

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
<b>C</b>	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Bldgs with &gt;3 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Minimum NLR of 20 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>Airspace review required for objects &gt;70 feet tall <sup>15</sup></li> <li>Deed notice required</li> </ul>
<b>D</b>	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or <sup>16</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.) <sup>19</sup>	100	300	390	10%	<ul style="list-style-type: none"> <li>Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;70 feet tall <sup>15</sup></li> <li>Children's schools, hospitals, nursing homes discouraged <sup>17</sup></li> <li>Deed notice required</li> </ul>
<b>E</b>	Other Airport Environs	No Limit	No Limit <sup>18</sup>			No Req't	<ul style="list-style-type: none"> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;100 feet tall <sup>15</sup></li> <li>Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks <sup>18</sup></li> </ul>
<b>*</b>	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> <li>Same as Underlying Compatibility Zone</li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>Avigation easement dedication</li> </ul>

**Notes:**

- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

## Eastern Coachella Valley Area Plan

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.

## ***Agricultural Lands***

Agriculture is one of the five Foundation Components of the General Plan and also represents a significant component of this area plan. Much of the area here is devoted to agricultural uses. The RCIP Vision specifically seeks to protect agricultural lands not only because of their economic value but also because of their cultural and scenic values.

### **Policies:**

- ECVAP 5.1            Retain and protect agricultural lands through adherence to the policies contained in the Agriculture section of the General Plan Land Use Element.
- ECVAP 5.2            Refer to the General Plan Certainty System in the General Plan Administration Element. An exception is provided allowing limited changes from the Agriculture designation to be processed and approved.

## ***Farm Worker Housing***

Because of the predominantly agricultural nature of the Eastern Coachella Valley, safe, healthy and affordable housing needs to be available for farm workers. Because farm work tends to be seasonal in nature, the associated housing may need to provide for seasonal occupancy.

### **Policies:**

- ECVAP 6.1            Allow farmworker housing that meets basic safety standards in agriculturally designated areas per the land use designations section of the General Plan Land Use Element, and the Five-Year Action Plan and Special Housing Need sections of the Housing Element. Provided that adequate provisions for public services and compatibility with adjacent uses is achieved, farm worker housing projects of both 1-12 dwelling units and greater than 12 units are permitted in the Agriculture designation in the Eastern Coachella Valley Area Plan.

## ***Recreational Vehicle Developments***

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Eastern Coachella Valley area a haven for recreational vehicle (RV) enthusiasts. As with any other type of land use, RV developments require guidelines for provision of service, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Eastern Coachella Valley Area Plan is classified in two categories: Resort Recreational Vehicle and Remote Recreational Vehicle. Resort Recreational Vehicle developments are projects that offer improved facilities for recreational vehicles, including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control drainage. Resort recreational vehicle developments are appropriate primarily in urban areas, and require community water and sewer facilities in accordance with Community Development land use standards.

Remote Recreational Vehicle developments differ from Resort Recreational Vehicle projects in

several ways:

- Spaces are not fully improved;
- Spaces may accommodate tent camping;
- Sewers are not available;
- Fully developed recreational facilities are not provided, though open space areas may be provided;
- Internal roads may not be paved; and
- The development site is designed to provide a campground appearance.
- Remote recreational vehicle developments are appropriate primarily in rural and outlying areas, and must be compatible with surrounding uses. The following policies shall apply to recreational vehicle development in the Eastern Coachella Valley Area Plan:

**Policies:**

- ECVAP 7.1      Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for recreational vehicle development in the Eastern Coachella Valley area through adherence to General Plan policies found in the Land Use Element.
- ECVAP 7.2      Allow Resort Recreational Vehicle developments within the following land use designations: Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Commercial Tourist, and Open Space-Recreation.
- ECVAP 7.3      Limit Resort Recreational Vehicle developments to a density of sixteen (16) spaces per acre.
- ECVAP 7.4      Allow Remote recreational vehicle developments within the following land use designations: Very Low Density Residential, Estate Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space-Recreation, and Open Space-Rural.
- ECVAP 7.5      Limit Remote recreational vehicle developments to a density of seven (7) spaces per acre.

**Industrial Uses**

Industrial uses, especially those associated with agriculture and existing light industrial uses related to aviation, are necessary for the economic viability of the Eastern Coachella Valley Area Plan. Heavy industry, when it would conflict with other existing uses, would adversely affect the environment and character of the region.

**Policies:**

- ECVAP 8.1      Encourage industrial uses related to agriculture to continue and expand within this area plan.
- ECVAP 8.2      Discourage industrial uses that may conflict with agricultural or residential land uses either directly or indirectly within the Eastern Coachella Valley Area Plan.

- ECVAP 8.3 Discourage industrial uses which use large quantities of water in manufacturing or cooling processes and result in subsequent effluent discharges.
- ECVAP 8.4 Discourage industrial uses which produce significant quantities of toxic emissions into the air.
- ECVAP 8.5 Encourage industrial uses that can best utilize the transportation facilities of the Jacqueline Cochran Regional Airport.
- ECVAP 8.6 Encourage industrial uses related to aviation to locate in the vicinity of the Jacqueline Cochran Regional Airport.

## Watershed/Water Supply

The west basin of the Colorado River, the watershed containing the Eastern Coachella Valley, drains primarily into the Salton Sea trough. The west basin is the driest watershed area in California. Groundwater resources cannot meet local demand in this area, so water is imported from the Colorado River to meet local community and agricultural demand.

### Policies:

- ECVAP 9.1 Conserve and protect watersheds and water supply through adherence to policies contained in the Open Space, Habitat and Natural Resource Preservation and Land Use Designation Policies sections found in the General Plan Land Use Element, and the Water Resources section of the General Plan Multipurpose Open Space Element.

“

*There is an adequate supply and quality of critical water resource essential to support development, agriculture, wildlife, and open space.*

”

- RCIP Vision

## Signage

The scenic qualities of the Coachella Valley are widely cherished by residents and visitors alike. Effective regulation of outdoor advertising is one important component of preserving the Valley's visual character, particularly in the face of expanding urbanization.

### Policies:

- ECVAP 10.1 Adhere to the Advertising Regulations of the County of Riverside Land Use Ordinance, Section 19, regarding outdoor advertising for all development within the Eastern Coachella Valley.
- ECVAP 10.2 Prohibit the placement of billboards within the Eastern Coachella Valley.
- ECVAP 10.3 For premises adjacent to the right-of-way of scenic corridors, single support free-standing signs for onsite advertising shall be prohibited. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign which has minimal impact on the

scenic setting shall be utilized for onsite advertising purposes along the below-referenced scenic corridors.

a. For purposes of this policy, scenic corridors include:

- State Route 86; and
- State Route 111.

b. For purposes of this area plan, the following definitions shall apply:

- (1) **FREE-STANDING MONUMENT SIGN** means a sign whose height does not exceed 2/3 of its length, with a single base of the sign structure which is on the ground, or no more than 1 foot above adjacent grade if located in a raised mound or landscaped area.
- (2) **FREE-STANDING SHEATHED-SUPPORT SIGN** means a sign supported by at least two uprights constructed in or decoratively covered in design, materials and colors which match those of the use advertised, which blends harmoniously with the surrounding environment, and which is located far enough from adjacent free-standing signs to reduce visual clutter.
- (3) **SIGNS AFFIXED TO BUILDINGS** means any onsite advertising sign painted or otherwise reproduced on the outer face of a building, or attached to the outer face of a building.
- (4) **HIGHWAY SCENIC CORRIDOR** means those arterial roadways designated within this area plan which have prominent scenic vistas open to public view.
- (5) **FREEWAY SCENIC CORRIDOR** means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.

c. Onsite advertising signs for businesses located along freeway scenic corridors shall comply with the following:

- (1) Businesses located within 660 feet of the terminus of a freeway exit ramp or the origination of a freeway entrance ramp may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
  - i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
  - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 35 feet and a maximum surface area of 150

- square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with a maximum height of 35 feet. The maximum surface area shall be the greater of either 150 square feet or 0.25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
- iii. A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.
- (2) Businesses located within 330 feet of the nearest edge of a freeway right-of-way line, but farther than 660 feet from the terminus of a freeway exit ramp or the origination of a freeway entrance ramp, may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
- i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
  - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 25 feet, or the actual height of the primary building advertised, whichever is less, and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with an overall height of 25 feet, or the actual height of the primary building advertised, whichever is less. The maximum surface area shall be the greater of either 150 square feet, or .25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
  - iii. A sign affixed to a building, advertising a single business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.
- d. Onsite advertising signs for businesses located along highway scenic corridors shall comply with the following:
- (1) Notwithstanding the other provisions of this policy, a single-business monument sign may be approved with a maximum height of 10 feet, and a maximum 150 square feet of sign surface area. A multiple-business monument sign may be approved with a maximum height of 12 feet or less, and a maximum 200 square feet of sign surface area.

- (2) Notwithstanding the other provisions of this policy, a single-business sheathed-support sign or a multiple-business sheathed-support sign shall not be erected along a highway scenic corridor.
- (3) A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the highway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the highway.

### **Chocolate Mountain Aerial Gunnery Range**

The Chocolate Mountain Aerial Gunnery Range (CMAGR) provides support training that is essential to the readiness of the nation’s Marine Corps and Naval Air Forces. Land use compatibility with the CMAGR is essential to the operations of CMAGR and the safety of surrounding communities.

**Policies:**

- ECVAP 11.1      Development within two miles of the CMAGR shall remain limited and compatible with the Open Space Foundation Component.
- ECVAP 11.2      Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.
- ECVAP 11.3      New development within 3 miles of the Chocolate Mountain Aerial Gunnery Range (CMAGR) outer boundary shall be required to disclose through recordation of an Environmental Constraints Note, avigation (or other) easement, or other instrument as deemed suitable, the potential for noise, vibrations or interference emanating from aviation activities and other military operations performed within or above the CMAGR.

### **Circulation**

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

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.



