

## TABLE OF CONTENTS

|                                                                                      |           |
|--------------------------------------------------------------------------------------|-----------|
| <b>VISION SUMMARY .....</b>                                                          | <b>1</b>  |
| <b>INTRODUCTION.....</b>                                                             | <b>4</b>  |
| A Special Note on Implementing the Vision .....                                      | 5         |
| <b>LOCATION .....</b>                                                                | <b>6</b>  |
| <b>FEATURES.....</b>                                                                 | <b>6</b>  |
| SETTING .....                                                                        | 6         |
| UNIQUE FEATURES.....                                                                 | 6         |
| Lakeview Mountains .....                                                             | 6         |
| Bernasconi Hills .....                                                               | 7         |
| San Jacinto River .....                                                              | 7         |
| San Jacinto Wildlife Area.....                                                       | 7         |
| UNIQUE COMMUNITIES .....                                                             | 7         |
| Lakeview .....                                                                       | 7         |
| Nuevo .....                                                                          | 8         |
| Juniper Flats .....                                                                  | 8         |
| Boulder Rise .....                                                                   | 8         |
| <b>LAND USE PLAN .....</b>                                                           | <b>8</b>  |
| LAND USE CONCEPT .....                                                               | 18        |
| Community Centers .....                                                              | 18        |
| <b>OVERLAYS AND POLICY AREAS.....</b>                                                | <b>20</b> |
| POLICY AREAS .....                                                                   | 20        |
| San Jacinto River .....                                                              | 20        |
| 2-4 Dwelling Units Per Acre (DU/AC) .....                                            | 21        |
| March Joint Air Reserve Base Influence Area .....                                    | 21        |
| Juniper Flats Policy Area .....                                                      | 22        |
| Northeast Business Park Overlay.....                                                 | 22        |
| Specific Plans .....                                                                 | 22        |
| <b>LAND USE.....</b>                                                                 | <b>30</b> |
| LOCAL LAND USE POLICIES .....                                                        | 30        |
| Community Centers and Mixed Use Areas/Highest Density Residential Town Centers ..... | 30        |
| Lakeview Town Center .....                                                           | 30        |
| Nuevo Community (Western Area).....                                                  | 38        |
| Third and Fifth Supervisorial District Design Standards and Guidelines .....         | 39        |
| Mount Palomar Nighttime Lighting .....                                               | 40        |
| <b>CIRCULATION .....</b>                                                             | <b>40</b> |
| LOCAL CIRCULATION POLICIES.....                                                      | 41        |
| Vehicular Circulation System.....                                                    | 41        |
| Trails and Bikeway System .....                                                      | 41        |
| Scenic Highways .....                                                                | 49        |
| Community Environmental Transportation Acceptability Process (CETAP) Corridors.....  | 49        |
| <b>MULTIPURPOSE OPEN SPACE .....</b>                                                 | <b>50</b> |

|                                                  |           |
|--------------------------------------------------|-----------|
| LOCAL OPEN SPACE POLICIES .....                  | 50        |
| Watersheds, Floodplains, and Watercourses .....  | 50        |
| MULTIPLE SPECIES HABITAT CONSERVATION PLAN ..... | 51        |
| MSHCP Program Description .....                  | 51        |
| Key Biological Issues .....                      | 52        |
| <b>HAZARDS .....</b>                             | <b>52</b> |
| LOCAL HAZARD POLICIES .....                      | 65        |
| Flooding and Dam Inundation .....                | 65        |
| Wildland Fire Hazard .....                       | 65        |
| Seismic .....                                    | 66        |
| Slope .....                                      | 66        |

## LIST OF FIGURES

|                                                                                               |           |
|-----------------------------------------------------------------------------------------------|-----------|
| Figure 1: Lakeview/Nuevo Area Plan Location .....                                             | 9         |
| Figure 2: Lakeview/Nuevo Area Plan Physical Features .....                                    | 11        |
| Figure 3: Lakeview/Nuevo Area Plan Land Use Plan .....                                        | 13        |
| Figure 4: Lakeview/Nuevo Area Plan Overlays and Policy Areas .....                            | 25        |
| Figure 5: Lakeview/Nuevo Area Plan March Joint Air Reserve Base Influence Area .....          | 27        |
| <i>Figure 3A: Lakeview/Nuevo Area Plan Lakeview Town Center Neighborhoods .....</i>           | <i>33</i> |
| <i>Figure 3B: Lakeview/Nuevo Area Plan Nuevo Community (Western Area) Neighborhoods .....</i> | <i>35</i> |
| Figure 6: Lakeview/Nuevo Area Plan Mt. Palomar Nighttime Lighting Policy Area .....           | 43        |
| Figure 7: Lakeview/Nuevo Area Plan Circulation .....                                          | 45        |
| Figure 8: Lakeview/Nuevo Area Plan Trails and Bikeway System .....                            | 47        |
| Figure 9: Lakeview/Nuevo Area Plan Scenic Highways .....                                      | 53        |
| Figure 10: Lakeview/Nuevo Area Plan Flood Hazards .....                                       | 55        |
| Figure 11: Lakeview/Nuevo Area Plan Wildfire Susceptibility .....                             | 57        |
| Figure 12: Lakeview/Nuevo Area Plan Seismic Hazards .....                                     | 59        |
| Figure 13: Lakeview/Nuevo Area Plan Steep Slope .....                                         | 61        |
| Figure 14: Lakeview/Nuevo Area Plan Slope Instability .....                                   | 63        |

## LIST OF TABLES

|          |                                                                                                                 |    |
|----------|-----------------------------------------------------------------------------------------------------------------|----|
| Table 1: | Land Use Designations Summary .....                                                                             | 15 |
| Table 2: | Statistical Summary of Lakeview/Nuevo Area Plan .....                                                           | 18 |
| Table 3: | Adopted Specific Plans in the Lakeview/Nuevo Area Plan .....                                                    | 29 |
| Table 4: | Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base) ..... | 29 |

General Plan Amendments adopted since 12/31/09

- GPA No. 1120, BOS RSLN 2014-222; 11/24/14;                      -GPA No. 960, BOS RSLN 2015-260, 12/08/15;



## Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the Lakeview/Nuevo Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County of Riverside, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

Lakeview/Nuevo, despite its dry, semi-desert climate, includes a segment of one of the major waterways in Riverside County: the San Jacinto River. The San Jacinto River is located in a valley pressed between the Bernasconi Hills and the Lakeview Mountains, which dominate the southeasterly half of the planning area. The Lakeview/Nuevo Area Plan is surrounded by mountain ranges in virtually every direction that create the sense of expanse so predominant in Riverside County.

The Lakeview/Nuevo Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the future of this distinctive valley to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of this plan addresses critical issues facing Lakeview/Nuevo. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the planning area fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in the Lakeview/Nuevo planning area, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding our valued open space network is described in the Multipurpose Open Space section. There are both natural and man-made hazards to consider, and they are spelled out in the Hazards section.

# Lakeview/Nuevo Area Plan

The Lakeview/Nuevo planning area contains only unincorporated land. The incorporated cities of Perris and San Jacinto abut the planning area on the western and eastern borders. Coordination with these cities was a critical component in shaping the Area Plan.

