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General Plan Amendments adopted since 12/31/09:

- | | |
|--|--|
| - GPA No. 815, BOS RSLN 2010-253, 09/28/10; | - GPA No. 1065, BOS RSLN 2013-155, 08/20/13; |
| - GPA No. 778, BOS RSLN 2013-224, 11/05/13; | - GPA No. 1120, BOS RSLN 2014-222, 11/24/14; |
| - GPA No. 1137, BOS RSLN 2015-113, 06/30/15; | - GPA No. 960, BOS RSLN 2015-260, 12/08/15; |



Temescal Canyon Area Plan

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 Temescal Canyon 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 Riverside County, 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 the County of Riverside. 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.

The first thing to understand about the Temescal Canyon Area Plan is that it encompasses the western gateway to Riverside County. The Plan area wraps around the City of Corona which straddles the 91 freeway corridor, a critically important path of travel for commuters to Orange County, and Interstate 15, an important route out of the Canyon in an emergency. Further, while the largest segment of this unincorporated area is actually a part of Temescal Canyon, the Area Plan incorporates other communities with vastly different qualities. They range from the largely open space area at the western edge of the Area Plan in the Santa Ana Canyon, to the specialized County of Riverside island communities of Coronita and Home Gardens. Perhaps the most singular quality of this part of Riverside County is its dominance by landforms of regional significance: the Santa Ana Mountains and Cleveland National Forest, the Santa Ana River, and the Gavilan Hills and Temescal Wash. The traveler passing through this area cannot help but be impressed by the natural features that define the edges and spaces here, and by the wide variety of activities that take place here. This narrow canyon incorporates residential development together with commercial and light industrial areas, and sand and gravel extraction areas.

The Temescal Canyon 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 continued prosperity of this area 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 the Area Plan addresses critical issues facing Temescal Canyon. 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 Area Plan 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 Temescal Canyon, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding the 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.

A Special Note on Implementing the Vision

The preface to this 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 County of Riverside 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 Temescal Canyon 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.

Pattern of Development and Open Space. The Plan intensifies and mixes uses at a development node adjacent to Interstate 15, more accurately reflects topography and natural resources in the Santa Ana Mountains and Gavilan Hills with appropriate land use designations, and avoids high intensity development in natural hazard areas. Land use densities step down into areas constrained by natural features, resources or habitats, and where possible into natural resource extraction areas. Where designations might conflict with implementation of the Vision, areas are addressed with appropriate policies.

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 RCIP Vision. A Community Center designation has been located within the Serrano Policy Area adjacent to Interstate 15. This center is intended to provide a mix of non-residential employment-generating uses, which will assist in accommodating the need to balance jobs and housing in this area in order to reduce the impacts of commuting.



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.

Watercourses. Temescal Wash is a major influence on the character of this area plan, traversing the length of it from northwest to southeast adjacent to Interstate 15. Policy direction in the area plan related to the Wash reflects a desire to buffer it from development so that its scenic and natural resource values are retained.

Santa Ana River Corridor/Prado Basin. The Santa Ana River is one of the most significant watercourses in the nation, partly because it serves such a major

part of this entire region and is one of the most rapidly growing watersheds in the continental United States. Moreover, it offers outstanding value in the area of drainage, flood control, water conservation, and natural habitat conservation/ restoration. The Plan reinforces these functions through the pattern of recreation and open space designations in combination with extensive area plan policies focused on this area.

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 pivotal location of this area is clearly evident in Figure 1, Location. Along with the City of Corona, the Temescal Canyon Area Plan is the western gateway to Riverside County. Together with the area plans for Eastvale to the north and Elsinore to the south, virtually the entire western flank of Riverside County is covered. The Lake Mathews/Woodcrest Area Plan is located to the east, centered around the Cajalco Corridor. While the Temescal Canyon Area Plan generally encompasses the City of Corona and its sphere of influence, it only addresses the unincorporated lands within this area. These relationships can be better visualized by reference to Figure 1, which also depicts the unincorporated places that have a strong local identity.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. The western gateway location of the Temescal Canyon Area Plan affords an ample view of the mountain vistas that dominate the scenic backdrop of western Riverside County. This section describes the setting, features, and functions that are unique to the Temescal Canyon. These defining characteristics are shown on Figure 2, Physical Features.

Setting

The Santa Ana Mountains and Gavilan Hills create the primary backdrop for this planning area and frame Temescal Canyon, which contains most of the existing and proposed urban development. The Gavilan Hills to the east are characterized by rock outcroppings and sparse low-lying vegetation, while the larger Santa Ana Mountains to the west comprise a large portion of the Cleveland National Forest. Prado Basin, a key focal point in the massive Santa Ana River Watershed, in the northwest corner of the study area, is an oasis of natural habitat at the western gateway to rapidly urbanizing western Riverside County.

Temescal Canyon Area Plan

Distinctive natural features, as well as this region's proximity to Orange and Los Angeles Counties, contribute significantly to the attractiveness of this place, especially for residences.

Unique Features

Cleveland National Forest

The Cleveland National Forest forms the western boundary of the Temescal Canyon and encompasses most of the eastern slope of the Santa Ana Mountains. As such, it is a powerful visual element of the entire planning area. This area is characterized by natural open space with scattered mountainous residential uses on scattered private inholdings. The management and ownership of this vast complex of peaks and ridges is under the jurisdiction of the U.S. Department of Agriculture Forest Service, and is managed by a special management tool known as the Forest Land and Resources Management Plan.

Prado Basin/Santa Ana River

A confluence of Riverside, San Bernardino, and Orange County boundaries, major circulation routes and natural water systems all focus on the Prado Basin, located along the Santa Ana River just east of its transition from Riverside County into Orange County. This limited access area is characterized by low-lying wetlands supporting a wide variety of plant and animal species. A true multi-use open space, the basin provides flood water management, water storage, and exceptional natural habitat. Because of its pivotal significance, a number of agencies and organizations operate under a web of interlocal agreements and informal arrangements to steward, restore, and preserve the critical functions here.