While the following section describes the circulation system as it relates to the Eastern Coachella Valley, 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 Valley is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Valley 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 Eastern Coachella Valley Area Plan is shown on Figure 8, Circulation. The circulation system within this portion of the Coachella Valley connects the region to urbanized areas of the western portion of the Coachella Valley, western Riverside County, Imperial County, and the eastern portion of Riverside County via Interstate 10, as well as providing access to and between its communities. Interstate 10 is a key east-west corridor within Riverside County, and indeed across the United States.

State Routes 111 and 86 are the main north-south connector routes within this area. State Route 86 is growing in importance as a trade route between the U.S. and Mexico. State Route 195 also serves the Valley west of Mecca.

A grid system of numbered avenues running east-west, together with north-south oriented streets serves the Eastern Coachella Valley areas west of the All-American Canal. The continued coordination regarding the circulation network between the County of Riverside, cities, Tribal Governments and Imperial County is essential to ensure the region's Transportation System sustains a high level of service over a period of time.

#### **Policies:**

- ECVAP 12.1      Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the functional classifications and standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element.
- ECVAP 12.2      Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
- ECVAP 12.3      Separate vehicular traffic from pedestrian and equestrian traffic in order to avoid potential hazards and where traffic volumes justify the costs.

### *Rail*

The Southern Pacific Railroad runs adjacent to State Route 111 and the Salton Sea, to Riverside County's southern boundary. This line accommodates freight transport for the Valley's agricultural businesses.

#### **Policies:**

- ECVAP 13.1      Coordinate with railroad companies to maintain and enhance railroad facilities south of the City of Coachella in accordance with the Goods Movement/Designated Truck Routes section of the General Plan Circulation Element.

- ECVAP 13.2 Coordinate with railroad companies to encourage grade-separated crossings in and near Mecca.

## Trails and Bikeways

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

As shown on Figure 9, Trails and Bikeway System, an extensive trails system is planned for the Eastern Coachella Valley.

### Policies:

- ECVAP 14.1 Implement the Trails and Bikeway System, Figure 9, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.
- ECVAP 14.2 At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. Priority shall be given to those signalized intersections identified as trail crossings.
- ECVAP 14.3 As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle and pedestrian (i.e., non-motorized) traffic.

## Scenic Highways



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

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

As shown on Figure 10, Scenic Highways, State Route 111, from Bombay Beach on the Salton Sea to State Route 195 near Mecca, is a State-eligible Scenic Highway, providing views of the Salton Sea and the surrounding mountainous wilderness.

### Policies:

- ECVAP 15.1 Protect the scenic highways in the Eastern Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

## Multipurpose Open Space

As described in earlier sections, the Eastern Coachella Valley contains a variety of open spaces that serve a multitude of functions. Open space areas within the Valley include the Joshua Tree National Park, the Santa Rosa Mountains, the Mecca Hills, the Dos Palmas Reserve, the Salt Creek Area of Critical Environmental Concern, the Painted Canyon, the Whitewater River, and the Salton Sea. These open spaces encompass a variety of habitats. There are also a number of recreation areas within the Eastern Coachella Valley. This Multipurpose Open Space section is a critical component in preserving the character of the County of Riverside and the Valley. In addition to providing a scenic background and preserving the natural character of the Eastern Coachella Valley, these open spaces help define the edges of, and separations between, communities.

## Local Open Space Policies

### *Habitat Conservation/CVM SHCP*

With its rich and varied landscape, the Eastern Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Preserving habitat not only aids in sustaining species' survival, but also maintains the quality of life in the Valley.

The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a CV MSHCP which covers 27 species of plants and animals in the Coachella Valley. Currently, this plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards, and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 11 for more information. This map is for informational purposes only. The CV MSHCP was adopted by the plan participants in 2007 and 2008 and permits were issued by the Wildlife Agencies in late 2008.

#### **Policies:**

ECVAP 16.1            Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Preservation section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.

### *Ridgelines*

The ridgeline of the Santa Rosa Mountains along the western edge of the Eastern Coachella Valley, together with the ridges of the Mecca Hills and Orocochia Mountains in the east, constitute important natural resources within the Area Plan.

#### **Policies:**

ECVAP 17.1            Refer to the Ridgeline policies in the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources policies in the General Plan Multipurpose Open Space Element.

## Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. Portions of the Eastern Coachella Valley are subject to hazards at varying degrees of risk and danger. These hazards include flooding, seismic occurrences, and wildland fire, and are depicted on the hazards maps, Figures 12 to 16.

### Local Hazard Policies

#### *Flooding*

As shown on Figure 12, Flood Hazards, much of the western edge of the Eastern Coachella Valley from Indio and La Quinta to the Salton Sea is located within a 100-year floodplain. Another large 100-year floodplain extends southerly from Thermal to the Salton Sea. Additionally, fluctuation in the level of the Salton Sea, or a seismic event resulting in a seiche (earthquake induced wave action) could cause flooding of areas immediately adjacent to the sea.

#### **Policies:**

- ECVAP 18.1      Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.
- ECVAP 18.2      Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of the Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- ECVAP 18.3      Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Coachella Valley Water District for review.

#### *Wildland Fire Hazard*

The desert and mountainous region in the northeastern area of the Eastern Coachella Valley has a high and very high wildfire susceptibility. The wildfire susceptibility is moderate to low in the valley and the desert regions on the western and eastern sides of the Salton Sea. 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, use of low fuel landscaping, and use of fire resistant building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 13, Wildfire Susceptibility, for the location of wildland fire hazard areas in Eastern Coachella Valley.

#### **Policies:**

- ECVAP 19.1      Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

## Seismic

The Eastern Coachella Valley is traversed by the San Andreas fault, an active fault with a significant probability of earthquake activity. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of building techniques, the enforcement of setbacks, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 14, Seismic Hazards, for the location of faults within the Eastern Coachella Valley.

### Policies:

ECVAP 20.1            Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## Slope

Areas within the Eastern Coachella Valley contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scaring. Figure 15 depicts steep slope areas within the Eastern Coachella Valley. Figure 16 maps areas of slope instability.

### Policies:

ECVAP 21.1            Protect life and property through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Slope and Soil Instability Hazards section of the General Plan Safety Element.

ECVAP 21.2            Refer to the Rural Mountainous and Open Space-Rural land use designations in the General Plan Land Use Element.

## Wind Erosion and Blowsand

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Alluvial fans in the Eastern Coachella Valley are especially prone to wind erosion, although wind erosion is not limited to these areas. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects.

Blowsand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property, where it interferes with normal activity. Additionally, blowsand introduces a high level of suspended particulates into the air, which can create respiratory problems.



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.

Despite its ability to cause property damage, alter normal activity, and create health problems, blowsand is also an essential element to maintaining habitat areas within the Valley. Many species in the Coachella Valley are adapted to live on windblown sand. Creating a safe environment for the residents of Eastern Coachella Valley and, at the same time, protecting a valuable habitat resource requires, therefore, a delicate balance.

**Policies:**

- ECVAP 22.1      Minimize damage from and exposure to wind erosion and blowsand through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element.
- ECVAP 22.2      Require protection of soil in areas subject to wind erosion or blowsand. Mitigation measures that may be required include, but are not limited to, windbreaks, walls, fences, vegetative groundcover, rock, other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation.
- ECVAP 22.3      Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.
- ECVAP 22.4      Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.

## **Elsinore Area Plan**

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- GPA No. 1075, BOS RSLN 2011-156, 10/18/11
- GPA No. 743, BOS RSLN 2015-214,09/22/15
- GPA No. 1120,BOS RSLN 2014-222, 11/24/14
- GPA No. 960, BOS RSLN 2015-260,12/08/15



# Elsinore 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 Elsinore Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

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

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through 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 are 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.

It doesn't matter whether you whiz by on Interstate 15 or wind your way down the spectacular face of the Santa Ana Mountains on State Route 74; the eye cannot avoid taking in Lake Elsinore. From the I-15 you also get a bonus in the form of the precipitous slope of the mountains; from the 74 you gaze out over hills, towns and valleys stretching far into the distance. As if that was not enough, there is even the man-made Canyon Lake off to the northeast, capturing waters from the San Jacinto River. The richness of this special place isn't just in its visual qualities. It is also a collection of unique communities as well as home to a remarkable variety of natural species. The Elsinore area is a truly unique human and natural habitat within a county that encompasses many notable environments.

The Elsinore 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 distinctive 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 Elsinore. 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 Elsinore, 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, of

course, both natural and manmade 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 Riverside County General Plan, is one of the major devices for making the Vision a reality.

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

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Elsinore 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 nodes adjacent to transportation corridors, more accurately reflects topography and natural resources in the Gavilan and Sedco 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, or remote from transportation facilities. Existing communities and neighborhoods retain their character and are separated from one another by lower intensity land use designations where possible.

**Watercourses.** Temescal Wash is a major influence on the character of the northern portion of the Area Plan, traversing it from northwest to southeast and flowing around Lee Lake and adjacent to Interstate 15. Land use designations adjacent to the Wash reflect a desire to buffer it from development so that its scenic and natural resource values are retained. Murrieta Creek, which flows adjacent to Palomar Street in Wildomar, has also been illustrated as a watercourse.

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.



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.

## Location

The strategic location of this area is clearly evident in Figure 1, Location. Because of the access provided by State Route 74 over the Santa Ana Mountains, Elsinore is a gateway to the west. It is also an important north/south link in the western flank of Riverside County. One looks outward toward five area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving counter-clockwise, we find the adjacent Southwest Area Plan, and the plans for Sun City/Menifee Valley, Mead Valley, Lake Mathews/Woodcrest and Temescal Canyon. The cities of Lake Elsinore, Wildomar and Canyon Lake are core communities here. Murrieta approaches from the south and Perris from the northeast, but neither extend into this planning area. Moreover, the Elsinore planning area borders on both San Diego County to the south and Orange County to the west. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on this exhibit.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That certainly applies here as well. This section describes the setting, features and functions that are unique to the Elsinore Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

## Setting



The San Jacinto River meanders over 40 miles through Riverside County, beginning at Lake Hemet in the San Jacinto Mountains and terminating at Lake Elsinore.