## *A Special Note on Implementing the Vision*

The preface to the Lakeview/Nuevo Area Plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Lakeview/Nuevo planning area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Community Centers.** This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the Vision. The Community Center designation has been given to two areas, each encompassing portions of two adjacent specific plans westerly of the San Jacinto River. These areas are considered Village Centers because they are intended to serve the surrounding areas and act as a focal point for the community. The surrounding land uses, such as Medium Density Residential and Commercial Retail, complement the intended pedestrian-friendly atmosphere by creating a human-scaled environment.

**San Jacinto River.** The San Jacinto River, like other waterways in Riverside County, is seasonal and is normally dry during the summer months. However, the San Jacinto River is one of the most significant waterways in western Riverside County. In addition to offering the obvious benefits to drainage, flood control, and water conservation, the San Jacinto River is an important corridor for species migration and habitat preservation. A channelization project is planned for the San Jacinto River that will balance the need for protection against flood hazards with the need for a healthy ecosystem.

**Environmental Setting.** The Lakeview Mountains and the Bernasconi Hills are both a part of the Lakeview/Nuevo planning area. Their distinct rock outcroppings and rugged character provide a visual identity for the planning area. Both ranges provide some recreational opportunities and an area for some wildlife habitat.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.



It is important to note that the data in this area plan is current as of *[Adoption date of GPA No. 1122]* ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## Location

The central location of the Lakeview/Nuevo area is clearly evident in Figure 1, Location. This planning area is surrounded by four area plans that constitute a major portion of western Riverside County. Starting to the south and moving clockwise, we find the adjacent Harvest Valley/ Winchester, Mead Valley, Reche Canyon/Badlands and San Jacinto Valley Area Plans. The City of Perris borders this area plan on the west and the City of San Jacinto borders this area plan on the east, while Lake Perris is located immediately to the north.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. The central location of Lakeview/Nuevo affords an ample view of the mountain vistas that dominate the remarkable setting of western Riverside County. These defining characteristics are shown on Figure 2, Physical Features, and further described below. This section describes the setting, features, and functions that are unique to the Lakeview/Nuevo planning area.

## Setting

The Lakeview/Nuevo planning area contains a wide valley formed by the San Jacinto River. This valley contains agricultural land as well as much of the development within the planning area. The Bernasconi Hills create a border in the northwest, while the Lakeview Mountains form the eastern boundary of the planning area. The rural community of Juniper Flats is located easterly of Nuevo, close to the Lakeview Mountains. The San Jacinto Wildlife Area is located at the foot of the Bernasconi Hills and forms the northern boundary of the planning area. The Colorado River Aqueduct runs underground in an east-to-west orientation through the northern portion of the planning area.

## Unique Features

### Lakeview Mountains

The Lakeview Mountains define the bulk of the central and southeastern portion of the Lakeview/Nuevo planning area and create a scenic backdrop for the planning area. The mountains, which are dotted with picturesque rock outcroppings, gently slope west to the valley that contains the San Jacinto River. Juniper Flats, a small rural area, is located close to the Lakeview Mountains.



# Lakeview/Nuevo Area Plan

## **Bernasconi Hills**

The Bernasconi Hills are located within the Lake Perris State Recreation Area. A portion of these hills are located in the northwest corner of the Lakeview/Nuevo planning area. The Bernasconi Hills are barren, steep, and rugged peaks that are a stark contrast to Lake Perris, which is located immediately north of this planning area. The hills and lake offer opportunities for such outdoor recreational activities as camping, hunting, water sports, fishing, picnicking, and biking.

## **San Jacinto River**

The San Jacinto River flows westward from Lake Hemet in the Santa Rosa Mountains, through Canyon Lake, and then to Lake Elsinore. It flows through the central portion of this planning area and has a profound influence over its land use patterns. Currently, the river is a semi-natural watercourse that is normally dry. Through the planning area, the river is partially channelized with earthen levees. The lands adjacent to the river are currently vacant or agricultural in nature.



Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, and whether natural or channelized.

Currently, there is a proposal to channelize the river with earthen berms from the Ramona Expressway to Interstate 215 to reduce flood threats and facilitate future development of adjacent properties. The project is sponsored by property owners in the area and is being prepared by the County of Riverside Flood Control and Water Conservation District. If this project is approved by federal agencies, the flood threat posed by this river will be significantly reduced. The broad valley in which this river sits may then be developed per the Area Plan Land Use Map. It is assumed that the channelization project will be approved, and it is included in the Area Plan Land Use Map. While the location and width of the channel has been decided, the Open Space-Conservation Habitat areas required to facilitate wildlife movement and biological diversity are not precisely known. Therefore, the Land Use Plan is subject to changes to reflect the final configuration of the habitat conservation areas.

## **San Jacinto Wildlife Area**

The San Jacinto Wildlife Area is nestled at the base of the Bernasconi Hills in the northwestern portion of the planning area. While the San Jacinto Wildlife Area is comprised of over 11,300 acres of natural lands, including wetlands, only a portion of the Wildlife Area is located within the Lakeview/Nuevo planning area. Because of the wetlands within the reserve, a large array of bird species, including birds of prey and waterfowl, migrate to this area every year.

## **Unique Communities**

### **Lakeview**

The community of Lakeview, in the northeast corner of the planning area, is characterized by predominantly residential and agricultural uses. Dairies and agricultural uses dominate the land north of the Ramona Expressway, and residential/equestrian uses are found south of the expressway. The residential uses in Lakeview are rural in nature and typically are located on lots between one-half and two acres in size. There is a small cluster of commercial uses at the intersection of the Ramona Expressway and Hansen Avenue, and a prominent warehouse distribution center located on the eastern edge of the community. Hansen Avenue, which runs north-south, is the major roadway in Lakeview, and is lined with tall, majestic palm trees.

## Nuevo

The community of Nuevo is located between the San Jacinto River on the west and the foothills of the Lakeview Mountains on the east. Nuevo Road and Lakeview Avenue are the major streets within this community. Nuevo is a rural community with an equestrian focus. While there are some smaller parcels, the vast majority of lots are typically between one-half and two acres in size. The community of Nuevo is anchored by a small neighborhood village located at the intersection of Lakeview Avenue and Nuevo Road. This village includes local serving commercial uses, a school, a ballfield, and a church. Surrounding the village are some of the smaller residential lots in the area. Community facilities, including a fire station, post office, and school, and a number of private equestrian facilities, are located in the area north of Nuevo Road.

## Juniper Flats

Juniper Flats is a rural residential community tucked away close to the Lakeview Mountains. This small rural, equestrian-oriented community consists of single family homes on large lots. Juniper Flats Road, a two-lane road, provides the only all-weather access through this community.

## Boulder Rise

Nestled on the western face of the Lakeview Mountains is the small rural community of Boulder Rise. Boulder Rise is located roughly in the area east of Menifee Road and south of San Jacinto Avenue. This area is characterized by the large lot residential uses set among numerous boulder outcroppings.

## Land Use Plan

“

*Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*

”

-RCIP Vision

The Lakeview/Nuevo Land Use Plan focuses on preserving the unique features in the Lakeview/Nuevo planning area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Lakeview/Nuevo Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 22 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the Area Plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the Area Plan land use designations.