The Santa Ana River is the largest stream system in Southern California, beginning in the San Bernardino Mountains, which reach altitudes exceeding 10,000 feet, and flowing more than 100 miles to the Pacific Ocean near Huntington Beach.

Temescal Wash

The Temescal Wash creates an impressive swath pinched between the Gavilan Hills and the Santa Ana Mountains. Although dry most of the year, the wash serves as an outlet for Lake Elsinore and eventually drains into the Santa Ana River. While the wash runs in a generally northwest/southeast direction, it also provides a critical perpendicular linkage for animals between the mountain and hill habitats on either side. That is why the wash plays such an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

Unique Communities

Coronita

Some people seek a place in their own, small enclave. Such a place is Coronita, an older, somewhat self-contained golf course residential community completely surrounded by the City of Corona. Located adjacent to Interstate 91 and the Atchison Topeka and Santa Fe Railroad, this neighborhood is largely built-out. Its character and density are intended to remain unchanged throughout the life of the plan.

Home Gardens

The name Home Gardens conjures a bygone era of casual living and human scale; a place that has avoided the hustle and bustle of a more complicated lifestyle. This small enclave contains just the variety and scale one might expect: a mix of residential, commercial, service, and industrial uses within a tight gridwork of streets. Even so, a more contemporary extension of this environment lies to the southeast: the Greenway Farms Specific Plan includes a variety of residential housing types as well as natural open space on the adjacent hillside.

Green River

Boasting a similar quality to Coronita, but with a more contemporary flavor, is the area known as Green River. Located right on the edge of Riverside County, on a bluff along a bend in the Santa Ana River, it consists of a residential subdivision, two golf courses, and a commercial center. In fact, this westernmost corner of Riverside County is very close to the point where Riverside, Orange and San Bernardino Counties intersect.

El Cerrito



A Community of Interest is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community** within two years of status obtainment.

Many years ago the area known as El Cerrito was once a large ranch. While to the casual observer it still has a rural, ranch-like quality, the community now includes a variety of lot sizes and housing types, with parcels varying from one-quarter acre to several acres or more. A number of residents keep horses and animals as an expression of the preferred rural lifestyle. Temescal Canyon Road is the main corridor through what might be characterized as El Cerrito's central business district. Industrial, manufacturing, recycling, vehicle storage, commercial, and houses of varying design can be found in profusion along this corridor. El Cerrito has been recognized by the Local Agency Formation Commission (LAFCO) as a Community of Interest, a status that recognizes the community's interest in further examining its jurisdictional options.

Interstate 15 Corridor

Interstate 15 runs generally in a northwest/southeast direction through Temescal Canyon. A variety of suburban residential and rural estate neighborhoods are located along the corridor together with a considerable amount of industrial uses and extensive areas of existing and potential mineral extraction. Uses are served by both Interstate 15 and Temescal Canyon Road. The Glen Ivy Hot Springs, a day spa complete with natural hot springs and mud baths, is a popular tourist destination in the area.

Future development along Interstate 15 corridor is focused as much as possible around localized centers providing jobs and services to area residents. Careful consideration is needed to preserve the Temescal Wash and accommodate the Multiple Species Habitat Conservation Plan, especially in terms of linkages under Interstate 15 at key points.

Incorporated Cities

City of Corona

Corona incorporated in 1896 and encompasses 39.2 square miles, with an estimated population of 148,597 (as of January 2009). One of the oldest cities in Riverside County, Corona has established itself not only as a bedroom community for Los Angeles and Orange County employment centers, but as a diversified community with a track record in attracting commercial and industrial development in its own right.

Corona's sphere of influence encompasses nearly 26.5 square miles and extends primarily to the south, east and west of the City of Corona's current boundaries. Most of its sphere is contained within the Temescal Canyon Area Plan boundary. Land uses within the City of Corona's sphere of influence include agriculture, rural and suburban type development. However, a more intensive mix of uses accompanies periodic annexations, especially south of the City of Corona near the Cajalco Corridor.



A **“sphere of influence”** is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Temescal Canyon 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 Temescal Canyon Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 27 Area Plan land use designations. These 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.

Proposed categories represent a full spectrum of uses that relate the natural characteristics of the land and economic potential to a range of permitted uses. 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 the Temescal Canyon 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.

“

Strategies of local job creation, coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.

”

- RCIP Vision

Land Use Concept

Open Space Foundation Component land uses comprise the majority of the unincorporated planning area in this Area Plan. The Cleveland National Forest and Prado Basin account for much of this acreage. This emphasizes the importance of the remaining limited land area to house and employ the existing population, to accommodate the growth pressures in western Riverside County, to respect local interests, as well as observe hazard and circulation constraints.

The land use plan focuses on preserving the integrity of existing communities and preserving irreplaceable open space resources, while recognizing this area’s transition to urban uses by stimulating targeted infill development as well as redevelopment projects. The land use plan also focuses on achieving a more balanced relationship between workers and jobs, to offer options to the prevailing extended commute patterns to coastal job centers.

The Cleveland National Forest, as a priceless, natural open space resource area is generally treated as a permanent open space preserve, with the exception of a few large-lot residential areas reflecting current uses or approved development, or private ownership. The Prado Basin will remain a significant habitat area and critical piece of the Santa Ana River Watershed, with its numerous critical functions in support of development within four counties.

Land use designations and policies maintain the general suburban character of Coronita and Home Gardens and the rural community character of El Cerrito.



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**.

The Interstate 15 corridor represents the greatest opportunity for community development while achieving the RCIP Vision. Residential and employment uses will continue to be focused within this corridor through the extensive but not exclusive use of specific plans. Preserving the Temescal Wash, implementing the MSHCP, and related Riverside County policies, enhancing local and regional traffic conditions along Interstate 15, and achieving a satisfactory interface with mineral extraction operations are of utmost importance in the guidance for this strategic area.

