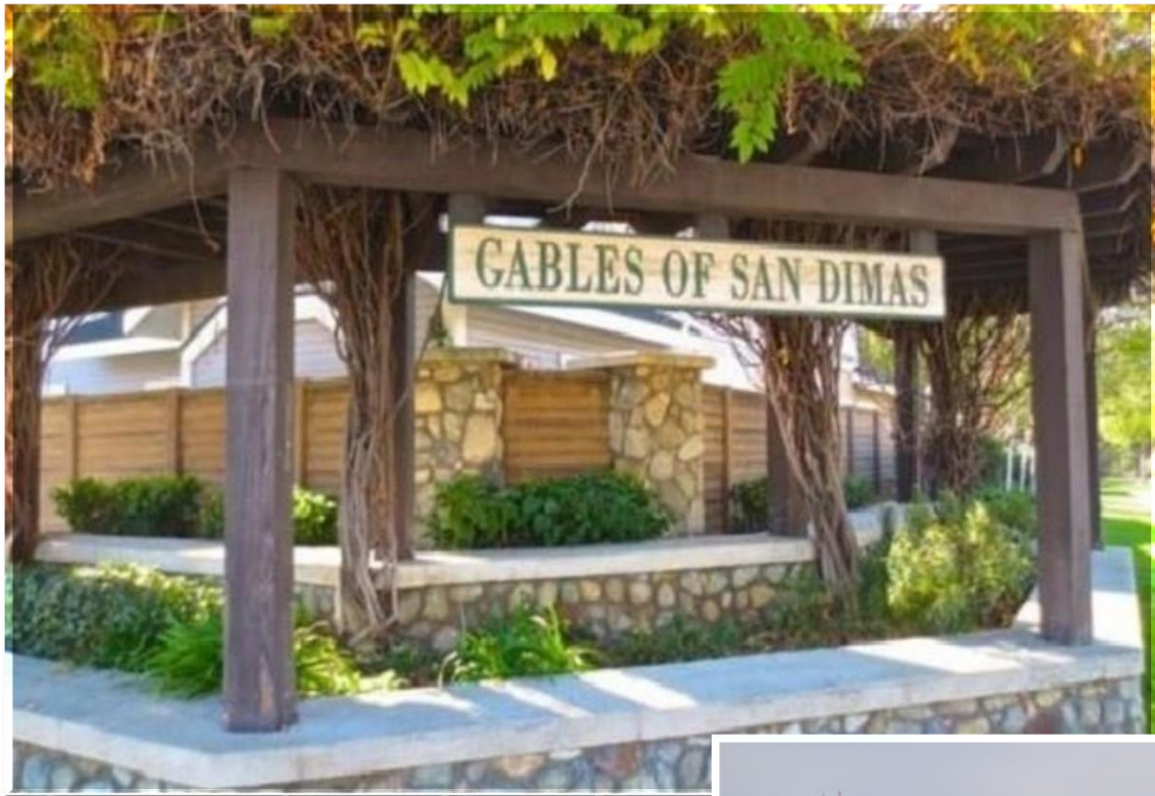
















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QUESTIONS & COMMENTS

*THANK YOU*

## Highway 74 Policies

- ▶ The Highway 74 Business Corridor study area lies within both the Elsinore and Mead Valley Area Plans. The policies proposed herein are intended to assist in achieving the various goals and objectives of the Highway 74 Community Plan Land Use Plan while also complying with the guidance and direction included in the existing Riverside County General Plan as well as the Elsinore and Mead Valley Area Plans. While some policies of the Elsinore and Mead Valley Area Plans are cited herein, all relevant policies of both the Elsinore Area plan and Mead Valley Area Plan, applicable to the Highway 74 Community Plan, are included by reference.



# Land Use

- ▶ HWY74CP 1.1 - While the Foundation Element amendment to Community Development will apply to all parcels within the study area, many parcels will retain a land use designation that is rural in nature. This is intended to allow existing rural development to continue to thrive while putting in place a Foundation Element designation which supports a more intense Community Development level of development when market conditions dictate.
- ▶ HWY74CP 1.2 - Encourage consolidation of small parcels to promote better development design.
- ▶ HWY74CP 1.3 - Protect and maintain the existing rural land uses along the rural edge of the corridor.
- ▶ HWY74CP 1.4 - Require that development of contiguous areas designated with commercial, light industrial or mixed use land uses be designed in a coordinated manner (ELAP 1.2)
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- ▶ HWY74CP 1.6 - Commercial uses, industrial uses and residential uses at higher densities than those levels depicted on the Area Plan may be approved based on the designations identified in the Rural Village Land Use Overlay (MVAP 3.2)
- ▶ HWY74CP 1.7 - Existing commercial and industrial uses may be relocated to any location within the Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay area as necessary in conjunction with the improvement and widening of Highway 74 (MVAP 3.3, MVAP 4.1)
- ▶ HWY74CP 1.8 - Development of those portions of the Community Plan within the Fifth Supervisorial District shall adhere to the development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District (MVAP 7.1)
- ▶ HWY74CP 1.9 - Establish ongoing coordination and communication with the Cities of Perris and Lake Elsinore, utility and service purveyors, water and sewer districts, private developers and Building Industry Association Riverside County Chapter so as to finance and extend necessary services along the Highway 74 corridor.



# Circulation

- ▶ HWY 74CP 2.1 - Require that commercial, light industrial and mixed use developments not substantially impact circulation systems and incorporate access to Highway 74 consistent with County Transportation policies and requirements (ELAP 1.4)
- ▶ HWY74CP 2.2 - Establish a secondary transit system so as to reduce direct access to Highway 74.
- ▶ HWY74CP 2.3 - Design and develop the vehicular roadway system in accordance with the classifications and design standards specified in the Planned Circulation Systems section of the General Plan Circulation Element (ELAP 8.1, MVAP 9.1)
- ▶ HWY74CP 2.4 - Maintain roadway Level of Service (LOS) standards as described in the Level of Service section of the County General Plan Circulation Element (ELAP 8.2, MVAP 9.2)
- ▶ HWY74CP 2.5 - Coordinate with the City of Lake Elsinore regarding the effort to extend and improve Nichols Road westerly to Interstate 15.

# Planning Area-Specific Policies

## ► Planning Area 1

- ❖ Maintain effective and comprehensive coordination efforts with the City of Lake Elsinore regarding planning programs, including circulation policies, that affect development/entitlement activity.
- ❖ Solicit participation of the community with planning and design efforts associated with the future extension of Nichols Road westerly to Interstate 15.

## ► Planning Area 2

- ❖ Maintain effective and comprehensive coordination efforts with the City of Lake Elsinore regarding planning programs, including circulation policies, that affect development/entitlement activity.

## ► Planning Area 3

- ❖ Maintain coordination regarding the formulation of improvement plans for utility and service systems for the Colinas de Oro Specific Plan community so as to ensure adequate sizing of facilities to serve the larger community;
- ❖ Establish an equitable infrastructure financing program for necessary capital improvements with the developers of the Colinas de Oro Specific Plan community and the service providers and responsible agencies.

## ► Planning Area 4

- ❖ Solicit participation of the community with planning and design efforts regarding the future extension of Ethanac Road and the interchange with Highway 74.

## ► Planning Area 5

- ❖ Pursue consolidation of parcels, especially in the commercial and light industrial areas.

## ► Planning Area 6

- ❖ Maintain effective and comprehensive coordination efforts with the City of Perris regarding planning programs, including circulation policies, that affect development/entitlement activity.