**Table 1: Land Use Designations Summary**

| Foundation Component  | Area Plan Land Use Designation         | Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup> | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------|----------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agriculture           | Agriculture (AG)                       | 10 ac min.                                                  | <ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>                                                                                                                                                                                                                       |
| Rural                 | Rural Residential (RR)                 | 5 ac min.                                                   | <ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>                                                                                                                                                                               |
|                       | Rural Mountainous (RM)                 | 10 ac min.                                                  | <ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>                                                 |
|                       | Rural Desert (RD)                      | 10 ac min.                                                  | <ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul> |
| Rural Community       | Estate Density Residential (RC-EDR)    | 2 ac min.                                                   | <ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>                                                                                                                                                                                                                                                                                           |
|                       | Very Low Density Residential (RC-VLDR) | 1 ac min.                                                   | <ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>                                                                                                                                                                                                                                                                                           |
|                       | Low Density Residential (RC-LDR)       | 0.5 ac min.                                                 | <ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>                                                                                                                                                                                                                                                                                          |
| Open Space            | Conservation (C)                       | N/A                                                         | <ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>                                                                                                                                                                                                                                                                                                   |
|                       | Conservation Habitat (CH)              | N/A                                                         | <ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>                                                                                                                                                                                                                                                                     |
|                       | Water (W)                              | N/A                                                         | <ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>                                                                                                                                                                                                              |
|                       | Recreation (R)                         | N/A                                                         | <ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>                                                                                                                                                                                                                                                                                                                 |
|                       | Rural (RUR)                            | 20 ac min.                                                  | <ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>                                                                                                                                                                                                                                                                                  |
|                       | Mineral Resources (MR)                 | N/A                                                         | <ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>                                                                                                                                                                                                                                                                                                                                            |
| Community Development | Estate Density Residential (EDR)       | 2 ac min.                                                   | <ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>                                                                                                                                                                                                                                                                                   |

| Foundation Component  | Area Plan Land Use Designation         | Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup> | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|----------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Development | Very Low Density Residential (VLDR)    | 1 ac min.                                                   | <ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>                                                                                                                                                                                                       |
|                       | Low Density Residential (LDR)          | 0.5 ac min.                                                 | <ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>                                                                                                                                                                                                      |
|                       | Medium Density Residential (MDR)       | 2 - 5 du/ac                                                 | <ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>                                                                         |
|                       | Medium High Density Residential (MHDR) | 5 - 8 du/ac                                                 | <ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>                                                                                                                                                                                                                               |
|                       | High Density Residential (HDR)         | 8 - 14 du/ac                                                | <ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>                                                                                                                                                                                                                                   |
|                       | Very High Density Residential (VHDR)   | 14 - 20 du/ac                                               | <ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>                                                                                                                                                                                                                                                                                                                             |
|                       | Highest Density Residential (HHDR)     | 20+ du/ac                                                   | <ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>                                                                                                                                                                                                                                                                          |
|                       | Commercial Retail (CR)                 | 0.20 - 0.35 FAR                                             | <ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul> |
|                       | Commercial Tourist (CT)                | 0.20 - 0.35 FAR                                             | <ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>                                                                                                                                                                                                                                                                                           |
|                       | Commercial Office (CO)                 | 0.35 - 1.0 FAR                                              | <ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>                                                                                                                                                                                                                                                                                           |
|                       | Light Industrial (LI)                  | 0.25 - 0.60 FAR                                             | <ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>                                                                                                                                                                                                                                          |
|                       | Heavy Industrial (HI)                  | 0.15 - 0.50 FAR                                             | <ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>                                                                                                                                                                                                                                                                      |
|                       | Business Park (BP)                     | 0.25 - 0.60 FAR                                             | <ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>                                                                                                                                                                                                                                            |
|                       | Public Facilities (PF)                 | ≤ 0.60 FAR                                                  | <ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>                                                                                                                                                                                                                                                                                                              |
|                       | Community Center (CC)                  | 5 - 40 du/ac<br>0.10 - 0.3 FAR                              | <ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>                                                                                |
|                       | Mixed-Use Planning Area                |                                                             | <ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>                                                            |

# Lakeview/Nuevo Area Plan

## Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

|                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Development Overlay (CDO)                                      | <ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>                                                                                                                                                                                                                                                                                                                                   |
| Community Center Overlay (CCO)                                           | <ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA) | <ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul> |
| Historic District Overlay (HDO)                                          | <ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Specific Community Development Designation Overlay                       | <ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Areas                                                             | <ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>                                                                                                                                                                            |

### NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5-acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of Lakeview/Nuevo Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

The Lakeview/Nuevo Land Use Plan provides for significant growth in its western half, near the City of Perris. Residential density gradually decreases east of the San Jacinto River until the Lakeview Mountains, where the Mountainous and Rural land use designations reflect the area's rugged nature. A series of adopted specific plans, concentrated west of the San Jacinto River, have influenced land use patterns and residential densities in this area. East of the San Jacinto River, the Land Use Plan generally reflects a pattern of predominantly low density residential character with pockets of commercial uses interspersed within the communities of Lakeview and Nuevo. Continuing east past Lakeview Avenue, the land use pattern provides primarily for Rural Community-Low Density Residential land uses with clusters of Medium Density Residential neighborhoods, Public Facilities, and Commercial Retail designations.

## Community Centers



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.

Two Community Centers are designated in the Lakeview/Nuevo planning area. The first Community Center has been identified in the valley adjacent to the Bernasconi Hills along the Ramona Expressway. The second Community Center is located west of the San Jacinto River on Nuevo Road. These Community Center designations would accommodate Village Center type development, which includes pedestrian oriented downtowns with uses that serve the nearby residential neighborhoods. Some typical uses found in a Village Center include residential units, retail commercial, office, public facilities, parks, museums, public services, employment, and entertainment uses.

Both of these Community Center designations include portions of two adjacent approved Specific Plans, and are rooted in Planning Areas identified as mixed use planning areas or areas that could accommodate either commercial or higher intensity residential development.

**Table 2: Statistical Summary of Lakeview/Nuevo Area Plan**

| LAND USE                                                   | AREA    | STATISTICAL CALCULATIONS <sup>1</sup> |        |         |
|------------------------------------------------------------|---------|---------------------------------------|--------|---------|
|                                                            | ACREAGE | D.U.                                  | POP.   | EMPLOY. |
| <b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>2</sup></b>   |         |                                       |        |         |
| <b>BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b> |         |                                       |        |         |
| <b>AGRICULTURE FOUNDATION COMPONENT</b>                    |         |                                       |        |         |
| Agriculture (AG)                                           | 1,802   | 90                                    | 275    | 90      |
| <i>Agriculture Foundation Sub-Total:</i>                   | 1,802   | 90                                    | 275    | 90      |
| <b>RURAL FOUNDATION COMPONENT</b>                          |         |                                       |        |         |
| Rural Residential (RR)                                     | 4,829   | 724                                   | 2,209  | NA      |
| Rural Mountainous (RM)                                     | 4,028   | 201                                   | 614    | NA      |
| Rural Desert (RD)                                          | 0       | 0                                     | 0      | NA      |
| <i>Rural Foundation Sub-Total:</i>                         | 8,857   | 925                                   | 2,823  | 0       |
| <b>RURAL COMMUNITY FOUNDATION COMPONENT</b>                |         |                                       |        |         |
| Estate Density Residential (RC-EDR)                        | 1,450   | 508                                   | 1,548  | NA      |
| Very Low Density Residential (RC-VLDR)                     | 2,091   | 1,568                                 | 4,782  | NA      |
| Low Density Residential (RC-LDR)                           | 3,009   | 4,514                                 | 13,765 | NA      |
| <i>Rural Community Foundation Sub-Total:</i>               | 6,550   | 6,590                                 | 20,095 | 0       |