Much of the Elsinore Area Plan is situated within a valley, running from northwest to southeast, framed by the Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east. Lake Elsinore, which is the largest natural lake in Southern California, covering about 3,000 surface acres, is a centerpiece in the valley. Lake Elsinore is the terminus of the San Jacinto River, which is regulated by the Railroad Canyon dam and generally stabilized at an elevation of approximately 1,230 feet. The Lake is fed by the San Jacinto River and underground springs and is drained by the Temescal Wash to the north, flowing eventually into the Santa Ana River. Murrieta Creek, which eventually drains into the Santa Margarita River, starts just south of Lake Elsinore. Lake Elsinore, Canyon Lake, the San Jacinto River, Temescal Wash, and Murrieta Creek provide a distinctive pattern of lakes and watercourses throughout the valley floor and the settlements here are significantly shaped by the richness of both waterways and the widely varied topography. It is truly a remarkable setting.

## Unique Features

### *Cleveland National Forest*

The Cleveland National Forest forms the western boundary of the area and encompasses large portions of the Santa Ana and Elsinore Mountains. This area is characterized by natural open space and outdoor recreational



uses with pockets of rural residential and wilderness oriented visitor serving uses scattered along State Route 74. Private inholdings within the Forest boundary are developed with limited residential and commercial uses.

## *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

### *Meadowbrook*

Meadowbrook, an Unincorporated Community recognized by the Local Agency Formation Commission (LAFCO) in 1997, is situated in the northeastern portion of the Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. However, Meadowbrook is generally characterized by very low density residential development and vacant properties set amid rolling hills. Community residents have expressed interest in economic development through implementation of a Rural Village Land Use Overlay.

### *Warm Springs*

Warm Springs, a Community of Interest recognized by LAFCO, forms a portion of the northern boundary of the Elsinore Area Plan. The northerly portion of this community is set in the Gavilan Hills. A strip along the north edge of this area, along the border of the Lake Mathews/Woodcrest Area Plan, is within the sphere of influence of the relatively distant City of Riverside. This area is generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15 and in a focused area along State Route 74 adjacent to the City of Lake Elsinore.

### *Horsethief Canyon*

Horsethief Canyon is located in the northwestern corner of the plan area. This emerging suburban development is developing pursuant to a comprehensive specific plan (Specific Plan No. 152) that both accommodates potential population growth and provides for conservation of open space.



**A Community of Interest (COI)** 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 (UC)** within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

**Cleveland Ridge (Lakeland Village)**

The community of Cleveland Ridge is located immediately west of Lake Elsinore and includes a major ridge along the eastern face of the Santa Ana and Elsinore Mountains. This community also incorporates the Lakeland Village Redevelopment Project Area, which comprises a mix of urban residential and commercial uses along Grand Avenue on the low lying areas adjacent to the lake. Natural open space with pockets of rural residential uses are adjacent to State Route 74 as it winds along the steep easterly face of the Santa Ana Mountains.



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.

**Incorporated Cities**

**City of Lake Elsinore**

The Elsinore Area Plan surrounds the incorporated City of Lake Elsinore. As of, the City of Lake Elsinore encompassed about 42.3 square miles, with an estimated population of 50,267, and 16,207 households. Lake Elsinore's sphere of influence encompasses over 30.2 square miles and extends into the Horsethief Canyon, Warm Springs and Meadowbrook communities and southwest towards the communities of El Cariso and Rancho Capistrano near the Main Divide Road.

**City of Riverside**

A portion of the City of Riverside's sphere of influence extends into the Warm Springs community. The City of Riverside’s predominantly rural land use designations for this area are consistent with this area plan’s direction.

**City of Wildomar**

Wildomar is located immediately south of the City of Lake Elsinore in a valley between the Santa Ana Mountains and the Gavilan and Sedco Hills. Wildomar City, incorporated on July 1, 2008, includes rural residential uses in the rolling hills and more intense concentration of residential, commercial and employment uses between Interstate 15 and Grand Avenue. The community is expanding easterly of Interstate 15, especially along Clinton Keith Road and Bundy Canyon Road.

**City of Canyon Lake**

Canyon Lake is a private, gated city located halfway between Lake Elsinore and Sun City, California. Canyon Lake began as a master-planned community developed by Corona Land Company in 1968. The “City of Canyon Lake” was incorporated on December 1, 1990. As of 2009, the city geographically spanned over 4.6 square miles. Originally formed in 1927 after Railroad Canyon Dam was built, the lake covers 383 acres and includes 14.9 miles of shoreline.

## Land Use Plan

The Land Use Plan focuses on preserving the numerous unique features in the Elsinore 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. Proposed uses represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses.

The Elsinore Land Use Plan, Figure 3 depicts the geographic distribution of land uses within this area. The Plan is organized around 20 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.

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 Elsinore Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

The Elsinore Area Plan reflects the RCIP Vision for Riverside County in several ways. It does so by intensifying and mixing uses at nodes adjacent to transportation corridors, by more accurately reflecting topography and natural resources in land use designations, by avoiding high intensity development in natural hazard areas, and by considering compatibility with adjacent communities' land use plans as well as the desires of residents in the plan area.

The land use designations maintain the predominantly very low density character of the Meadowbrook and Warm Springs communities, the natural and recreational characteristics of the Cleveland National Forest, and

“

*Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms.*

”

*- RCIP General Plan Principles*

“

*Our communities - both improvements to existing ones and newly emerging ones - are models for new ways to provide and manage infrastructure, deliver education, access jobs, apply new technology, and achieve greater efficiency in the use of land, structure, and public improvements.*

”

*- RCIP Vision*

Community Development uses in Cleveland Ridge. Areas designated Conservation-Habitat and Rural Mountainous help provide a separation between communities and provide additional definition for existing communities.

**Table 1: Land Use Designations Summary**

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

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

## Overlays and Policy Areas

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

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

### NOTES:

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

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

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

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

**Table 2: Statistical Summary of Elsinore Area Plan**

LAND USE	STATISTICAL CALCULATIONS <sup>1</sup>			
	AREA ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>9</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	2,442	366	1,107	NA
Rural Mountainous (RM)	10,606	530	1,602	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	13,048	896	2,709	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	686	240	725	NA
Very Low Density Residential (RC-VLDR)	69	52	156	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	755	292	881	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	224	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,907	NA	NA	NA
Open Space-Water (OS-W)	341,338	NA	NA	NA
Open Space-Recreation (OS-R)	88	NA	NA	13
Open Space-Rural (OS-RUR)	6,407	160	484	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,967 58,964	160	484	13
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	3,293	2,470	7,461	NA
Low Density Residential (LDR)	571	856	2,585	NA
Medium Density Residential (MDR) <sup>8</sup>	2,732	8,784	26,537	NA
Medium-High Density Residential (MHDR)	245	1,591	4,807	NA
High Density Residential (HDR)	7	77	231	NA
Very High Density Residential (VHDR)	16	265	799	NA
Highest Density Residential (HHDR)	0-45	0 1,355	0 4,093	NA
Commercial Retail <sup>2</sup> (CR)	120 95	NA	NA	1,805 1,409
Commercial Tourist (CT)	17	NA	NA	282
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	825 783	NA	NA	10,609 10,066
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	56	NA	NA	915
Public Facilities (PF)	47	NA	NA	47
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	0 66	0 989	0 2,988	0 396
<i>Community Development Foundation Sub-Total:</i>	7,929 7,932	14,043 16,249	42,420 49,083	13,658 13,115
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>80,699</b>	<b>15,394 17,597</b>	<b>46,494 53,157</b>	<b>13,674 13,128</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	45,435	---	---	---
Indian Lands	0	---	---	---
Freeways	218	---	---	---
<i>Other Lands Sub-Total:</i>	45,653			
<b>TOTAL FOR ALL LANDS:</b>	<b>126,352</b>	<b>15,394 17,597</b>	<b>46,494 53,157</b>	<b>13,674 13,128</b>



# Elsinore Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<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>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4,5</sup></b>				
Rural Village Study Area Overlay	701	2,003	6,050	3,859
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	701	2,003	6,050	3,859
<b>POLICY AREAS<sup>6</sup></b>				
Temescal Wash	460	---	---	---
Glen Eden	703	---	---	---
Warm Springs	13,834	---	---	---
Walker Canyon	1,248	---	---	---
Lake Elsinore Environs	234	---	---	---
March Joint Air Reserve Base Influence Area	190	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	16,669			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>				
	<b>17,370</b>			

**FOOTNOTES:**

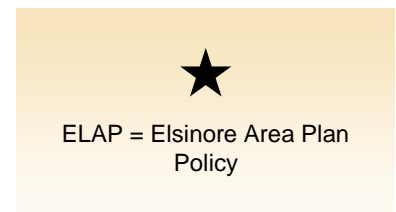
- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed *instead of* the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, *in addition* to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 8 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.
- 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and 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. The location and boundaries of the Policy Areas identified in the Elsinore Area Plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Overlays and Policy Areas

Special policies are appropriate to address important locales that have special significance to the residents of this part of Riverside County. Six policy areas have been designated within the Elsinore 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 Elsinore 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 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.

### *Warm Springs*

Located in the northern portion of the plan area, Warm Springs includes a rural area set within the steep slopes of the Gavilan Hills. The ridge line and slopes of the Gavilan Hills are biological and visual assets to the region.

**Policies:**

- ELAP 1.1      Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and the Slope and Soil Instability Hazards and Fire Hazards sections of the General Plan Safety Element.
- ELAP 1.2      Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.
- ELAP 1.3      Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality).
- ELAP 1.4      Require commercial and industrial uses to not substantially impact circulation systems.

### *Temescal Wash*

Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Valley. The Wash also serves as an important component of the Western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area. The preservation and enhancement of this feature is an important component of the Elsinore Area Plan land use plan. This policy area is synonymous with the 100 year flood zone for the Wash.

**Policies:**

- ELAP 2.1      Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element; the Non-motorized Transportation section of the Circulation Element; the Multiple Species Habitat Conservation Plans and the Environmentally Sensitive Lands sections of the Multipurpose Open Space Element; and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.
- ELAP 2.2      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.