The Community Center designation at Temescal Canyon Road and Interstate 15 will provide a focused area for the development of a Job Center comprised of non-residential, employment-generating land uses.

Temescal Canyon Area Plan

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4}	Notes
Community Development	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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 buildout. Once buildout 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
Mixed-Use Planning Area		<ul style="list-style-type: none"> 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. 	

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

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Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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/Meniffee Valley Area Plan). Consult the applicable Area Plan text for details.

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.

Table 2: Statistical Summary of Temescal Canyon Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	491	25	84	25
<i>Agriculture Foundation Sub-Total:</i>	491	25	84	25
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	497	74	255	NA
Rural Mountainous (RM)	2,499	125	427	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	2,996	199	682	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	910	318	1,089	NA
Very Low Density Residential (RC-VLDR)	295	222	758	NA
Low Density Residential (RC-LDR)	579	869	2,972	NA
<i>Rural Community Foundation Sub-Total:</i>	1,784	1,409	4,819	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	5,527	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	20,987	NA	NA	NA
Open Space-Water (OS-W)	581	NA	NA	NA
Open Space-Recreation (OS-R)	651	NA	NA	98
Open Space-Rural (OS-RUR)	2,250	56	192	NA
Open Space-Mineral Resources (OS-MIN)	2,527	NA	NA	76
<i>Open Space Foundation Sub-Total:</i>	32,523	56	192	174

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	27	10	33	NA
Very Low Density Residential (VLDR)	170	128	437	NA
Low Density Residential (LDR)	182	273	935	NA
Medium Density Residential (MDR)	2,624 2,583	9,185 9,040	31,414 30,918	NA
Medium-High Density Residential (MHDR)	633	4,116	14,077	NA
High Density Residential (HDR)	93 92	1,021 1,016	3,494 3,475	NA
Very High Density Residential (VHDR)	26	444	1,518	NA
Highest Density Residential (HHDR)	5	142	485	NA
Commercial Retail ² (CR)	424 103	NA	NA	1,870 1,546
Commercial Tourist (CT)	97	NA	NA	1,581
Commercial Office (CO)	5	NA	NA	197
Light Industrial (LI)	1,020	NA	NA	13,109
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	106	NA	NA	1,727
Public Facilities (PF)	366	NA	NA	366
Community Center (CC) ³	31	0	0	746
Mixed Use Planning Area (MUPA)	0 63	0 635	0 2,285	0 324
<i>Community Development Foundation Sub-Total:</i>	5,509	15,319 15,804	52,387 54,163	19,596
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	43,033 43,303	17,008 17,493	58,164 59,940	19,795
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	25,132	---	---	---
Indian Lands	0	---	---	---
Freeways	394	---	---	---
<i>Other Lands Sub-Total:</i>	25,526			
TOTAL FOR ALL LANDS:	68,559 68,829	17,008 17,493	58,164 59,940	19,795
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>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.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS				
<i>Home Gardens Town Center Mixed Use Overlay⁴</i>	63	635	285	324
<i>Total Area Subject to Overlays</i>	63	635	285	324
POLICY AREAS^{4,5}				
Santa Ana River Policy Area	3,606			
Temescal Wash Policy Area	802			
El Sobrante Landfill Policy Area	495			
East Temescal Hillside Policy Area	999			
Serrano Policy Area	705			
Design Theme Policy Area	172			
Corona Municipal Airport Influence Area	1,417			
<i>Total Area Within Policy Areas:⁴</i>	8,196			
TOTAL AREA WITHIN SUPPLEMENTALS:⁵	8,196			

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LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.

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 buildout 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 *Overlays provide alternate land uses that may be developed instead of the underlying base use designations.*
- 4- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 5- 6 Acreages in the table are calculated with associated land use assumption formulas as well as the spatial circumstances. Thus the acreage tabulation in the table does not reflect the actual geographical statistics of the Area Plan.
- 6 7 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

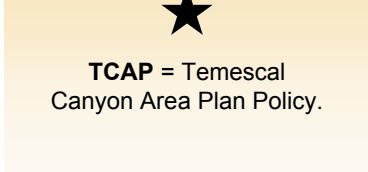
Policy Areas

Seven policy areas have been designated within the Temescal Canyon Area Plan. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Temescal Canyon 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. The policy area boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries 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.

Design Theme

The design theme policies apply to the commercial area located west of Interstate 15, on either side of Temescal Canyon Road, between Maitri Road and the Temescal Canyon Road freeway exit. These policies are intended to build on the theme and character of the area established by the existing retail development west of Interstate 15 at Temescal Canyon Road.

Policies:

- | | |
|--|--|
| <p>TCAP 1.1 Require commercial development within this area to use an early American or Mission style architectural theme.</p> <p>TCAP 1.2 Utilize appropriate building materials such as clay tile roofing, stucco, and decorative tile reflective of mission style architecture.</p> <p>TCAP 1.3 Provide extensive and appropriate landscaping with native trees and vegetation to complement the mission style architectural theme.</p> <p>TCAP 1.4 Preserve the existing riparian stream bed in its existing natural state.</p> <p>TCAP 1.5 Preserve existing oak and sycamore trees.</p> |  <p>TCAP = Temescal
Canyon Area Plan Policy.</p> |
|--|--|

El Sobrante Landfill

The El Sobrante Landfill is located just east of Interstate 15 in the Gavilan Hills. This facility is recognized as being important to the economy of Temescal Canyon and Riverside County and a necessary public facility. Truck

Temescal Canyon Area Plan

traffic, noise, and dust are common operational characteristics of this facility, which operates on a 24-hour basis. Policies are intended to ensure the landfill's continued operations and compatibility with adjacent uses.