# Lakeview/Nuevo Area Plan

| LAND USE                                                                                                                                                                                                                                                                        | AREA                     | STATISTICAL CALCULATIONS <sup>1</sup> |                           |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------|---------------------------|--------------------------|
|                                                                                                                                                                                                                                                                                 | ACREAGE                  | D.U.                                  | POP.                      | EMPLOY.                  |
| <b>OPEN SPACE FOUNDATION COMPONENT</b>                                                                                                                                                                                                                                          |                          |                                       |                           |                          |
| Open Space-Conservation (OS-C)                                                                                                                                                                                                                                                  | 786                      | NA                                    | NA                        | NA                       |
| Open Space-Conservation Habitat (OS-CH)                                                                                                                                                                                                                                         | 1,083                    | NA                                    | NA                        | NA                       |
| Open Space-Water (OS-W)                                                                                                                                                                                                                                                         | 212                      | NA                                    | NA                        | NA                       |
| Open Space-Recreation (OS-R)                                                                                                                                                                                                                                                    | 101                      | NA                                    | NA                        | 13                       |
| Open Space-Rural (OS-RUR)                                                                                                                                                                                                                                                       | 0                        | 0                                     | 0                         | NA                       |
| Open Space-Mineral Resources (OS-MIN)                                                                                                                                                                                                                                           | 148                      | NA                                    | NA                        | 4                        |
| <i>Open Space Foundation Sub-Total:</i>                                                                                                                                                                                                                                         | 2,330                    | 0                                     | 0                         | 17                       |
| <b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>                                                                                                                                                                                                                               |                          |                                       |                           |                          |
| Estate Density Residential (EDR)                                                                                                                                                                                                                                                | 0                        | 0                                     | 0                         | NA                       |
| Very Low Density Residential (VLDR)                                                                                                                                                                                                                                             | 492                      | 369                                   | 1,124                     | NA                       |
| Low Density Residential (LDR)                                                                                                                                                                                                                                                   | 1,021                    | 1,531                                 | 4,670                     | NA                       |
| Medium Density Residential (MDR)                                                                                                                                                                                                                                                | 4,359 3,381              | 14,348<br>12,798                      | 43,756<br>39,028          | NA                       |
| Medium-High Density Residential (MHDR)                                                                                                                                                                                                                                          | 370 327                  | 2,408 2,214                           | 7,344 6,478               | NA                       |
| High Density Residential (HDR)                                                                                                                                                                                                                                                  | 0                        | 0                                     | 0                         | NA                       |
| Very High Density Residential (VHDR)                                                                                                                                                                                                                                            | 66                       | 1,127                                 | 3,437                     | NA                       |
| Highest Density Residential (HHDR)                                                                                                                                                                                                                                              | 0 19                     | 0 581                                 | 0 1,771                   | NA                       |
| Commercial Retail <sup>2</sup> (CR)                                                                                                                                                                                                                                             | 180 129                  | NA                                    | NA                        | 2,699<br>1,497           |
| Commercial Tourist (CT)                                                                                                                                                                                                                                                         | 8                        | NA                                    | NA                        | 137                      |
| Commercial Office (CO)                                                                                                                                                                                                                                                          | 0                        | NA                                    | NA                        | 0                        |
| Light Industrial (LI)                                                                                                                                                                                                                                                           | 1,140                    | NA                                    | NA                        | 14,655                   |
| Heavy Industrial (HI)                                                                                                                                                                                                                                                           | 8                        | NA                                    | NA                        | 73                       |
| Business Park (BP)                                                                                                                                                                                                                                                              | 258                      | NA                                    | NA                        | 4,209                    |
| Public Facilities (PF)                                                                                                                                                                                                                                                          | 174 170                  | NA                                    | NA                        | 174 170                  |
| Community Center (CC) <sup>3</sup>                                                                                                                                                                                                                                              | 131                      | 681                                   | 2,078                     | 1,497                    |
| Mixed Use Planning Area (MUPA)                                                                                                                                                                                                                                                  | 0 1,056                  | 0 12,700                              | 0 44,399                  | 0 761                    |
| <i>Community Development Foundation Sub-Total:</i>                                                                                                                                                                                                                              | 8,207 8,206              | 20,464<br>31,911                      | 62,409<br>102,985         | 23,444<br>23,443         |
| <b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>                                                                                                                                                                                                                                 | <b>27,746<br/>27,745</b> | <b>28,069<br/>39,516</b>              | <b>85,602<br/>126,178</b> | <b>23,551<br/>23,550</b> |
| <b>NON-COUNTY JURISDICTION LAND USES</b>                                                                                                                                                                                                                                        |                          |                                       |                           |                          |
| <b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>                                                                                                                                                                                                                        |                          |                                       |                           |                          |
| Cities                                                                                                                                                                                                                                                                          | 0                        | ---                                   | ---                       | ---                      |
| Indian Lands                                                                                                                                                                                                                                                                    | 0                        | ---                                   | ---                       | ---                      |
| Freeways                                                                                                                                                                                                                                                                        | 0                        | ---                                   | ---                       | ---                      |
| <i>Other Lands Sub-Total:</i>                                                                                                                                                                                                                                                   | 0                        |                                       |                           |                          |
| <b>TOTAL FOR ALL LANDS:</b>                                                                                                                                                                                                                                                     | <b>27,746<br/>27,745</b> | <b>28,069<br/>39,516</b>              | <b>85,602<br/>126,178</b> | <b>23,551<br/>23,550</b> |
| <b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>                                                                                                                                                                                                                                     |                          |                                       |                           |                          |
| <b>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</b> |                          |                                       |                           |                          |
| <b>OVERLAYS AND POLICY AREAS</b>                                                                                                                                                                                                                                                |                          |                                       |                           |                          |
| <b>OVERLAYS<sup>4, 5</sup></b>                                                                                                                                                                                                                                                  |                          |                                       |                           |                          |
| Community Development Overlay                                                                                                                                                                                                                                                   | 840                      | 754                                   | 2,299                     | 5,986                    |
| Northeast Business Park Overlay                                                                                                                                                                                                                                                 | 232                      | NA                                    | NA                        | 3,798                    |
| <i>Total Area Subject to Overlays:<sup>4, 5</sup></i>                                                                                                                                                                                                                           | 1,072                    | 754                                   | 2,299                     | 9,784                    |
| <b>POLICY AREAS<sup>6</sup></b>                                                                                                                                                                                                                                                 |                          |                                       |                           |                          |
| San Jacinto River                                                                                                                                                                                                                                                               | 2,328                    | ---                                   | ---                       | ---                      |
| 2-4 DU/AC                                                                                                                                                                                                                                                                       | 872                      | ---                                   | ---                       | ---                      |
| Juniper Flats                                                                                                                                                                                                                                                                   | 406                      | ---                                   | ---                       | ---                      |
| March Joint Air Reserve Base Influence Area                                                                                                                                                                                                                                     | 7,346                    | ---                                   | ---                       | ---                      |



| LAND USE                                           | AREA          | STATISTICAL CALCULATIONS <sup>1</sup> |      |         |
|----------------------------------------------------|---------------|---------------------------------------|------|---------|
|                                                    | ACREAGE       | D.U.                                  | POP. | EMPLOY. |
| <i>Total Area Within Policy Areas:<sup>6</sup></i> | 10,952        |                                       |      |         |
| <b>TOTAL AREA WITHIN SUPPLEMENTALS:</b>            | <b>12,024</b> |                                       |      |         |

## FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation *and* a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlay data represent the additional dwelling units, population and/or employment permissible under the alternate land uses.
- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 6 871.86 acres is under 2-4 Du/Ac Policy Area which has an assumption of 3 du/ac.
- 7 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

Not all areas within an area plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas designated in this area plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Policy Areas

Five policy areas and two overlays have been designated within the Lakeview/Nuevo planning area. In some ways, these policies are even more critical to the sustained character of the Lakeview/Nuevo planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries, other than the boundaries of the March Joint Air Reserve Base Airport Influence Area, are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

### San Jacinto River

The intent of this policy area is to reflect the fact that the land use designations may change as a result of implementing the proposed San Jacinto River Channelization Project, which is an ongoing process that has not been finalized. However, at the time of the adoption of this area plan, the location, configuration, and width of the channel are known. The channelization project would widen the channel to a 500-foot-wide, soft bottomed channel with earthen berms that are protected with rip-rap. This project would reduce the threat of flooding during a 100-year flood event and allow for increased development on adjacent lands.

The unknown portion of this project is the definition of the necessary habitat lands that would serve as a corridor for wildlife movement. Depending upon where these wildlife lands are identified, the underlying land use designations may change. The San Jacinto Policy Area acknowledges that future land use changes may occur as a part of the channelization project and minimizes the necessary General Plan amendment process.



LNAP = Lakeview/Nuevo  
Area Plan Policy

## Policies:

### LNAP 1.1

Allow the land use designations within the San Jacinto River Policy Area to change by a technical amendment to the General Plan to reflect the habitat areas resulting from the adopted San Jacinto River Channelization Project.

## 2-4 Dwelling Units Per Acre (DU/AC)

The 2-4 DU/AC Policy Area is currently within the 100-year floodplain of the San Jacinto River. Its function is to restrict density from the maximum allowed by the Land Use Plan to four dwelling units per acre. These density limitations are imposed to minimize the impacts of a 100-year flood event on residents and their property. This policy area also provides a transition from higher density uses west of the San Jacinto River to the Rural Community Low Density Residential uses found in the Lakeview and Nuevo communities.

## Policies:

### LNAP 2.1

Restrict the density within the 2-4 DU/AC Policy Area to a maximum of four (4) dwelling units per acre to reduce the risk of flood damage to residents and create a smooth transition from higher density to lower density residential uses.

## March Joint Air Reserve Base Influence Area

The former March Air Force Base is located northwest of the Lakeview/Nuevo planning area. The Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The boundary of the March Joint Air Reserve Base Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are three Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, March Joint Air Reserve Base Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

## Policies:

### LNAP 3.1

To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

## Juniper Flats Policy Area

The Juniper Flats Policy Area is designated Rural Residential - 5-acre lot size. However, if developed pursuant to a unified plan for the entire area, a somewhat higher intensity of development may be considered.

### Policies:

LNAP 4.1: Notwithstanding the Rural Residential - 5-acre designation of this area on the Lakeview/Nuevo Area Plan map, the Juniper Flats Policy Area may be developed at a maximum residential intensity of 0.4 dwelling units per acre, and the area may be developed with 2.5-acre lots, provided that the area is developed pursuant to a unified plan for the entire area.

## Northeast Business Park Overlay

The Lakeview/Nuevo area plan has long been characterized by rural and agricultural uses, primarily based on the nearby Nutralite Vitamin Factory that once used the neighboring fields to grow ingredients. While the rural nature of nearby Nuevo community is protected by the Lakeview/Nuevo Design Guidelines, the area in the northeast section is foreseen to be more urbanized as the remaining agricultural uses fade away. Furthermore, the Mid-County Parkway is planned to bisect this area and will direct future development patterns differently. Development activities, especially a number of large-scale Specific Plans, present potential land use incompatibility issues for existing dairy/agriculture. The Northeast Business Park Overlay is intended to prepare the area for commercial and industrial uses that would serve to provide employment in the area plan. It is a long range vision to ensure adequate provision for generating a tax base for the future community.

### Policies:

LNAP 5.1 Require new developments to remain outside 100-year flood plain.

LNAP 5.2 Truck terminals, as well as draying, freight and trucking operations, or other industrial/manufacturing uses which could be expected to generate substantial truck traffic, shall not be allowed.

LNAP 5.3 New development shall incorporate a community trail linkage in concert with trails objectives stated in policy LNAP 10.1.

## Specific Plans



The authority for preparation of specific plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to

## Lakeview/Nuevo Area Plan

any listed specific plan can be reviewed at the Riverside County Planning Department.

The six specific plans located in the Lakeview/Nuevo planning area are listed in Table 3, Adopted Specific Plans in the Lakeview/Nuevo Area Plan.

Specific Plan No. 114 (Tracts 4437 and 4852), Specific Plan No. 183 (Rancho Nuevo), Specific Plan No. 239 (Stoneridge), Specific Plan No. 246 (McCanna Hills), and Specific Plan No. 251 (Lake Nuevo Village) are determined to be Community Development Specific Plans. Specific Plan No. 134 (Sky Mesa) is determined to be a Rural Specific Plan.

This page intentionally left blank

**Table 3: Adopted Specific Plans in the Lakeview/Nuevo Area Plan**

| Specific Plan        | Specific Plan # |
|----------------------|-----------------|
| Tracts 4437 and 4852 | 114             |
| Sky Mesa             | 134             |
| Rancho Nuevo         | 183             |
| Stoneridge           | 239             |
| McCanna Hills        | 246             |
| Lake Nuevo Village   | 251             |

Source: County of Riverside Planning Department.

**Table 4: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to March Joint Air Reserve Base)<sup>1,2</sup>**

| Safety Zone | Maximum Population Density           | Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area I      |                                      | <p>No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities.</p> <ul style="list-style-type: none"> <li>• Places of Assembly, such as churches, schools, and auditoriums.</li> <li>• Large Retail Outlets, such as shopping centers, department stores, and "big box" discount stores, supermarkets, and drug stores.</li> <li>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.</li> <li>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.</li> <li>• Communication Facilities for use by emergency response and public information activities.</li> <li>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.</li> </ul> |
| Area II     | Residential<br>2.5-acre minimum lots |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Area III    |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

<sup>1</sup> The following uses shall be prohibited in all airport safety zones:

- Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

<sup>2</sup> Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

<sup>3</sup> Except at densities less than 0.4 DU/acre within specified areas as designated by the Airport Land Use Commission.

Source: Extracted from Riverside County Airport Land Use Plan



Community Center Guidelines have been prepared to aid in the physical development of vibrant community centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that community centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified community center implementation tools such as zoning classifications and specific plan design guidelines.



The Community Center Guidelines are located in Appendix J of the General Plan.