## Walker Canyon Policy Area

The Walker Canyon Policy Area consists of 1,250 acres of land located northerly of Interstate 15 in the vicinity of Walker Canyon Road. The site is designated Open Space-Rural on the Elsinore Area Plan. However, a preferable alternative to extremely large lot rural land sales would be the master planning of this area to provide for a limited amount of development, coupled with preservation of the majority of the site as open space and wildlife habitat.

### Policies:

ELAP 3.1 Notwithstanding the Open Space -Rural designation of this property, any proposal to establish a master planned community within this area through the general plan amendment and specific plan process shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element, provided that:

- a. A specific plan is submitted for a Community Center or mixed use village center development designed as a hillside village. Potential uses may include residential uses at a variety of densities (including community development foundation component densities), commercial retail and service uses, offices, and a hotel, as well as public facilities and recreational areas. In addition to the required components, the specific plan must address the unique requirements of hillside development, special hillside design guidelines, and the special nuances of integrating hillside development into the natural environment.
- b. Approximately 900 acres, or at least two-thirds of the site area, is set aside as Open Space - Conservation Habitat for inclusion in the Western Riverside County Multiple -Species Habitat Conservation Plan reserve system.
- c. The specific plan shall include special attention to the following concerns: (1) pedestrian circulation in a hillside context, including provision for ramps and paths as well as stairs in order to ensure full accessibility for all users; (2) provision for retail commercial uses so as to minimize the need for residents to travel outside the village for routine daily needs, such as groceries, banking, etc.; and (3) the buffering and protection of conserved open space, especially relating to the interface between riparian areas and development.
- d. Due to the unique character of this development, the area is hereby determined to be eligible for reductions in onsite street widths and an exemption from the prohibition on development on slopes over 25%. Such exemptions would be subject to official determination by the Board of Supervisors or its successor-in-interest at the time of its action on the specific plan.

The environmental impact report or other CEQA document prepared for any specific plan at this site shall address the site's access, soils, geology, hydrology, biology, and wildfire susceptibility in addition to issues of slope and topography.

- e. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

### ***Glen Eden Policy Area***

The Glen Eden Policy Area consists of portions of Sections 17, 18, and 19 located southwesterly of Temescal Canyon Road and northerly, northeasterly, and westerly of the Horsethief Canyon community. Development within this Policy Area shall be subject to the following policies.

#### **Policies:**

- ELAP 4.1 Residential development shall comply with an average density of 2.5 dwelling units per acre. No individual project may have an overall density in excess of 2.5 dwelling units per acre, unless a permanent density transfer between two or more projects is approved by the County of Riverside, in which case the overall density of the projects together may not exceed 2.5 dwelling units per acre. The density of individual parcels or planning areas within a project may exceed 2.5 dwelling units per acre, as long as the overall project density does not exceed this level.
- ELAP 4.2 Clustering of dwelling units within an individual project is encouraged where such clustering would enable the conservation of open space in accordance with the Multipurpose Open Space Element.

### ***Rural Village Land Use Overlay***

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

#### **Policies:**

- ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.
- ELAP 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

## Meadowbrook Town Center

Meadowbrook Town Center (see Figure 3A) features two areas of intense, Mixed-Use Area development clustering, the Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1] and the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] to provide a **more** broad panoply of conveniently located local community services, and an expanded variety of housing opportunities for local residents. These Mixed-Use Areas, described below, will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated land use designs. Both neighborhoods require that at least 50% of their areas be developed for Highest Density Residential (HHDR) uses.

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

### Mixed-Use Area (MUA) Neighborhoods Descriptions and Policies:

Following are the descriptions of the two Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center, and the policies specific to each neighborhood:

The **Highway 74/Meadowbrook Avenue Neighborhood** [Neighborhood 1] The Highway 74/Meadowbrook Avenue Neighborhood is bisected by State Highway 74. This neighborhood covers about 56 gross acres (about **39 40** net acres), and currently contains low density single family residences and vacant lots. The neighborhood is surrounded by similar land uses - low density single family residences and vacant parcels. The neighborhood will be developed as a Mixed-Use Area, with a **minimum** 50% HHDR component, and commercial and other land use types. Surrounding land uses are designated Very Low Density Residential.

Two bus stops are currently located on Highway 74 towards the northernmost boundary of the neighborhood, one located to serve northbound passengers, and one located to serve southbound passengers. Commercial and other types of non-residential mixed-use development will be most appropriately placed directly along and near Highway 74, which is convenient for those living in and commuting into the neighborhood and will provide a buffer from the highway for the HHDR residential development in the neighborhood. Also, the opportunity exists to expand transit services and provide more bus stops and more bus services along Highway 74, as local transit demand expands in the future.

Also, because of its mixed-use characteristics, this neighborhood should be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, thereby resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

### Policy:

ELAP 5.3 **Fifty percent At least 50%** of the Highway 74/Meadowbrook Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.

ELAP 5.4 Residential uses for the Highway 74/Meadowbrook Avenue Neighborhood should generally be located in the southeastern and northeastern portions of this neighborhood. Nonresidential uses should include a variety of

*other uses, such as retail activities serving the local population and tourists, parks, light industrial uses, parkland, and other uses.*

***Highway 74/Kimes Lane Neighborhood [Neighborhood 2]*** is located less than one mile north of Neighborhood 1 and also along State Highway 74, on about 10 gross acres (about 7 net acres). With the exception of one single family residence, the neighborhood site is currently vacant and is surrounded by low density single family residential uses and vacant parcels. Highway 74 adjoins the western edge of the neighborhood. This neighborhood will be developed as a Mixed-Use Area, with a **minimum** 50% HHDR component, and commercial and other land use types. This neighborhood is surrounded by Very Low Density Residential land uses.

*This neighborhood could serve the surrounding community by providing local commercial services and job opportunities in association with the commercial uses. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Two bus stops are conveniently located on Highway 74 within the neighborhood boundaries. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet the community's floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.*

*Policies:*

ELAP 5.5 **Fifty percent At least 50%** of the Highway 74/Kimes Lane Neighborhood shall be developed in accordance with the HHDR land use designation.

ELAP 5.6 Residential uses for the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] should be encouraged to be located in the eastern portion of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, light industrial uses, and parkland.

***Policies Applying to both Neighborhoods of Meadowbrook Town Center:***

*The following policies apply to both of the Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center:*

ELAP 5.7 Both the Highway 74/Meadowbrook Avenue and Highway 74/Kimes Lane Neighborhoods shall be developed with **minimum of 50 %** Highest Density Residential, and other uses, potentially including commercial, business park, office, etc. uses, in a mutually supportive, mixed-use development pattern.

ELAP 5.8 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.

ELAP 5.9 All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily, basis.

ELAP 5.10 Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

- ELAP 5.11 Project designs should reduce traffic noise levels from Highway 74 as perceived by noise-sensitive uses, such as residential uses, to acceptable levels.*
- ELAP 5.12 Residential uses that are proposed in both neighborhoods where they would be located immediately adjacent to areas designated for Low Density Residential development should include edge-sensitive development features to provide buffering between the differing residential densities, including but not necessarily limited to such features as one-story buildings, park lands and open space areas, and trails.*
- ELAP 5.13 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Lake Elsinore Environs Policy Area**

The Lake Elsinore Policy Area consists of portions of Sections 11, 13, and 14 of Township 6 South, Range 5 West and portions of Sections 18, 19, and 20 of Township 6 South, Range 4 West designated Open Space - Conservation. The Open Space - Conservation designation is based generally on the boundaries of the mapped 100-year flood plain in this. The intent of this designation is to protect the public from flooding hazards.

Following adoption of the General Plan in 2003, the County of Riverside reviewed and integrated the most accurate and updated flood mapping information in the 2008 update of the General Plan.

### **Policies:**

- ELAP 6.1 To avoid potential flood hazards for future developments, use clustering and consolidation of parcels whenever feasible. (AI 25, AI 59-61)
- ELAP 6.2 To ensure that development along the Grand Avenue Corridor occurs in a historically consistent manner, require the necessary studies in the future.

## Specific Plans

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 and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.



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

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

**Table 3: Adopted Specific Plans in the Elsinore Area Plan**

Specific Plan	Specific Plan #
Horsethief Canyon Ranch	152
Toscana <sup>1</sup>	327
Renaissance Ranch	333
Colinas del Oro	364

Source: County of Riverside Planning Department.

<sup>1</sup> Portions of this specific plan extend into a neighboring Area Plan

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Elsinore Area Plan, 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 Elsinore area.

## Local Land Use Policies

### **Lee Lake Community: Highest Density Residential (HHDR) Neighborhoods**

*The Lee Lake Community (see Figure 3B) is located in the Temescal Canyon, along the east side of I-15, between the freeway and Temescal Canyon Road, and south of Indian Truck Trail. It consists of two neighborhoods, which are separated by Indian Wash.*

***Lee Lake North Neighborhood** [Neighborhood 1] is located adjacent to Indian Truck Trail, and north of Indian Wash, and **Lee Lake South Neighborhood** [Neighborhood 2] is located south of Indian Wash. **Lee Lake Neighborhood North** is designated as a Mixed-Use Area, with a 50% HHDR requirement, and Lee Lake*



*Neighborhood South is ~~Both neighborhoods are~~ designated entirely as Highest Density Residential. Although the Lee Lake Community currently contains some light industrial development, most of the area is vacant.*

*Retail Commercial uses, a fire station, and parks are located nearby to the north, across I-10 via Indian Truck Trail, and Luiseno Elementary School and parks are located nearby toward the south, across I-10 via Horsethief Canyon Road. More intense light industrial development is located toward the south along Temescal Canyon Road. Both neighborhoods are located in areas convenient to I-10 and Temescal Canyon Road for local and regional transportation, and near a Riverside Transit Agency bus transit line that provides convenient connections to destinations from Corona to Temecula, and to the Corona Metrolink Transit Center, which also provides the opportunity for potential links from the site or near the site to regional transit services and regional destinations.*