Policies:

- TCAP 2.1 Require development proposals on land within one-half mile of any outer boundary of this policy area to be transmitted to the County of Riverside, Department of Waste Management for review and comment at the initial phase of the development review process.
- TCAP 2.2 Require that development proposed within one-half mile of the El Sobrante Landfill be inherently compatible with the landfill as determined by the County of Riverside Department of Waste Management and Planning Department and in accordance with the guidelines below:
- a. The following uses may be considered compatible with these facilities:
 - 1. most types of industrial development;
 - 2. agricultural uses;
 - 3. grazing;
 - 4. open space;
 - 5. mining;
 - 6. sanitary landfills; and
 - 7. rural residential development
 - b. The following uses are clearly incompatible with these facilities:
 - 1. public facilities such as schools and uses that involve public assembly;
 - 2. industrial development using sensitive equipment or conducting manufacturing operations which would be negatively affected by dust particles, noise, odor, and truck traffic resulting from the operation;
 - 3. commercial development which would be negatively affected by dust particles, noise, odor, and truck traffic resulting from the operation; and
 - 4. Community Development Foundation Component-type residential uses.
 - c. Prohibit residential densities greater than 1 dwelling unit per 2.5 acres.

East Temescal Hillside

Due to its location and unique natural features, the policy area designated Medium Density Residential, Commercial Retail, and Conservation in the southeast corner of the Temescal Canyon Area Plan (easterly of Interstate 15) requires additional policies to ensure its consistency with the Riverside County Vision. The

following policies shall be implemented in addition to those policies contained in this Area Plan and the General Plan:

Policies:

- TCAP 3.1 Require that the area be designed and developed as one specific plan of land use.

- TCAP 3.2 Hillside development and grading shall be allowed in accordance with policies found in the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element. The specific plan shall include design guidelines and development standards for hillside development and grading which shall apply in place of more general Riverside County design guidelines and standards.

- TCAP 3.3 In order to facilitate the retention of open space, clustered development shall be allowable in the specific plan, provided that the total number of dwelling units for the specific plan shall not exceed the number of dwelling units permitted by the land use designation for the entire specific plan area. Allowable clustered development includes specific plan planning areas permitting attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation.

- TCAP 3.4 Review environmental constraints as well as issues relating to traffic and circulation, infrastructure availability, and the availability of Riverside County services.

- TCAP 3.5 Require a minimum of 30 percent of the gross acreage of the Policy Area to be set aside for active parks, passive parks, and open space per policies in the Open Space, Parks and Recreation section of the General Plan Multipurpose Open Space Element.

Serrano


The site designated Light Industrial and Community Center east of Interstate 15 near its intersection with Temescal Canyon Road will serve as a Job Center for area residents. Its location adjacent to Interstate 15, proximity to several residential neighborhoods, as well as its setting in the foothills of the Gavilan Hills, makes this an attractive site for employment and supporting uses.

Policies:

- TCAP 4.1 Require that the area be designed and developed as one specific plan of land use.

- TCAP 4.2 Incorporate park and ride facilities and pedestrian friendly access to jobs and area residences.

- TCAP 4.3 Design commercial areas to bear a direct relationship to the employment uses proposed in the project in terms of size, location, access and use.



Leandro Serrano is credited as the County's first permanent European. The son of a soldier from the Portola-Serra expedition, he obtained permission from the priests at San Luis Rey to take up five leagues of land in the Temescal Valley in 1818.

-Harvest of the Sun: An Illustrated History of Riverside County, 1985.

- TCAP 4.4 Allow limited scale interim uses, prior to adoption of a specific plan, which would not limit the ability to provide the necessary infrastructure needs of the final design of the specific plan and in accordance with the following:
- a. No structures shall exceed 10,000 square feet;
 - b. No residential uses are permitted;
 - c. Interim uses must be industrial or agricultural in nature; and
 - d. Interim uses are permitted with only a 5-year life per development approval; however, extensions may be considered.

“
Environmental protection is built into the General Plan at the countywide and area plan level. This sensitivity to environmental conditions is also desirable at the community level and should be carried out as appropriate to that scale. Community design should be aimed at preserving significant environmental features whenever possible, particularly where they can provide continuity with more extensive regional systems. Examples include unique natural terrain, drainage ways, and superior examples of native vegetation.
 ”

-RCIP General Plan Principles

Santa Ana River Corridor

The Santa Ana River is an integral part of Riverside County’s multipurpose open space system. It includes the Santa Ana River Trail, a national recreation trail designated within this corridor that, if completed, will incorporate 110 miles of trail system from San Bernardino County in the north to Orange County in the south. Beyond that, it is the centerpiece of a massive, 2,650 square mile watershed that involves major portions of three counties. The river drains southwest toward Prado Dam. Several natural and channelized drainage courses connect with the river. In addition to their fundamental water related functions, these watercourses provide corridors through developed land and link open spaces together. Among other things, this is what allows wildlife to move from one open space to another without crossing developed land. The following policies preserve and protect this important natural and recreational feature.

Policies:

- TCAP 5.1 Protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, Non-motorized Transportation section of the Circulation Element, and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.
- TCAP 5.2 Require development, where allowable, to be set back an appropriate distance from the top of bluffs, in order to protect the natural and recreational values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods.
- TCAP 5.3 Encourage future development that borders the Policy Area to design for common access and views to and from the Santa Ana River.
- TCAP 5.4 Preserve areas subject to erosive flooding in a natural state.