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Lakeview/Nuevo planning area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. The Local Land Use Policies section provides policies to address these issues. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

### Local Land Use Policies

#### **Community Centers and Mixed Use Areas/Highest Density Residential Town Centers**

Two community centers are identified in the Lakeview/Nuevo Area Plan Land Use Plan that offer a unique mix of employment, commercial, public, and residential uses. These community centers are rooted in Planning Areas identified as mixed use planning areas in the adjacent Stoneridge and McCanna Hills Specific Plans. These Specific Plans provide the direction and standards for the future design and development for the lands within their boundaries. However, the future development of these two community centers would benefit from utilization of the features in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

#### **Policies:**

LNAP 6.1 Encourage the two mixed use planning areas in the adopted Stoneridge and McCanna Hills Specific Plans to adhere to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

### **Lakeview Town Center**

*Lakeview Town Center (see Figure 3A), which includes seven HHDR and Mixed-Use Area neighborhoods, will assist in establishing balanced, mixed-use development patterns in the community of Lakeview. These neighborhoods are located both in Lakeview's historic core, which is located primarily along the Ramona Expressway, and near and along both sides of the San Jacinto River. Since Lakeview is envisioned to continue providing for rural lifestyles, as well as more urban development, in the future, policies have been provided to promote compatibility between major land use types.*

*The Mixed-Use Areas described below will provide landowners with the opportunity to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop*



*mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs.*

*Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, including, for example, retail uses, eating and drinking establishments, personal services such as barber shops, beauty shops, and dry cleaners, professional offices, and public facilities including schools, together with places of assembly and recreational, cultural, and spiritual community facilities, integrated with small parks, plazas, and pathways or paseos. Together these designated Mixed Use Areas will provide balanced mixes of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of assembly, schools, parks, and community and senior centers.*

*It is envisioned that the future development of the community of Lakeview will be focused on three major neighborhood groupings: Lakeview Downtown Neighborhoods, East of the River Neighborhoods, and West of the River Neighborhoods. These neighborhood groupings and the policies applying to the neighborhoods within them are described below:*

***Lakeview Downtown Neighborhoods:*** *(Lakeview/Reservoir Avenues West, Lakeview/Reservoir Avenues East, and Hansen/Palm Avenues Neighborhood (Neighborhoods 5, 6, and 7, respectively), are located in the historic core of the community where Lakeview, Hansen, and Reservoir Avenues come together adjacent to the south side of Ramona Expressway, and north of Palm Avenue. The Lakeview/Reservoir Avenues East Neighborhood, located in the middle of these three neighborhoods, is well suited for potential implementation of a “downtown/Main Street” style development that would allow for vertical integration of land uses, with residential dwelling units above retail establishments, or integrated side-by-side mixed use development. Nonresidential development in this area should maintain and enhance the walkability of this area. The Lakeview/Reservoir Avenues West Neighborhood is located nearby to the west. The Hansen/Palm Avenues Neighborhood is located toward the east, where it adjoins (across Hansen Avenue) a community park with a Little League baseball field. The policies pertaining to these three neighborhoods are described below:*

### ***Highest Density Residential (HHDR) Neighborhoods:***

***The following are the policies applying to the two neighborhoods located in the Lakeview Downtown grouping of neighborhoods that are designated entirely for HHDR development:***

*The **Lakeview/Reservoir Avenues West Neighborhood** [Neighborhood 5] contains about 11 gross acres (about nine net acres) and is designated HHDR.*

#### ***Policy:***

LNAP 6.2      *The entire Lakeview/Reservoir Avenues Neighborhood shall be developed in accordance with the HHDR land use designation.*

*The **Hansen/Palm Avenues Neighborhood** [Neighborhood 7] contains about eight gross acres (about ~~five~~ **nine** net acres) and is designated HHDR.*

#### ***Policy:***

LNAP 6.3      *The entire Hansen/Palm Avenues Neighborhood shall be developed in accordance with the HHDR land use designation.*

## **Mixed-Use Area (MUA) Neighborhood:**

Following are the policies applying to the only neighborhood located in the Lakeview Downtown grouping of neighborhoods that is designated for Mixed-Use Area development:

The **Lakeview/Reservoir Avenues East Neighborhood** [Neighborhood 6] contains about 16 gross acres (about 10 net acres) and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.

### **Policies:**

- LNAP 6.4 **Fifty percent ~~At least 50%~~** of the Lakeview/Reservoir Avenues East Neighborhood shall be developed in accordance with the HHDR land use designation.
- LNAP 6.5 Nonresidential uses should include a variety of other uses, potentially including, for example, retail activities serving the local population, office uses, services, and public facilities.
- LNAP 6.6 Nonresidential uses in this neighborhood should be designed in a manner that would provide pedestrian linkages to maintain the walkable nature of this area.

## **Policies applying to all three Lakeview Downtown Neighborhoods, whether they are designated as Highest Density Residential (HHDR) or as Mixed-Use Area (MUA):**

The following policies apply to all three Lakeview Downtown Neighborhoods:

- LNAP 6.7 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including site designs and features such as varied building heights and spacing, park and recreational areas, trails, and landscaping.
- LNAP 6.8 All HHDR sites shall be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a daily basis.
- LNAP 6.9 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies

**East of the River Mixed-Use Area Neighborhoods:** [River/Northeast Neighborhood and River/Southeast Neighborhood (Neighborhoods 3 and 4, respectively)]. These neighborhoods are located southerly of Ramona Expressway, easterly of the San Jacinto River, northerly of 11<sup>th</sup> Street, and westerly of the historic core of the Lakeview community. The rural communities to the east of River/Southeast Neighborhood, which is located southerly of the Metropolitan Water District aqueduct, will be buffered from this higher intensity developed area by an approximately 1,000 foot wide area easterly of A Avenue, that is designated **(MDR)** Medium Density Residential **(MDR)**.

## **Figure 3A: Lakeview/Nuevo Area Plan Lakeview Town Center Neighborhoods**

*This page intentionally left blank*

**Mixed-Use Area (MUA) Neighborhoods:**

*The following policies apply to each of the two East of the River Mixed-Use Area neighborhoods:*

*The **River/Northeast Neighborhood** [Neighborhood 3] contains about 200 gross acres (about 188 net acres) and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50% HHDR development.***

**Policies:**

LNAP 6.10 **Fifty percent At least 50%** of the River/Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.11 Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.

*The **River/Southeast Neighborhood** [Neighborhood 4] contains about 181 gross acres (about 170 169 net acres) and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50% HHDR development.***

**Policy:**

LNAP 6.12 **Fifty percent At least 50%** of the River/Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

**Policies applying to both East of the River Mixed-Use Area Neighborhoods:**

LNAP 6.13 Highest Density Residential uses should be concentrated near (and ideally with a view of) the San Jacinto River, with access to potential trails along the river, but outside the boundaries of the 100-year floodplain.

LNAP 6.14 For residential development other than HHDR, a mix of higher density residential land uses is encouraged, generally High Density Residential (HDR: 8-14 dwelling units per acre) or Very High Density Residential (VHDR: 14-20 dwelling units per acre).

LNAP 6.15 Nonresidential uses should include a variety of other uses, potentially including, for example, commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, and recreational facilities. Southerly of the aqueduct, some land may be conserved as open space.

LNAP 6.16 Provisions should be made for community trails outside, but along or near, the east side of the San Jacinto River floodplain and along either or both sides of the Metropolitan Water District aqueduct property.

LNAP 6.17 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

**West of the River Mixed-Use Area Neighborhoods:** [River/Northwest Neighborhood and River/Southwest Neighborhoods (Neighborhoods 1 and 2, respectively)]. These neighborhoods are located southerly of Ramona Expressway and westerly of the San Jacinto River. The neighborhoods are separated by the east-west oriented Metropolitan Water District aqueduct property.