*Lee Lake Community is situated in a highly scenic setting, with spectacular views of nearby mountains to both the east and west. Lee Lake is located immediately nearby toward the east, across Temescal Canyon Road. The westerly edges of both neighborhoods, located adjacent to I-15, are exposed to elevated traffic noise levels. Site designs should incorporate features to reduce freeway noise impacts, and to buffer development in Lee Lake Neighborhood South from nearby industrial uses.*

*Open space, trails, and park and recreation areas can be integrated into site development in the Lee Lake Community to provide buffers and scenic recreation along both the northern and southern edges of Indian Wash, and to provide walkable destinations and internal features that promote both internal community walkability and pedestrian and bikeway access to nearby attractions off-site.*

**Highest Density Residential (HHDR) Neighborhoods and Policies:**

*Following ~~is a are~~ descriptions of the ~~two~~ Highest Density Residential (HHDR) neighborhoods of the Lee Lake Community, and the policies specific to ~~the each~~ neighborhood:*

*The **Lee Lake South Neighborhood** [Neighborhood 2] contains about 33 gross acres (about ~~25-29~~ net acres) and is located between Temescal Canyon Road and I-15, immediately south of Indian Wash.*

**Policy:**

*ELAP 6.3-4      The entire Lee Lake South Neighborhood shall be developed in accordance with the HHDR land use designation.*

**Mixed-Use Area (MUA) Neighborhood and Policies:**

*Following is a description of the Mixed-Use Area (MUA) neighborhood of the Lee Lake Community, and the policies specific to the neighborhood:*

*The **Lee Lake North Neighborhood** [Neighborhood 1] contains about 13 gross acres (about 11 net acres) and is located between Temescal Canyon Road and I-15, **and** between Indian Truck Trail at its interchange with I-15 on its north, and Indian Wash on its south.*

**Policy:**

*ELAP 6.4-3      **Fifty percent of the ~~The entire~~ Lee Lake North Neighborhood shall be developed in accordance with the HHDR land use designation.***

***ELAP 6.5      The portions of the Lee Lake North Neighborhood that are not developed for HHDR usage shall be primarily developed for commercial retail, office commercial, business park and light industrial, community facilities, and other uses providing***

*opportunities for services and jobs to local residents.*

## **Policies Applying to both Neighborhoods of the Lee Lake Community:**

*The following policies apply to both ~~Highest Density Residential (HHDR)~~ neighborhoods of the Lee Lake Community:*

- ~~ELAP 6.6-5~~ *Paseos and pedestrian and bicycle paths should be provided within the Lee Lake Community, between residential structures, community facilities, and open space areas, including between both neighborhoods and along or near both the northern and southern edges of Indian Wash.*
- ~~ELAP 6.7-6~~ *All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non – motorized vehicle access to the community’s schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily basis.*
- ~~ELAP 6.8-7~~ *All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide or potentially accommodate convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.*
- ~~ELAP 6.9-8~~ *All new residential and other noise-sensitive uses shall be designed to sufficiently reduce traffic noise levels from nearby roads, including I-15.*
- ~~ELAP 6.10-9~~ *All new residential uses shall be designed to sufficiently reduce noise levels and other potential impacts associated with retained on-site and adjacent industrial uses.*
- ~~ELAP 6.11-10~~ *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **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 throughout the Elsinore Area Plan 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:**

- ELAP 7.1 Adhere to the lighting requirements of Riverside County 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, 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 utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Elsinore 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 Elsinore Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Elsinore Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### *Vehicular Circulation System*

Environmental features both water oriented and topographic impose substantial obstacles to circulation routes; however, the Elsinore Area Plan proposes a circulation system to handle these challenges. The area is served by Railroad Canyon Road, Bundy Canyon Road, and Clinton Keith Road from the east. Temescal Canyon Road is the main arterial serving the area from the north. State Route 74 also traverses the Area Plan in an east-west orientation.


#### **Policies:**

- ELAP 8.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Planned Circulation Systems section of the General Plan Circulation Element.
- ELAP 8.2 Maintain Riverside County’s roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### *Trails System*

A multi-purpose trails system is a critical part of this area plan because of the concentration of critical linkages centered here. In this sense, the trails for human use parallel the connectivity required for habitat linkages. An extensive system of proposed trails and bikeways exists within the planning area connecting the various neighborhoods with the recreational resources of the Cleveland National Forest and the regional trail system. The Elsinore Area Plan trail system is mapped in Figure 8, Trails and Bikeway System.

#### **Policies:**



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.

- ELAP 9.1      Implement the Trails and Bikeway System, Figure 8, through such means as dedication or purchase, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

## Scenic Highways

Certain roadways are not only functional; they are a part of the public's ability to experience an area, especially one that offers important scenic vistas. That is the case with Interstate 15 from Corona south to the San Diego County line. It has been designated as an Eligible State Scenic Highway. State Route 74 has also been designated as an Eligible State Scenic Highway. The western segment is a secondary County entrance road and will serve as a link to Orange County's system of scenic routes. The scenic highways designated within the Elsinore Area Plan are depicted on Figure 9, Scenic Highways.

### Policies:

ELAP 10.1 Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.

## Community Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The 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 the Elsinore Area Plan along State Route 74, or to the north of it. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes. The Riverside County- Orange County Corridor is currently under study, but is envisioned to connect from Interstate 15 in Riverside to State Route 241 in Orange County, somewhere in the range between State Route 91 and State Route 74.

### Policies:

ELAP 11.1 Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.

ELAP 11.2 Accommodate the direction of the Riverside County-Orange County Corridor study, once it is complete.

## 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:**

- ELAP 12.1 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.
- ELAP 12.2 Consider the following regional and community wide transportation options when developing transportation improvements in the Elsinore Area Plan:
- a. Construct a new interchange on Interstate 15 at Horsethief Canyon Road.
  - b. Develop regional transportation facilities and services (such as high-occupancy vehicle lanes and express bus service), which will encourage the use of public transportation and ridesharing for longer-distance trips.
- ELAP 12.3 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 Elsinore area contains an unusually rich concentration of open space resources, for habitat, recreation and scenic purposes, 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 importance of the resources here means that they require thoughtful preservation and, in some cases, restoration. In many cases, the focus here must be on establishing and maintaining vital linkages, without which the vital habitat and recreational potential of this area would be severely compromised. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Elsinore Area Plan. Preserving the scenic background and natural resources here 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 this area plan, the natural characteristics are quite dominant. In addition to their extensive basic supply value, they offer design opportunities for quality development. 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 and linkages to make the open space system work to its optimum.

## Local Open Space Policies

### *Watersheds, Floodplains, and Watercourse Policies*

The Elsinore Area Plan contains a major portion of the Santa Margarita River watershed, which includes Murrieta Creek. This watershed, and its included watercourses, provide a truly unique habitat for flora and fauna of statewide significance. The watercourses provide corridors through developed land as well as linking open spaces outside of development areas. This allows wildlife the ability to move from one locale to another without crossing developed land. The following policies preserve and protect these important watershed functions.

#### **Policies:**

- ELAP 13.1 Protect the Santa Margarita watershed and habitat, and provide recreational opportunities and flood protection through adherence to the policies found in the Open Space, Habitat, and Natural Resource Preservation section of the General Plan Land Use Element and the Environmentally

“

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

”

- RCIP Vision



A watershed is the entire region drained by a waterway that flows into a lake or reservoir or the ocean. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include a wide variety of resources and environments.

Sensitive Lands, Floodplain and Riparian Area Management, Wetlands, and Open Space, Parks and Recreation sections of the Multipurpose Open Space Element.

### Mineral Extraction

There are significant areas of mineral resource extraction within the Elsinore Area Plan. 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:**

- ELAP 14.1 Protect the economic viability of mineral resources as well as the life and property of Elsinore Area Plan residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.
- ELAP 14.2 Avoid mineral resource extraction within the Temescal Wash Policy Area, which contains viable riparian habitat, in favor of areas containing very sparse or non-existent riparian habitat.
- ELAP 14.3 Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.
- ELAP 14.4 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 Policy Area. This shall include proper management of surface run-off.

### Oak Tree Preservation

The Elsinore Area Plan contains significant oak woodland areas. Oak woodlands should be protected to preserve habitat and the character of the area.

**Policies:**

- ELAP 15.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County and the Vegetation section of the Multipurpose Open Space Element of the General Plan.



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

### 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 (WRC 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 WRC 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.

## WRC 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 WRC 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 WRC 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 WRC MSHCP Reserve or subjected to other WRC 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:

- ELAP 16.1      Protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.
- ELAP 16.2      Provide for connection between Santa Ana Mountains, Temescal Wash and foothills north of Lake Elsinore; existing connections are at Indian Truck Trail (buffer along Canyon Creek), Horsethief Canyon, and open upland areas southwest of Alberhill.
- ELAP 16.3      Provide northwest-southeast connection along hills between Estelle Mountain and Sedco Hills, primarily for California gnatcatchers, but also other sage scrub species.



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



The following sensitive, threatened and endangered species, covered under the MSHCP, may be found within this area plan:

- Bell's sage sparrow
- California gnatcatcher
- Orange-throated whiptail
- Loggerhead shrike
- San Diego ambrosia
- Bobcat
- Quino checkerspot butterfly
- Munz's onion
- Many-stemmed dudleya
- Southwestern willow flycatcher
- Least Bell's vireo
- Slender-horned spinyflower

- ELAP 16.4 Conserve clay soils supporting sensitive plants such as Munz’s onion, many-stemmed dudleya, small-flowered morning glory and Palmer’s grapplinghook. (There is a Munz’s onion population of approximately 7,500 heads in Alberhill.)
- ELAP 16.5 Conserve wetlands including Temescal Wash, Collier Marsh, Alberhill Creek, Wasson Creek, and the lower San Jacinto River, (including marsh habitats and maintaining water quality).
- ELAP 16.6 Maintain upland habitat connection between North Peak Conservation Bank, Steele Peak, and Bureau of Land Management (BLM) lands.
- ELAP 16.7 Conserve Engelmann Oak Woodlands.
- ELAP 16.8 Conserve sensitive plants, including Parry’s spineflower, prostrate spineflower, Payson’s jewelflower, smooth tarplant, slender-horned spineflower, Couldte’s matijila poppy, Palomar monkeyflower, little mousetail, vernal barley, San Jacinto Valley crownscale, Coulter’s goldfields, heart-leaved pitcher sage, and the Quino checkerspot butterfly.
- ELAP 16.9 Conserve Travers-Willow-Domino soil series.
- ELAP 16.10 Conserve foraging habitat adjacency for raptors, sage scrubbed-grassland ecotone.
- ELAP 16.11 Conserve habitat in Sedco Hills to maintain connection between Granite Hills and Bundy Canyon Road.
- ELAP 16.12 Provide for connection across State Route 74 for birds and land species.
- ELAP 16.13 For Wasson Creek, maintain north-south linkage at least 750 feet wide from Wasson Creek to North Peak.
- ELAP 16.14 South of Wasson Creek, development should be limited to western and eastern slopes.