- TCAP 5.5 Encourage intensive recreation development, such as parks and golf courses, along the river banks above and out of erosive flooding areas.
- TCAP 5.6 Establish trails and related facilities for riding, hiking, and bicycling for the entire reach of the river connecting to the Orange County and San Bernardino Santa Ana River trails and connected with the countywide system of trails.
- TCAP 5.7 Provide for recreational trail use under bridge structures crossing the river.
- TCAP 5.8 Require private development along the river to provide for riding, hiking and biking trails and for connection to the countywide system of trails.
- TCAP 5.9 Require the placement and design of roads to be compatible with the natural character of the river corridor.
- TCAP 5.10 Coordinate with the California Department of Transportation on future freeway expansions to ensure compatibility with the open space character of the corridor.
- TCAP 5.11 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design, and landscaping to take advantage of the scenic character of the river and to avoid destruction of natural values.
- TCAP 5.12 Discourage utility lines within the river corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the river.
- TCAP 5.13 Prohibit recreational uses that restrict stream flows in the river in order that such flows will be adequate year round for the maintenance of fish and wildlife.
- TCAP 5.14 Participate in the regional planning of the Santa Ana River through the Santa Ana River Watershed Planning Authority and the Santa Ana River Watershed Group.
- TCAP 5.15 Require the replacement of ponds lost during development.

Temescal Wash

The Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Canyon. The Wash also serves as an important component of the Western Riverside County Multiple Species Habitat Conservation Plan and has the potential for providing recreational amenities to the Temescal Canyon. The preservation and enhancement of this feature is an important component of the Temescal Canyon Area Plan land use plan. This policy area is coterminous with boundaries of the 100-year flood zone for the Wash, and spans the El Sobrante Landfill Policy Area, the East Temescal Hillside Policy Area, and the Serrano Policy Area.

Policies:

- TCAP 6.1 Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the Safety Element, the Floodplain and Riparian Area Management and Wetland sections of the Multipurpose Open Space Element, and

the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element in the General Plan.

- TCAP 6.2 Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

Corona Municipal Airport Influence Area

The Corona Municipal Airport, while located within the City of Corona, also affects the land use, safety and noise environment of surrounding communities. Policies contained in the Airport Land Use Compatibility Plan for this general aviation facility are intended to protect flight paths and minimize impacts to residents and employees of the area. The boundary of the Corona Municipal Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are six Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, Corona Municipal Airport Influence Area. Properties within these zones are subject to regulations governing such issues as 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 Corona Municipal Airport). For more information on applicable airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Policies:

- TCAP 7.1 To provide for the orderly development of Corona Municipal Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Corona Municipal Airport 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.

Overlays

Home Gardens Town Center (Mixed-Use Area Overlays)

Home Gardens Town Center (see Figure 3A) contains four designated Mixed-Use Area (MUA) overlays. These overlays are located along Magnolia Avenue, between the vicinity of Lincoln Street near the northeastern edge of the community (near the City of Riverside), to Temescal Street at the southwestern edge of the community, where it adjoins the City of Corona. The MUA overlays have been applied primarily over the land use designation of Commercial Retail (CR), and to a lesser degree, Medium Density Residential (MDR). These neighborhoods are already mostly developed for commercial, residential, and institutional uses. However, their strategic locations along Magnolia, in the heart of the Home Gardens community, will provide opportunities for development of new commercial and/or high density residential uses. The purpose of these overlays is to provide local landowners with the options of either developing (or retaining existing uses on) their properties in accordance with the underlying land use designations of CR or MDR, or, developing their properties in accordance with the policies pertaining to the particular MUA overlay applying to their properties, or some combination thereof.

*The Magnolia Avenue Northwest and Magnolia Avenue Southwest Neighborhoods, described in detail below, provide that if their overlay designations are implemented, **at least** 25% of the total area of each overlay may be developed for residential uses within the*

HHDR density range (20-40 DU/acre). The Magnolia Avenue-McKinley Street and Magnolia Avenue-Lincoln Street Neighborhoods, described in detail below, provide that if their overlay designations are implemented, **at least** 50% of the total area of each overlay may be developed for residential uses within the HHDR density range. Development may occur through implementing mixed-use zoning, specific plans, plot plans, and/or other appropriate types of ordinances and development applications.

In accordance with these Mixed-Use Area overlays, local landowners may retain legally existing permitted businesses, residences, and other uses, or remove them and establish uses consistent with this MUA. This policy will promote a mutually supportive mix of residential, commercial, and other uses in an environment with reduced distances between housing, workplaces, retail businesses, and other amenities and destinations, resulting in a walkable, bicycle-friendly, and transit-friendly environment that will promote vibrant neighborhoods with enhanced, convenient transportation options.

Descriptions and policies applying to each of the four Home Gardens Town Center Mixed-Use Area (MUA) Overlays:

Following are brief descriptions and the policies for each of the four Home Gardens Town Center Mixed-Use Area Overlays:

The **Magnolia Avenue Northwest Neighborhood** [Neighborhood 1] contains approximately 22 gross acres (18 net acres) and is located along the north side of Magnolia Avenue, generally between Gibson Avenue (both sides) and Temescal Street and is currently developed primarily for retail commercial and residential uses. **Twenty-five percent At least 25%** of this neighborhood will be permitted to be developed as Highest Density Residential (HHDR). Many businesses are located within convenient walking distance within and near this neighborhood.

Policy:

TCAP 7.2 The Magnolia Avenue Northwest Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 25% ~~or more~~ HHDR development in addition to Commercial Retail development.

Magnolia Avenue Southwest Neighborhood [Neighborhood 2]: This neighborhood contains approximately 19 gross acres (14 net acres) and currently has primarily retail commercial and residential development. **Twenty-five percent At least 25%** of the neighborhood may be developed as Highest Density Residential (HHDR). Home Gardens Elementary School is located adjacent to, and within very close walking distance from this neighborhood, as are many existing businesses.

Policy:

TCAP 7.3 The Magnolia Avenue Southwest Neighborhood may be developed solely in accordance with the underlying land use designations of Commercial Retail and Medium Density Residential, or may contain 25% ~~or more~~ HHDR development in addition to Commercial Retail and/or Medium Density Residential development.