**Mixed-Use Areas (MUA) Neighborhoods:**

## Lakeview/Nuevo Area Plan

*The following policies apply to each of the two West of the River Mixed-Use Area neighborhoods:*

*The **River/Northwest Neighborhood** [Neighborhood 1] contains about 285 gross acres (about 265 net acres) and is designated as a Mixed-Use area, with a **requirement for required minimum of 25%** HHDR development.*

*LNAP 6.18      **Twenty-five percent At least 25%** of the River/Northwest Neighborhood shall be developed in accordance with the HHDR land use designation.*

*LNAP 6.19      Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.*

*The **River/Southwest Neighborhood** [Neighborhood 2] contains about 235 gross acres (about 235 net acres) and is designated as a Mixed-Use Area, with a **requirement for required minimum of 25%** HHDR development.*

*LNAP 6.20      **Twenty-five percent At least 25%** of the River/Southwest Neighborhood shall be developed in accordance with the HHDR land use designation.*

***Policies applying to both West of the River Mixed-Use Area neighborhoods:***

*LNAP 6.21      Highest Density Residential uses should be concentrated near (and ideally with a view of) the San Jacinto River, with access to potential trails along the river, but outside the boundaries of the 100-year floodplain.*

*LNAP 6.22      For residential development other than HHDR, a mix of moderate to high residential densities is encouraged, generally ranging from Medium Density Residential (MDR: 5-8 dwelling units per acre) up to Very High Density Residential (VHDR: 14-20 dwelling units per acre).*

*LNAP 6.23      Nonresidential uses should include a variety of other uses, potentially including but not limited to commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, and recreational facilities.*

*LNAP 6.24      Provisions should be made for community trails outside, but along or near, the west side of the San Jacinto River floodplain and along either or both sides of the Metropolitan Water District aqueduct easement.*

*LNAP 6.25      Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

### **Nuevo Community (Western Area)**

***Nuevo Community (Western Area)** (see Figure 3B) includes two distinct neighborhoods located easterly of Dunlap Drive (a Secondary Highway) and its northerly extension (also the easterly boundary of the City of Perris), both of which are designated as Mixed Use Areas (MUA). Specific policies are included relating to the envisioned land use objectives for each Mixed Use Area. These Mixed Use Areas will provide landowners with the opportunity to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Together these areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of worship, schools, parks, and community and/or senior centers.*

***Descriptions and policies pertaining to each of the two Nuevo Community (Western Area) Mixed-Use***

**Area (MUA) Neighborhoods:**

The **Lemon-Dunlap Northeast Neighborhood** [Neighborhood 1] consists of about 71 gross acres (about 67 net acres) located easterly of Dunlap Drive, southerly of Orange Avenue (an Arterial), and northerly of Lemon Avenue. Much of this area was formerly an active poultry ranch. A new high school (under construction) adjoins the site to the west, within the City of Perris. The McCanna Hills Specific Plan is located to the north and east of this neighborhood, where areas within the specific plan located northerly of Orange Avenue are designated for residential development at densities ranging from 5 to 8 dwelling units per acre.

**Policies:**

LNAP 6.26 ***Fifty percent*** ~~At least 50%~~ of the Lemon-Dunlap Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.27 In addition to HHDR development, a mix of residential densities is encouraged, ranging from Medium Density Residential (MDR: 5-8 dwelling units per acre) up to Very High Density Residential (VHDR: 14-20 dwelling units per acre). Nonresidential uses should include, but are not limited to a variety of other uses, such as public facilities, recreational facilities, and neighborhood-serving uses such as grocery stores and pharmacies.

The **Nuevo Road East of Dunlap Corridor Neighborhood** [Neighborhood 2] consists of about 84 gross acres (about ~~79~~ **78** net acres) located east of Dunlap Avenue, both northerly and southerly of Nuevo Road, an Arterial. Northerly of Nuevo Road, this area extends north approximately half the distance to Sunset Avenue and easterly about three-quarters of the distance to Foothill Avenue, a Secondary Highway (land within the adopted Lake Nuevo Village Specific Plan No. 251 is excluded); southerly of Nuevo Road, this neighborhood extends easterly about one-eighth mile beyond Foothill Avenue.

**Policies:**

LNAP 6.28 ***Seventy-five*** ~~At least 75%~~ of the Nuevo Road East of Dunlap Corridor Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.29 In addition to HHDR development, a mix of residential densities is encouraged, ranging from Medium Density Residential (MDR: 5-8 dwelling units per acre) in areas set back from Nuevo Road up to Very High Density Residential (VHDR: 14-20 dwelling units per acre). Nonresidential uses should include a variety of other uses, potentially including but not limited to commercial retail uses (both those serving motorists such as restaurants and those serving the community such as grocery stores and pharmacies), office uses such as professional services and financial institutions, public facilities, places of worship, and recreational facilities.

**Policies applying to both Nuevo Community (Western Area) Mixed-Use Area neighborhoods:**

LNAP 6.30 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Nonresidential uses in this area should be designed in a manner that would provide pedestrian linkages so as to create walkable areas.

LNAP 6.31 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

**Third and Fifth Supervisorial District Design Standards and Guidelines**

In July 2001, the County of Riverside adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and

Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

### Policies:

LNAP 7.1      Require development to adhere to standards established in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

### Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the Observatory's view. Please see Figure 6, Mt. Palomar Nighttime Lighting Policy, for areas that may be impacted by these standards.

### Policies:

LNAP 8.1      Adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.



Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

## Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility

“

*Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.*

”

- RCIP Vision



options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Lakeview/Nuevo area, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Lakeview/ Nuevo area is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Lakeview/Nuevo Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Lakeview/Nuevo Area Plan is shown on Figure 7, Circulation. The vehicular circulation system is anchored by the Ramona Expressway, which runs east to west forming part of the northern boundary of the planning area. Various major and secondary arterials and collector roads connect with the Ramona Expressway and serve local uses. Dawson and Meniffee Roads are urban arterials that run north-south from the Ramona Expressway, and Nuevo and San Jacinto Roads are urban arterials that run east-west. Smaller secondary roads such as Juniper Flats Road and Lakeview Avenue serve the eastern portion of the planning area. Most of the roads are centered in the west to serve urban uses, while the rural areas in the east have fewer roads due to the natural features and rugged terrain found there.

#### Policies:

- LNAP 9.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section of the General Plan Circulation Element.
- LNAP 9.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities as well as edges and separations between communities.

As shown on Figure 8, Trails and Bikeway System, an extensive trail system is envisioned for the Lakeview/Nuevo planning area. There is a web of community trails, as well as regional trails and bikeways planned to wind through rural and mountainous areas, as well as crossing busy streets. A multi-use trail runs north-south along the San Jacinto River. This trail capitalizes on the natural features of the area and enhances accessibility of residents to the river. This trail system is an important part of the Area Plan, and should continue to be preserved and expanded for future use by residents of Lakeview/Nuevo.

**Policies:**

- LNAP 10.1      Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Area Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

## Scenic Highways

Scenic highways provide the motorist with a view of distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 9, Scenic Highways, the Ramona Expressway is a County Eligible Scenic Highway in the Lakeview/Nuevo Area Plan. This highway serves as a major entrance to Lake Perris, one of Riverside County's most important recreation areas. It passes the Bernasconi Hills, the San Jacinto River, the Mystic Lake corridor, the San Jacinto Wildlife area, and agricultural land, and provides a link with the Pines-to-Palms Highway, which is a State Designated Scenic Highway.