## Hazards

Hazards are natural and manmade conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions. Portions of the Elsinore Area Plan may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the Elsinore area and produce varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Elsinore Area Plan.

## Local Hazard Policies

### *Flooding and Dam Inundation*

Temescal Wash, Murrieta Creek, and the San Jacinto River, as well as Lake Elsinore, pose significant flood hazards within the Elsinore Area Plan. Dam failure of the Railroad Canyon Dam at Canyon Lake would cause flooding in the plan area. Refer to Figure 10, Flood Hazards for a depiction of flood hazards in the Elsinore area.

#### **Policies:**

- ELAP 17.1 Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.
- ELAP 17.2 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.
- ELAP 17.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- ELAP 17.4 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*

The plan area contains a number of unique features and communities that are subjected to a high risk of fire hazards, including the Cleveland National Forest, Cleveland Ridge, Warm Springs and Meadowbrook. 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:**

- ELAP 18.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



#### **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.

### Seismic

The Elsinore fault runs north-south through the middle of the plan area. 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 within the Elsinore Area.

#### Policies:

ELAP 19.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

### Slope

Many areas within the Elsinore Area Plan, depicted on Figure 13, Steep Slope, contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. Additionally, the ridgelines of the Santa Ana Mountains and Gavilan and Sedco Hills provide a significant visual resource for users of the Interstate 15 corridor and occupants of the valley floor.

#### Policies:

ELAP 20.1 Identify and preserve the ridgelines that provide a significant visual resource for Elsinore 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.

ELAP 20.2 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.

ELAP 20.3 Protect life and property and maintain the character of the Elsinore area through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the Rural Mountainous land use designation.

## Highgrove Area Plan

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General Plan Amendments adopted since 12/31/09

- GPA No. 1105, BOS RSLN 2011-176, 07/12/11;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 1126, BOS RSLN 2015-214, 09/22/15;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;





# Highgrove Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been steered by the RCIP Vision. The following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Highgrove area, as well as the rest of the County of Riverside. The RCIP Vision was written to reflect the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

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

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

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

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

## Population Growth

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

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood you prefer are 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



A “sphere of influence” is the area outside of and adjacent to a city’s border that the city has identified 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 may directly affect circulation, service provision, and community character within the cities.

The Highgrove area is a very distinct and special environment. From virtually any place here, you have a sweeping view of distant mountains and nearby mountains and hills. Rock outcroppings within the Box Springs Mountains accent the hillsides and provide a distinct texture to the landscape. The citrus groves of Highgrove and the lush riparian nature of Springbrook Wash also contribute to the unique character of the area.

A word must be stated regarding the titles used in this area plan. This area plan name refers in large part to one distinct community; Highgrove, located west and east of Interstate 215, in the northerly portion of this planning area. The remaining areas south of the Highgrove community, including the entire University City neighborhood and portions of the Box Springs Mountains, are also included in this area plan. The entire Highgrove planning area also falls within the City of Riverside’s sphere of influence.

This is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the County of

Riverside General Plan establishes policies to guide development and conservation within the entire unincorporated Riverside County territory, while the Area Plan provides policy direction specifically for Highgrove.

In addition to a description of the location, physical characteristics, and special features here, the Area Plan contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive 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 the Highgrove area. 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 the Highgrove area, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding our valued open space network is described in the Multipurpose Open Space section. There are, of course, 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 Riverside County General Plan, is one of the major devices for making the Vision a reality.

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

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

**Open Space Resources.** The rolling hillside terrain, rock outcroppings, and riparian corridors of the Highgrove area define the character of this region. The Box Springs Mountains and Springbrook Wash are prime examples of the area's prominent open space and rural character. They also serve as important habitat preservation areas for several species. The plan preserves the character of the Box Springs Mountains with the application of the Open Space Conservation designation, and applies specific policy guidance for the preservation of Springbrook Wash.

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

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.

own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan will be part of the General Plan Implementation Program.

## Location

Highgrove's northwestern location in western Riverside County is evident on Figure 1, Location. In fact, it borders on two other area plans: the Jurupa Area Plan to the west and the Reche Canyon/Badlands Area Plan to the east. Figure 1 locates each of the unique communities within the Highgrove area, along with the adjacent City of Riverside to the south and cities of Colton and Grand Terrace (in San Bernardino County) to the north. In fact, the Highgrove area stretches south along the western side of the Box Springs Mountains almost to the confluence of Interstate 215 and State Route 60. To the west, the Highgrove Area Plan includes an unincorporated enclave along North Main Street.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That theme applies here as well. The Highgrove setting is especially situated to capture distant mountain views in almost every direction. That quality is evident in the functions and features that are unique to Highgrove and found in this section, as can be seen on Figure 2, Physical Features. The hills, mountains, and watercourses that frame this area also serve to contain urban development in the more developable portions of the landscape. The Box Springs Mountains provide a habitat for many native species, while the more distant mountains provide a scenic backdrop.

## Setting

The Highgrove area is a wonderfully distinct place. From the lush riparian corridor of the Springbrook Wash, to the slightly undulating flatlands and citrus fields of Highgrove, to the dramatic rolling terrain and rugged outcroppings of the Box Springs Mountains, this area is truly a wondrous and diverse haven for nature and a special location for human habitation.

## Unique Features

### *Box Springs Mountains*

Located in the central portion of the planning area, the Box Springs Mountains are the area's most prominent natural feature, with its rugged terrain and rock outcroppings. The mountains are part of the larger Box Springs Reserve, a mountainous 1,155-acre reserve extending to the City of Moreno Valley. The reserve is characterized by rock outcroppings, sage scrub, chaparral, and grassland areas, and serves as habitat for several species of plants and animals. It is owned and managed by the Riverside County Regional Park and Open Space District.

## Springbrook Wash

Springbrook Wash is a prominent riparian corridor, roughly paralleling the southern edge of the community of Highgrove. It enjoys a wide variety of plant and animal life and, because of its linear nature, is an important linkage in the habitat system.

## Unique Communities

### Highgrove

The community of Highgrove is located north of the City of Riverside and south of the San Bernardino County line in northwest Riverside County. The community encompasses 2,250 acres of uniquely mixed land uses east of Interstate 215, ranging from a well-established urban core with commercial, industrial, civic and residential uses in its western portion, to larger-lot and equestrian-oriented residential uses and citrus groves to the east. Center Street serves as the community's primary thoroughfare, with the Burlington Northern - Santa Fe (BNSF) and Union Pacific (UP) railroad lines also as prominent transportation facilities. West of Interstate 215, Highgrove encompasses another 204 acres, consisting mostly of medium density and very low density, single-family detached residential uses, with some scattered commercial and industrial uses and mobile home parks along La Cadena Drive.

### University City

Encompassing approximately 93 acres, the primarily residential community of University City lies westerly of Interstate 215/State Route 60, adjacent to the City of Riverside.



**A Community of Interest (COI)** 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 (UC) within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

## Land Use Plan

The Highgrove Land Use Plan focuses on preserving the unique features in the Planning Area and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Highgrove Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The Plan is organized around 20 area plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed uses represent a full spectrum of designations 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRC 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, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Highgrove Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

“

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

”

*-RCIP Vision*

The primary purpose of the Land Use Plan is to preserve the small-town nature of the Highgrove area. Slope, habitat and other natural constraints limit opportunities to provide substantial areas for population or employment growth. Conservation of habitat, preservation of existing communities, and provision of areas for orderly expansion of the Highgrove community are the primary objectives of this Land Use Plan.

West of Interstate 215, in the vicinity of Main Street, the Land Use Plan designates the land as Light Industrial. Very Low Density Residential, Medium Density Residential, Commercial Retail, and Light Industrial lands are designated immediately west of Interstate 215 in keeping with the area’s existing patterns of development. Two existing mobile home parks are assigned densities reflecting the existing uses.

The portion of Highgrove located immediately east of Interstate 215 contains a mix of urban uses, including Medium Density, Medium High Density, High Density, and Highest Density Residential, Commercial Retail, and Light Industrial uses. The eastern half of this area is designated Medium Density Residential and Low Density Residential.

The central portion of the planning area, south of Highgrove, contains Open Space-Conservation areas associated with the Box Springs Mountains Park, along with Rural Mountainous, Rural Residential, and Very Low Density

Residential uses. In the southern portion of the planning area, a mix of urban uses is planned in close proximity to State Route 60, including a range of residential, employment-generating, and public land uses. Much of this southern area is located within the boundaries of Specific Plan No. 250 (Gateway Center).