Magnolia Avenue-McKinley Street Neighborhood [Neighborhood 3]: This neighborhood contains approximately 14 gross acres (about 12 net acres) and is currently mostly developed for retail commercial uses and a church. **Fifty percent At least 50%** of the neighborhood may be developed as Highest Density Residential (HHDR). Many businesses are located within close walking distance within and near this neighborhood.

Policy:

TCAP 7.4 The Magnolia Avenue-McKinley Street Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 50% ~~or more~~ HHDR development in addition to Commercial Retail development.

Magnolia Avenue–Lincoln Street Neighborhood [Neighborhood 4]: *This neighborhood contains approximately 7 gross acres (about 6 net acres) and is currently developed with commercial uses. **Fifty percent At least 50%** of the neighborhood may be developed as Highest Density Residential (HHDR). Villegas Middle School and many businesses exist within or within close walking distance of this neighborhood.*

Policy:

TCAP 7.5 *The Magnolia Avenue-Lincoln Street Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 50% ~~or more~~ HHDR development in addition to Commercial Retail development.*

Following are the policies that apply to all four Home Gardens Town Center MUA Overlays:

TCAP 7.6 *All new development, whether residential, commercial, institutional, or otherwise, should be designed, to the extent practical and appropriate to each use, in such a manner as to promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood.*

TCAP 7.7 *All new development, whether residential, commercial, institutional, or otherwise, should be designed, to the extent practical and appropriate to each use, in such a manner as to promote attractive and convenient pedestrian, bicycle, and transit access within and between each of the four neighborhoods, to major community activity centers, including schools, retail commercial facilities, and other uses, and, to the extent practical, to other nearby communities.*

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

The eight specific plans located in the Temescal Canyon planning area are listed in Table 3, Adopted Specific Plans in Temescal Canyon Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

Table 3: Adopted Specific Plans in Temescal Canyon Area Plan

Specific Plan	Specific Plan #
Green River Meadow	167
Wildrose	176
Four Seasons	182
Mountain Springs (Trilogy)	221
Sycamore Creek	256
The Retreat	317
Toscana*	327
Serrano Commerce Center	353

Source: County of Riverside Planning Department.

*Portions of this specific plan extend into a neighboring Area Plan

**Table 4: Airport Land Use Compatibility Criteria for Riverside County
(Applicable to Corona Municipal Airport)**

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight ⁹ 	<ul style="list-style-type: none"> Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses ¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities ¹² Hazards to flight ⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >35 feet tall ¹⁴

Temescal Canyon Area Plan

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	100	300	390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication

Notes:

- 1 Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- 2 Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- 3 Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- 4 The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- 5 As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- 6 The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- 7 Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- 8 An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- 9 Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.

- 10 Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- 11 Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
- 12 Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- 13 NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
- 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
- 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
- 19 Residential densities in *Compatibility Zone D* shall be calculated on a “net” rather than “gross” acreage basis. For the purposes of this *Compatibility Plan*, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Temescal Canyon, 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. 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, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Temescal Canyon area.

Local Land Use Policies



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.

Community Centers

The Serrano Community Center designated within this area plan is intended to develop as a Job Center, including Business Park and Light Industrial employment uses as well as supporting office and retail services. Surrounding Light Industrial development should relate to the Job Center in terms of circulation, design, and intensity. In order to promote the compact vertical and horizontal mixing of uses intended for these community centers, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- | | |
|----------|---|
| TCAP 8.1 | Ensure that Community Centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element. |
| TCAP 8.2 | Provide incentives such as density bonuses and regulatory concessions to property owners and developers to facilitate the development of the Community Center as designated on the Temescal Canyon Area Plan Land Use Plan, Figure 3. |
| TCAP 8.3 | No new residential uses, other than caretaker's dwellings, are permitted within this area. |

Design and Landscape Guidelines

In 1998, the County of Riverside prepared and adopted the Design and Landscape Guidelines for Development in the Second Supervisorial District in order to ensure that quality development occurs in this portion of Riverside County. Some portions of the Temescal Canyon Area Plan are encompassed within the Second District boundary.

Policies:

TCAP 9.1 Require development within the Second Supervisorial District to adhere to standards detailed in the Design and Landscape Guidelines for Development in the Second Supervisorial District.

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area as shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policies:

TCAP 10.1 Adhere to Riverside County’s lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

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, and 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, and move around within it, by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County 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 options that help reduce the need to use 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 Temescal Canyon Area Plan, 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 Temescal Canyon Area Plan is tied to the countywide system and long range direction. As such, successful implementation of the policies in the Temescal Canyon 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 Temescal Canyon is shown on Figure 7, Circulation. The system, which traverses the City of Corona as well as the Area Plan, is anchored by Interstates 15 and 91. These two facilities not only provide access within the region but serve as integral links for commuters and goods movement between Riverside County and Los Angeles, Orange, and San Diego Counties.

A system of major and secondary arterials and collector roads serves local uses. Temescal Canyon Road, generally running along either side of Interstate 15, serves the communities and industrial sites in the Temescal Canyon. Cajalco Road is also a major facility within the Area Plan, beginning at Interstate 15 and extending east to Lake Mathews and beyond to Interstate 215.

Policies:

- TCAP 11.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Circulation Element.
- TCAP 11.2 Maintain Riverside County's roadway Level of Service standards as described in the Circulation Element.
- TCAP 11.3 Evaluate proposed projects located adjacent to the right-of-way of any of the existing Interstate 15 interchanges for additional interchange improvements.
- TCAP 11.4 Consider the following regional and community wide transportation options when developing transportation improvements in Temescal Canyon:
- a. Construct a new interchange on Interstate 15 between the existing interchanges at Temescal Canyon Road and Indian Truck Trail.
 - b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ridesharing for longer distance trips.
- TCAP 11.5 Evaluate each proposed specific plan, and major commercial and industrial projects consisting of 20 acres or larger for the provision of a park and ride facility.