The purpose of the California Scenic Highways program, which was established in 1963, is to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.

### Policies:

- LNAP 11.1 Protect the scenic highways in the Lakeview/Nuevo planning area from change that would diminish the aesthetic value of views of the Bernasconi Hills, the San Jacinto River, the Mystic Lake Corridor, and the San Jacinto Wildlife Area in accordance with the Scenic Highways section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

## Community Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and to preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, CETAP East-West Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor passes through the Lakeview/Nuevo planning area along the Ramona Expressway. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

### Policies:

- LNAP 12.1 Accommodate the East-West CETAP Corridor in accordance with the General Plan Circulation Element.

“

*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*

”

- RCIP Vision

“

*A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.*

”

- RCIP Vision

### Multipurpose Open Space

The Lakeview/Nuevo planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Lakeview/Nuevo planning area open space system is rich and varied, including such features as the Bernasconi Hills, the Lakeview Mountains, and the San Jacinto River, and provides open space, habitat, and recreation spaces. These quality spaces encompass a variety of habitats including riparian corridors, oak woodlands, chaparral habitats, and a number of lakes, groves, and agricultural fields, as well as a number of parks and recreation areas.

This Multipurpose Open Space section is a critical component of the character of the County of Riverside, and this is reflected in the Lakeview/Nuevo Area Plan. Preserving the scenic background and the natural resources within the Lakeview/Nuevo planning area gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals.

### Local Open Space Policies

#### *Watersheds, Floodplains, and Watercourses*

The Lakeview/Nuevo planning area is located within the Santa Ana watershed, which includes the San Jacinto River. The San Jacinto River drains southwest toward Canyon Lake through the City of Perris. The San Jacinto River Channelization Project proposes to widen and improve the banks of the river in order to reduce the risk of flooding and, in the process, set aside a habitat area to accommodate wildlife movement. This watercourse provides a habitat corridor through developed land as well as links to other open space. This allows wildlife the ability to move from one open space to another without crossing developed land. The following policies preserve and protect this important watershed.

## Policies:

- LNAP 13.1 Protect the Santa Ana River watershed and surrounding habitats, and provide flood protection through adherence to the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive Lands sections of the General Plan Multipurpose Open Space Element.

## Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

## MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this “take of threatened and endangered species. The intent of the MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the Western Riverside County MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process.

In addition to the conservation and management duties assigned to the County of Riverside, a property owner initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.



For further information on the MSHCP please see the **Multipurpose Open Space Element of the General Plan.**



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).

## Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

### Policies:

- LNAP 14.1 Conserve the existing intact upland habitat block in the Lakeview Mountains for the benefit of raptors, burrowing owl, and cactus wren.
- LNAP 14.2 Conserve clay soils intermixed with or near vernal pools occurring in the middle reaches of the San Jacinto River supporting core populations of thread-leaved brodiaea.
- LNAP 14.3 Conserve wetland habitats along the San Jacinto River including existing vernal playas, vernal pools and associated watersheds. Maintain watershed processes that contribute to and enhance water quality and the hydrologic regime.
- LNAP 14.4 Conserve Willow-Domino-Travers soils that support sensitive plants such as spreading navarretia, San Jacinto Valley crownscale, Coulter's goldfields, Parish's brittlescale, and Davidson's saltbrush.
- LNAP 14.5 Maintain and enhance linkage value of the San Jacinto River for wildlife movement and live-in habitat.
- LNAP 14.6 Conserve grasslands adjacent to coastal sage scrub habitats as foraging habitat for raptors.
- LNAP 14.7 Protect sensitive biological resources in Lakeview/Nuevo Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



The following sensitive, threatened and endangered species may be found within this Area Plan:

loggerhead strike  
burrowing owl  
thread-leaved brodiaea  
bobcat  
cactus wren  
granite spiny lizard  
orange-throated whiptail  
California gnatcatcher  
Bell's sage sparrow  
arroyo southwestern toad  
Los Angeles pocket mouse  
San Jacinto Valley crownscale  
spreading navarretia  
Coulter's goldfields  
Parish's brittlescale  
Davidson's saltbrush

## Hazards

Portions of the Lakeview/Nuevo planning area may be subject 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, and are located throughout Lakeview/Nuevo at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Lakeview/Nuevo planning area.

## Local Hazard Policies

### Flooding and Dam Inundation

As shown on Figure 10, Flood Hazards, the flood prone portion of the planning area runs adjacent to the San Jacinto River. Within the Lakeview/Nuevo planning area, the 100-year floodplain follows the San Jacinto River and most greatly affects lowland areas. If approved, the proposed San Jacinto River Channelization Project would significantly reduce the size and threat of the 100-year flood to the Lakeview/Nuevo residents. As depicted by the dashed green line on Figure 10, Flood Hazards, the 100-year floodplain once the proposed channelization project is completed would be considerably narrower throughout the valley in the Lakeview/Nuevo planning area. There are also a series of Dam Hazard Zones within the Lakeview/Nuevo planning area. Failure of the Lake Perris Dam may cause flooding along the 100-year floodplain and into developed areas. Many techniques may be used to address the danger of flooding, such as avoiding development of floodplains, altering the water channels, utilizing specialized building techniques, elevating structures in floodplains, and enforcing setbacks. This set of policies addresses the hazards associated with flooding and dam inundation.

#### Policies:

- LNAP 15.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation section of the General Plan Safety Element.
- LNAP 15.2 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- LNAP 15.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

### Wildland Fire Hazard

Due to its remote and rugged nature, the eastern part of the Lakeview/Nuevo planning area is subject to a risk of wildland fires. The highest danger of wildfires can be found in the most rugged terrain, especially in the Lakeview Mountains. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council 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 the Lakeview/Nuevo planning area.



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.



#### Fire Fact:

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





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 “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

## Policies:

LNAP 16.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

## Seismic

There are a couple of short earthquake fault segments that are located northerly of Ramona Expressway within the Lakeview/Nuevo Area Plan itself. However, the nearby San Jacinto Fault, which is located outside of the planning area, poses a more significant threat to life and property. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides.

The southwesterly and central portions of the Lakeview/Nuevo planning area, immediately adjacent to the San Jacinto River, have a very high susceptibility to shallow groundwater liquefaction. The remainder of the 100-year floodplain has a moderate susceptibility to deep groundwater liquefaction. The use of building techniques, the enforcement of setbacks from local faults, and practical avoidance measures will help to mitigate potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults and liquefaction areas within the Lakeview/Nuevo planning area.

## Policies:

LNAP 17.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## Slope

The Lakeview/Nuevo planning area is home to the Lakeview Mountains and portions of the Bernasconi Hills. Both of these ranges contain slopes of 30% or greater. The terrain of these ranges helps to form the local character and a backdrop for the planning area. The areas that contain steep slopes require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to ensure life and property while protecting the character of the Lakeview/Nuevo communities. Figure 13, Steep Slope, reveals the areas of steep slopes in the Lakeview/Nuevo planning area. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

## Policies:

LNAP 18.1 Identify ridgelines that provide a significant visual resource for the Lakeview/Nuevo planning area through adherence to the General Plan Land Use Element.

LNAP 18.2 Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element, the Slope and Soil Instability Hazards policies of the

General Plan Safety Element, and the policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element.