**Table 1: Land Use Designations Summary**

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

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

## Overlays and Policy Areas

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

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

### NOTES:

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

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

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

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

**Table 2: Statistical Summary of Highgrove Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>6</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	2	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	2	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	40	6	18	NA
Rural Mountainous (RM)	493	25	75	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	533	31	93	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	0	0	0	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	0	0	0	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	1,178	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	16	NA	NA	NA
Open Space-Water (OS-W)	21	NA	NA	NA
Open Space-Recreation (OS-R)	299	NA	NA	45
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	1,514	0	0	45
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	50	37	114	NA
Low Density Residential (LDR)	226 206	339 309	1,033 941	NA
Medium Density Residential (MDR)	1,329 1,246	4,651 4,362	14,183 13,302	NA
Medium-High Density Residential (MHDR)	5	30	90	NA
High Density Residential (HDR)	26	287	877	NA
Very High Density Residential (VHDR)	15	247	753	NA
Highest Density Residential (HHDR)	2 22	46 652	144 1,988	NA
Commercial Retail <sup>2</sup> (CR)	57	NA	NA	854
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	5	NA	NA	190
Light Industrial (LI)	103 82	NA	NA	1,321 1,057
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	39	NA	NA	636
Public Facilities (PF)	49	NA	NA	49
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	0 103	0 77	0 236	0 264
<i>Community Development Foundation Sub-Total:</i>	1,906 1,905	5,637 6,001	17,191 18,301	3,095 3,050
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>3,955 3,954</b>	<b>5,668 6,032</b>	<b>17,284 18,394</b>	<b>3,095</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	132	---	---	---
<i>Other Lands Sub-Total:</i>	132			
<b>TOTAL FOR ALL LANDS:</b>	<b>4,087 4,086</b>	<b>5,668 6,032</b>	<b>17,284 18,394</b>	<b>3,095</b>

# Highgrove Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<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>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>POLICY AREAS<sup>4</sup></b>				
Highgrove Community	2,533	---	---	---
City of Riverside Sphere of Influence	4,083	---	---	---
March Joint Air Reserve Base Influence Area	2,759	---	---	---
<i>Total Area Within Policy Areas:<sup>4</sup></i>				
	9,375			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>5</sup></b>				
	9,375			

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 6 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. The location and boundaries of these areas are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Two Policy Areas have been designated within the Highgrove area. These are the Highgrove Community Policy Area and the March Joint Air Reserve Base Airport Influence Area. 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 Highgrove than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Overlays and Policy Areas. The boundaries of the Highgrove Community Policy Area are 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 project.

## Highgrove Community Policy Area

Prior to commencement of the Riverside County Integrated Project (RCIP) process in 1999, the County of Riverside had embarked on an update of the Highgrove Community Plan. After an extensive period of outreach and plan preparation, the County of Riverside adopted the Highgrove Community Plan in December 1999. Rather than duplicate efforts for the Highgrove area as part of the RCIP, the County of Riverside chose to incorporate the goals, issue statements, and policies as written in the Community Plan, within the Highgrove Area Plan document except as necessary to reflect the subsequent adoption of Specific Plan No. 323 (Spring Mountain Ranch). Some minor changes have been made to reflect consistency with Riverside County's General Plan and updated area plan land use designation system, though the essence and intent of the policy direction in the original Highgrove Community Plan remains. Policies pertaining specifically to Highgrove apply to the area denoted as the Highgrove Community Policy Area on Figure 4.

The Highgrove Community Policy Area applies to approximately 2,454 acres of unincorporated land located immediately south of the San Bernardino County line. The Highgrove area stretches eastward to the Box Springs Mountains and southward to the incorporated limits of the City of Riverside.

### Community Concerns

The major concerns of Highgrove residents relate to the changing character of the community. Long a rural community whose economic focus was citrus production, Highgrove is today a community split between residents who want to keep the area rural, those who have sought to make more urban facilities and amenities available to residents to promote Highgrove's potential, and others who recognize that changes will occur to Highgrove, but are concerned about the effect of the changes on their lifestyles.

Development has intensified the conflict between orange cultivation and homes, an argument that makes continued citrus farming difficult. Recent increases in the cost of irrigation water have convinced many growers that citrus cultivation is no longer economically feasible. Many local landowners have sought to remove their agricultural land holdings from the Highgrove Agricultural Preserve #1 in order to render them eligible for development. If development moves eastward, agriculture would no longer be Highgrove's predominant lifestyle and economic focal point.

### Recreational Facilities

The Highgrove community has had no local parks that directly serve it. Riverside County's Regional Parks and Open Space District implements a 3-acre-per-thousand residents standard through Riverside County Ordinance No. 460 (Division of Land), which would call for 9 acres of local parks to serve the 1,990 resident population.

County Service Area 126 (CSA 126), consistent with its mission to provide street lighting, parks and recreation, and police services, has taken steps to address this need. Construction of a local park is now complete on an approximately five-acre site behind the Younglove Community Center. Park improvements include two baseball fields, a soccer field, basketball courts, an inline hockey or tennis court, two separate play areas for young children, two pocket picnic areas with barbecue grills, a loop fitness trail, a snack bar and restrooms in the middle of the project, and a small additional parking lot along Main Street. Highgrove's local park was dedicated on October 16, 1999.

Pigeon Pass Road has been removed from the General Plan as a collector road connecting Highgrove to Moreno Valley. However, this road may be appropriate for designation as a scenic recreational and transportation corridor. If Pigeon Pass westerly of the mountains was formally closed off near the closed Highgrove Landfill site, this portion could be equipped with recreational amenities such as pedestrian, bike and equestrian trails. These amenities would not only enrich recreational opportunities in and of themselves, but could also provide links to recreational opportunities at Box Springs Mountains Park southerly of the community policy area and in the adjacent cities of Riverside and Grand Terrace.

### Business Development

The western urban core of the Highgrove study area begins near the intersection of Center Street and Iowa Avenue. This main portal into the Highgrove community has regional access via Interstate 215. In the neighboring cities of Grand Terrace and Riverside, light industrial uses predominate along this Interstate 215 corridor. The area contains a mixture of new businesses and older commercial developments on small, odd-shaped parcels.

Commercial and industrial uses are considered the most appropriate uses for property convenient to regional access and possessing job creation potential. For productive redevelopment to occur in the western area, parcels would need to be assembled into larger holdings. However, there are pockets of residential neighborhoods that can be identified and preserved at least in the near term. Given that several of these enclaves could also offer favorable locations for commercial or industrial development (such as along Iowa Avenue south of Center Street), potential problems could arise from the unmitigated impacts of new commercial or industrial developments near existing residential uses. The Area Plan includes policies to support future development applications that would build the community's economic base and promote self-sufficiency, but the plan also requires protection of remaining residential uses nearby.

### **Vehicular Traffic Flow**

The Highgrove study area is roughly rectangular in shape, and the Box Springs Mountains to the east pose a substantial obstacle to vehicular circulation. Traffic generated within this area has traditionally collected onto Center Street, then dispersed to the greater region along Iowa Avenue or Interstate 215. Center Street from Mount Vernon Avenue westward (a General Plan designated secondary) is the only internal street that provides through access from east to west through the entire community.

However, this access is often impeded by frequent passage through the area of freight trains along the Burlington Northern-Santa Fe (BNSF) and Union Pacific (UP) lines. The lack of grade separations along Center Street near these rail crossings demands that traffic wait for trains, sometimes on both lines, to pass through the area. Waits can seem interminable at scheduled stops to off-load raw materials or pick up finished product from local manufacturing plants. The BNSF line has installed rubber planking sections to permit smooth vehicular travel over its tracks when trains are not present. The UP line has programmed similar improvements for street crossings.

The City of Riverside's Hunter Park Specific Plan proposes only installation of safety devices and some street widenings as future crossing improvements along the UP line. The basic cost of building a bridge to complete a grade separation can exceed \$10 million, and can approach \$15-20 million if extensive utilities and business relocations are necessary. A Center Street grade separation could qualify as a public improvement that the Economic Development Agency (EDA) could undertake with redevelopment monies, if adequate funding is available. Also, if the Highgrove area's residential densities substantially increase, Highgrove's competitive position to win future federal and state grants for such work will improve. But a more likely near-term strategy to benefit Highgrove residents is for Riverside County to partner with the City of Riverside in funding a grade separation along Columbia Avenue. The City of Riverside added the grade separation to its five-year Capital Improvements Program in April, 1999, in order to seek a funding source and construct the improvement within the next twenty years.

### **Long-range Issues**

#### **Sewer Service**

Highgrove is not currently sewered. For many years, the area's rural uses at low density have been satisfactorily served by septic tanks. As the area transitions to a predominantly suburban residential community, development applicants will only be able to provide residential lots smaller than one acre if sanitary sewer service is extended. Current Regional Water Quality Control Board regulations to implement water quality standards for the Santa Ana River Basin require that residential lots smaller than 0.5 acre be connected to a public sanitary sewer system. The City of Riverside maintains a policy that lots smaller than one acre be connected.

Also, much of the existing community would rather connect to a public sewer system than replace or rehabilitate aging septic systems. Such replacement or rehabilitation will be necessary soon as septic systems installed 30 to 40 years ago reach the end of their design life. One major variable influencing how quickly Highgrove is sewered is how the cost of doing so will be allocated.

The City of Riverside currently provides water to the western Highgrove urban core and to residential customers as far east as Walker Avenue. The City of Riverside's official policy is to provide sewer service only to customers within its corporate boundaries. The City of Riverside could potentially provide sewer service to Highgrove, if the City Council approved an arrangement to do so. Riverside County and the City of Riverside have discussed sewer service provision to Highgrove, but no agreement had been announced at this writing.

The remaining current residential uses south of Spring Street and east of Michigan Avenue have potable water service through the Riverside Highland Water Company, a mutual water company headquartered in Colton. Riverside Highland has historically served the area for irrigation water to the groves, and has expanded its domestic service system to cover most of the tract home development that has occurred in Highgrove since the 1970s. Riverside Highland's Board of Directors has approved sewer service extension as an addition to the range of services provided by the company.

### Transportation Corridors

To promote a richer quality of life, the Highgrove community will have to exploit more of its transportation assets in a coordinated way to allow for multiple modes of travel.

Improvements to intersections at Center Street and Main Street along Iowa Avenue, which are associated with the Interstate 215 widening project is currently under construction with completion scheduled for summer 2015. Improving the freeway from State Route 60 as far as Orange Show Road in San Bernardino County has been under consideration for some time. The Riverside County Transportation Commission (RCTC), the California Department of Transportation (CALTRANS), and the San Bernardino Associated Governments (SANBAG) have tried to assemble a joint scope of work and a shared funding arrangement to complete this highway construction. The project is still on hold at this time, and so too are the local intersection improvements that could benefit Highgrove.