Rail System

The Burlington Northern and Sante Fe Railway Company main track railroad runs northeast to northwest through the Area Plan. This line accommodates freight transport and passenger service between the Riverside County area and points northwest. This line also provides a viable regional transportation option for residents, employees, and visitors to the area.

Policies:

TCAP 12.1 Maintain and enhance existing railroad facilities in accordance with the Passenger Rail System and Good Movement/Designated Truck Routes sections of the General Plan Circulation Element.

Trails System

An extensive system of proposed multipurpose trails and bikeways exist within the planning area, including the Santa Ana River National Recreational Trail. This system connects the various urban and suburban neighborhoods with the recreational resources of the Cleveland National Forest, the River, and the regional trail system. The trails shown on Figure 8, Trails and Bikeway System, are approximate and conceptual.

Policies:

TCAP 13.1 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-motorized Transportation and Multipurpose Recreational Trails sections of the General Plan Circulation Element.

Scenic Highways

Scenic Highways are a unique component of the circulation system, as they contain 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 depicted on Figure 9, Scenic Highways, Interstate 15 from Corona south to the San Diego County line, State Route 91 from its intersection with Interstate 15 west to the Riverside County line, and State Route 71 from State Route 91 north to the Riverside County line have been designated as State Eligible Scenic Highways.

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

Policies:

TCAP 14.1 Protect the scenic highways in the Temescal Canyon Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the 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. 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 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, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor and Riverside County - Orange County Corridor.

The East-West CETAP Corridor may pass through Temescal Canyon. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes. The Riverside County Transportation Commission (RCTC) completed a joint Major Investment Study (MIS) with the Orange County Transportation Authority (OCTA) for a Riverside County - Orange County corridor. The corridor is envisioned to connect from Interstate 15 in Riverside to State Route 241 in Orange County between State Route 91 and State Route 74. The MIS identified a Locally Preferred Strategy (LPS) that was adopted by the RCTC and the OCTA. The Executive Summary of the Final Report for the MIS LPS is attached to the General Plan as Appendix O.

Policies:

- TCAP 15.1 Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.
- TCAP 15.2 Accommodate the Locally Preferred Strategy for the Riverside County - Orange County Corridor as identified in the Major Investment Study in accordance with the CETAP section of the General Plan Circulation Element.

I-15 Corridor

Interstate 15 is a major connector between the Corona/Riverside area and San Diego. This corridor could be enhanced, especially by connecting transit links, to provide a critical north-south link for transit, automobile and truck trips within and outside the County of Riverside. The capacity of this critical corridor could be expanded through such strategies as widening, high-occupancy vehicle lanes, dedicated truck lanes, and transit improvements, such as exclusive express buses. Infrastructure put in place along with development in this area plan should support all modes of transit along this corridor.

Policies:

- TCAP 16.1 Require projects to be reviewed for the provision of transit support facilities (including bus turnouts, signage, benches, shelters, etc.) along arterial streets and local transit service routes.
- TCAP 16.2 Require each proposed Specific Plan and major commercial and industrial projects consisting of 20 acres or larger to be evaluated for the provision of a park-and-ride facility.

Multipurpose Open Space

The Temescal Canyon planning area contains a multitude of open space functions, hence the label of multipurpose. 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 Temescal Canyon natural open space resources are unusually extensive and important compared to some other parts of Riverside County. That means that these resources require thoughtful preservation and, in some cases, restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Temescal Canyon Area Plan.

Preserving the scenic background and natural resources of this 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. In fact, they even serve to mark the edge of the entire County of Riverside.

In this area plan, the natural characteristics are especially dominant factors in determining appropriate development/conservation policies. They offer design opportunities for quality development and define areas of exceptionally rich habitat value, partly owing to their expansive coverage of the landscape. In addition, 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

Oak Tree Preservation

Temescal Canyon contains significant oak woodland areas that provide habitat and maintain character of the area. These oak woodlands can be found in: the Gavilan Hills, the Cleveland National Forest, and the Prado Basin. It is necessary to protect this natural resource in order to preserve the character and one of the many unique natural habitats in the area.

Policies:

TCAP 17.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by the County of Riverside.

Mineral Resource Extraction

There are significant areas of mineral resource extraction within Temescal Canyon. The area contains regionally important aggregate and clay resources, as well as non-regionally important mineral resources. Most of these resources are currently being extracted or are being held in reserve for future extraction. Compatibility with surrounding land uses, potential noxious impacts, surface runoff management, and the future reclamation of the sites must be considered for all existing and proposed mineral extraction areas.

Policies:

TCAP 18.1 Protect the economic viability of mineral resources as well as the life and property of Temescal Canyon residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.

TCAP 18.2 Avoid mineral resource extraction within the Temescal Wash and areas which contain viable riparian habitat in favor of areas containing very sparse or non-existent riparian habitat.

TCAP 18.3 Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.

TCAP 18.4 Require hydrologic studies by a qualified consultant as part of the environmental review process for all proposed surface mining permits within or adjacent to the Temescal Wash. This shall include proper management of surface run-off.



Please refer to the **Multipurpose Open Space Element** of the General Plan for further information on the MSHCP

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.



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

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.

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:

- TCAP 19.1 Protect sensitive biological resources in the Temescal Canyon 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 General Plan Multipurpose Open Space Element.

