Highway 74 Community Plan

Planning Today for a Better Tomorrow
Planning Staff:

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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.*
- Project Boundary
- Cities of Perris to Lake Elsinore
- Foundation Level General Plan Amendment
- Initiated by the County Board of Supervisors
Proposed Land Use Plan (EAP)
Proposed Land Use Plan (MVAP)
Proposed Land Use Overview Exhibit
Planning Area No. 1:
Low Density Residential-Industrial
Planning Area No. 2: Mixed Use/Housing & Residential
Planning Area No. 3: Specific Plan/Mixed Use/Residential
Planning Area No. 4: Commercial/Mixed Use/Residential
Planning Area No. 5: Industrial & Business Park/Low Density Residential
Planning Area No. 6: Mixed Use/ Housing/ Low Density Residential
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.
Anticipated Commercial Land Uses
Fine Dining
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

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- 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.