TCAP 19.2	Conserve existing wetlands and wetland functions and values in Temescal Wash, Prado Basin and the Santa Ana River with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub and open water habitats. An objective of no net loss of wetland functions and values associated with Prado Basin and Temescal Wash is identified for this area.	<div style="text-align: center;">★</div> <p>The following sensitive, threatened and endangered species, may be found within this area plan:</p> <ul style="list-style-type: none"> Bell's sage sparrow California gnatcatcher orange-throated whiptail bobcat loggerhead shrike Cooper's hawk southwestern willow flycatcher least Bell's vireo Santa Ana River woolly-star many-stemmed dudleya Santa Ana sucker western yellow-billed cuckoo Palomar monkeyflower Munz's onion thread-leaved brodiaea
TCAP 19.3	Conserve existing known populations of least Bell's vireo and southwestern willow flycatcher within the Temescal Canyon Area Plan including locations at Prado Basin, Santa Ana River, and Temescal Wash. Maintain existing breeding habitat for this species at Prado Basin, Santa Ana River and Temescal Wash.	
TCAP 19.4	Conserve and manage habitat for the benefit of Santa Ana sucker, Santa Ana speckled dace, and arroyo chub in the Temescal Canyon Area Plan at Prado Basin and the Santa Ana River, focusing on maintenance of the existing hydriodic regime and maintaining and improving water quality. Maintenance and enhancement of existing wetland and/or open water connections between the Santa Ana River and Temescal Wash may also benefit breeding for these species.	
TCAP 19.5	Conserve meaningful, interconnected representations of the Santa Ana Mountains and Riverside Lowlands bioregions within the Temescal Canyon Area Plan.	
TCAP 19.6	Conserve clay soils supporting sensitive plant species known to occur in the Temescal Canyon Area Plan including Munz's onion, Palmer's grappling hook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya.	
TCAP 19.7	Conserve sandy soils cooccurring with chaparral supporting Palomar monkeyflower, known to occur in the Temescal Canyon Area Plan.	
TCAP 19.8	Conserve locations supporting California muhly, heart-lived pitcher sage and Hall's monardella and other sensitive plant species that may occur in a wide variety of habitat types within the Temescal Canyon Area Plan.	
TCAP 19.9	Provide for and maintain connection(s) from the Cleveland National Forest to Prado Basin and the Santa Ana River within the Temescal Canyon Area Plan, providing opportunities for offsite connections to the Chino Hills State Park.	
TCAP 19.10	Conserve upland habitat adjacent to Temescal Wash to augment existing upland habitat conservation in the Lake Mathews/Estelle Mountain Reserve areas and provide for contiguous	

Temescal Canyon Area Plan

connection of upland habitat blocks from the existing reserve to Temescal Wash. Habitat conservation should focus on blocks of existing upland habitat east of Temescal Wash connecting to the Lake Mathews/Estelle Mountain Reserve.

- TCAP 19.11 Conserve upland habitat in La Sierra Hills, focusing on maintenance of intact habitat block(s) with opportunities for connection to the Lake Mathews/Estelle Mountain Reserve.
- TCAP 19.12 Conserve floodplain areas supporting sensitive plant species known to occur in the Temescal Canyon Area Plan, including Parry's spineflower, peninsular spineflower, and smooth tarplant.
- TCAP 19.13 Provide for and maintain a robust upland habitat connection from the eastern edge of Temescal Wash to the existing Lake Mathews/Estelle Mountain Reserve.
- TCAP 19.14 Provide for and maintain an upland habitat connection from La Sierra Hills to the Lake Mathews/Estelle Mountain Reserve.
- TCAP 19.15 Conserve rocky soils co-occurring with coastal sage scrub, peninsular juniper woodland, or chaparral supporting Payson's jewelflower, known to occur in the Temescal Canyon Area Plan.
- TCAP 19.16 Provide for and maintain a continuous linkage along Temescal Wash from the southern boundary of the Temescal Canyon Area Plan to the Santa Ana River.

Hazards

Portions of the Temescal Canyon may be subjected to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout Temescal Canyon 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 this area.

Local Hazard Policies

Flooding and Dam Inundation

The Prado Dam is an integral part of the Santa Ana River Watershed Mainstem project protecting western Riverside County as well as Orange County. Dam failure would cause flooding within the western portion of the Temescal Canyon including the existing development near Green River Road, as well as areas further downstream within Orange County.

In addition to hazards posed by dam failures, hazards to life and property could result from a significant flood event from the Santa Ana River and the Temescal Canyon Wash. The areas within the 100-year flood events can be found on Figure 10, Flood Hazards.

Policies:

- TCAP 20.1 Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.
- TCAP 20.2 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.
- TCAP 20.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- TCAP 20.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

Wildland Fire Hazard

Due to the open space and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of Temescal Canyon’s outer regions are subject to high and very high risk of fire hazards. The more urbanized uses along the canyon floor and in the Prado Basin contain low and moderate risk of wildfire. 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.

Policies:

- TCAP 21.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Seismic

A number of seismic hazards and seismically related hazards are present in Temescal Canyon. The most significant seismic hazard is the Elsinore fault, which runs along the canyon floor. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, the enforcement of setbacks from faults, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults and liquefaction areas within Temescal Canyon.



Fire Fact:

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



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:

- TCAP 22.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

The Gavilan Hills and Santa Ana Mountains play an integral part in the character and atmosphere of Temescal Canyon. Not only do they provide a visual backdrop, but they also contain important habitat and recreational opportunities and frame the land use and circulation patterns. Many of the areas that contain steep slope 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 protect life and property while maintaining the character of the planning area. Figure 13, Steep Slope, reveals the slope conditions for Temescal Canyon. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

Policies:

- TCAP 23.1 Protect life and property through adherence to the Environmentally Sensitive Lands section of the General Plan Multipurpose Open Space Element, the Hillside Development and Slope section of the General Plan Land Use Element, the policies in the Rural Mountainous and Open Space Land Use Designations, and the Slope and Soil Instability Hazards section of the General Plan Safety Element.
- TCAP 23.2 Identify and preserve the ridgelines that provide a significant visual resource for Temescal Canyon through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.
- TCAP 23.3 Prohibit building sites on the Gavilan Hills Ridgeline. Projects proposed within this area shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the ridgeline as viewed from Interstate 15.