As previously noted, the BNSF and UP lines are actively used to transport freight through Highgrove within the western urban core. Also, MetroLink operates passenger trains over the westerly branch of the BNSF line from San Bernardino to the downtown Riverside station and on to points in western Riverside and Orange Counties. The BNSF line proceeding southward through Highgrove could be utilized to provide service to Perris and other southern Riverside County locations. The proposed San Jacinto branch line could utilize a Tier II station site in Highgrove as a transfer or staging point for needed equipment or employees.

Parcels easterly of the BNSF line could be appropriate for siting a transit station or accompanying service uses to support passengers or crew. Residential redevelopment up to Very High Density Residential (VHDR-20 dwelling units per acre) would exploit the transit access for those who desire it and could create a greater localized demand in Highgrove for goods and services. Appropriate projects would seek to combine residential and nonresidential elements into a mixed land use pattern that could serve both the transit customer and the Highgrove resident.

The Riverside County Transportation Commission has obtained the San Jacinto branch line and will make decisions about necessary station locations as that process unfolds. Planning policies to guide development oriented toward a Tier II transit station can be found under "Urban Residential Development Policies".



Highgrove could utilize a multi-modal concept along the California Avenue corridor. California Avenue becomes Northgate Street within the City of Riverside. In implementing the Hunter Park Specific Plan, the City of Riverside has proposed to vacate the right-of-way of Northgate Street southerly of Palmyrita Avenue. This right-of-way would be replaced by “the North-South Connector.” This connector road, to be located between the existing Union Pacific rail line and the Gage Canal, would connect Palmyrita Avenue and Columbia Avenue, the main through street for the Hunter Park area.

Completing California Avenue northerly of Citrus Street would thus connect the Light Industrial-designated parcels in Highgrove to the Hunter Park area. The Highgrove parcels would not be able to tie into a meaningful pedestrian network along California Avenue/Northgate Avenue, since this corridor is not a pedestrian portal for the Hunter Park Specific Plan. But bicycle trails along California Avenue to Palmyrita Avenue could conceivably connect the residential areas east of Mount Vernon Avenue with Highgrove's proposed Light Industrial-designated parcels along California Avenue. Such a connection could help reduce vehicle trips on Center Street.

### Natural Features Protection

For years, with the permission of local citrus grove owners, local residents have utilized grove access roads to take walks, to ride horses, or to ride bicycles. As agricultural holdings are sold to development interests, such privileges are expected to be drastically curtailed. Highgrove residents have stated the desire to continue to access open space areas in the future. As formerly open areas are converted to urban uses over time, the challenge of siting recreational trails to serve the myriad needs of the community will only increase. This is especially true as landowners submit development applications to build in or along the major open space areas adjacent to Highgrove such as the Box Springs Mountains and Springbrook Wash.

In addition to serving as the primary drainage channel for stormwater runoff from the Highgrove study area to the Santa Ana River, Springbrook Wash also provides wildlife habitat and opportunities for wildlife movement. Riversidean Sage Scrub vegetation, as well as riparian vegetative communities, have been identified as likely to occur along the banks of Springbrook Wash. Riversidean Sage Scrub vegetation also has been indicated on lands designated as Rural Mountainous in this Plan. Hilly or steeply sloping lands in Riverside County and other Southern California counties are prime areas for the occurrence of coastal sage scrub vegetation. Certain protected wildlife species, including the coastal California Gnatcatcher, can inhabit coastal sage scrub vegetation.

The Area Plan includes policy language to ensure that future development applications would implement appropriate mitigation measures for wildlife habitat reduction that they cause. Also, plan policies prevent any undue alteration of Springbrook Wash during the site preparation process. Furthermore, easements acquired during the development review process to implement regional multi-purpose trails, as depicted in the Trails and Bikeways Plan, will provide Highgrove residents future access to these natural features in as unspoiled condition as is practicable.

### Community Plan Goals

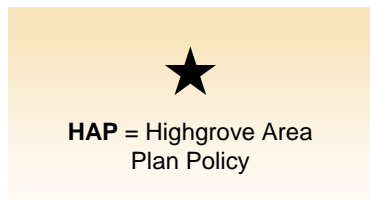
Based on the above community concerns and issues, the following goals apply to the Highgrove community:

- a. To encourage a varied future pattern of development that will promote greater economic self-sufficiency in Highgrove.

- b. To identify existing and future residential areas with land use and zoning designations that will discourage incompatible development, encourage reinvestment in homes and businesses, and support property values.
- c. To enhance the Highgrove community's ability to respond to changing future development conditions through flexible planning policies.
- d. To recommend future infrastructure improvements necessary to provide for adequate public facilities and services for the Highgrove Community Policy Area.
- e. To help sustain Highgrove's rural character as the community develops in the future.
- f. To safeguard the Box Springs Mountains and Springbrook Wash from development impacts that would diminish their value as fish and wildlife habitat or as natural areas for public enjoyment.

The predominant current residential density between Michigan Avenue and Mount Vernon Avenue is 0.5-acre size lots, the traditional maximum allowable density in the absence of sewer service. The undeveloped areas further east of Mount Vernon Avenue are mostly bordered by Rural Mountainous designated lands to the north and to the south.

It is not the intent of this plan to rule out future nonresidential development of unincorporated area parcels adjacent to the Hunter Park industrial area. Industrial, warehouse, or office uses are considered the most appropriate uses for property located with regional access and possessing job creation potential complementary to that of the Hunter Park area. In the future, developers assembling such parcels would need to provide focused studies addressing traffic, sewer service provision, and, as applicable, flooding issues, and would require the approval of a General Plan amendment. A project proponent can also request a future General Plan amendment for commercial uses, given evidence of sufficient demand to support it. Local serving commercial uses at an appropriate location could be a possible adjunct to a major future residential area.



**Policies:**

HAP 1.1 Development applications shall incorporate to the maximum extent feasible elements of the existing orange groves as a design feature. The intent is to provide visual and other buffering that will sustain the traditional rural sense of place that has long defined Highgrove.

- HAP 1.2 Development applications shall include strategies for minimizing vehicle trips generated within a project's boundaries.
- a. Wherever possible, the developer shall provide onsite amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance.
  - b. The developer shall link these amenities to scenic recreational and transportation corridors in an effort to connect to known existing and planned area trip generators.
  - c. In order to implement scenic recreational and transportation corridors and any regional trails proposed to connect thereto, development applicants shall provide easements for public

access along a project's perimeter or within or along areas of the project otherwise traversed by rights-of-way dedicated to the public use.

- d. Designate the following as scenic recreational and transportation corridors:
  - (1) Pigeon Pass Road, from Mount Vernon Avenue to its terminus in the vicinity of the closed Highgrove Landfill.
- e. Development applications that incorporate designated scenic recreational and transportation corridors within their project boundaries shall construct or cause to be constructed the following recreational and transportation amenities for the use and enjoyment of the general public, according to current applicable Riverside County standards:
  - (1) A combination Class I bikeway and jogging trail.
  - (2) An equestrian path.
  - (3) Adequate vegetative or other buffering features between the above facilities to increase their attractiveness, to promote privacy, and to reduce any potential conflicts between uses.

HAP 1.3 Development applications that propose more intense residential uses than otherwise allowed within the Highgrove Area Plan Land Use Plan, must satisfy the following, in addition to those policies specified under the appropriate residential density category above:

- a. If a project area is greater than 40 acres in size, then a specific plan application must be submitted.
- b. Near natural open space amenities like the Box Springs Mountains and the Springbrook Wash, clustering of dwelling units shall be encouraged to promote protection of scenic values and provision of recreational open space. The minimum lot size to be allowed in a cluster development shall be 7,200 square feet.

HAP 1.4 Development applications for commercial or industrial projects at locations designated for residential uses within the Highgrove Area Plan Land Use Plan must satisfy the following requirements, in addition to those specified under the “Commercial” or “Industrial” policies described in the Local Land Use Policies section.

- a. The project shall be buffered with landscaping, berms, additional setbacks or other features necessary to reduce the impacts on adjacent residential uses.
- b. Approval of a General Plan amendment is required.

## General Policies

### Administrative

#### Policies:

- HAP 2.1 The Land Use Plan associated with the Highgrove Area Plan determines the location, extent, density, and intensity of land uses.
- HAP 2.2 The Highgrove Area Plan constitutes a portion of the Riverside County General Plan. In addition to the Highgrove Community Policy Area, all countywide policies, objectives, programs, and standards in the Riverside County General Plan apply in the determination of General Plan consistency for a land use development proposal.
- HAP 2.3 Prior to approval of any proposed amendments that would permit more intense usage of a specific site, findings must be made that:
- a. The existing level of public facilities and services available to serve the project is adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future; and
  - b. The proposed land use designation is compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities.
- HAP 2.4 Continue collaborative jurisdictional efforts with surrounding jurisdictions for the long-range planning of the Highgrove community.

### Design and Environmental

#### Policies:

- HAP 3.1 Any building constructed within the Fire Hazard Severity Zones shall be constructed with fire retardant roofing material as described in the Building Code and shall comply with the special construction provisions contained in the Riverside County Fire Code (Ordinance No. 787). Any wood shingles or shakes shall have a Class B (or better) rating and shall be approved by the Riverside County Fire Department prior to installation.
- HAP 3.2 The installation of water efficient fixtures and drought tolerant landscaping and the use of reclaimed water for landscaping, dust control, and other uses not involving human consumption are encouraged as means of conserving water in the area.
- HAP 3.3 Review development applications for projects along the Springbrook Wash to ensure that they complement the wash's function as a natural open space, wildlife, and recreation corridor.
- HAP 3.4 Roads crossing drainage channels shall provide for proper drainage.
- HAP 3.5 The Riverside County Flood Control and Water Conservation District shall review developments proposed within areas subject to flooding, including the Springbrook Wash. Land use types and intensities permitted shall recognize and mitigate local flooding problems.

- HAP 3.6 Developments proposed in areas near identified flood hazard areas, which could substantially increase surface runoff or provide substantial additional sources of polluted runoff, shall be reviewed by the Riverside County Flood Control and Water Conservation District. Land use types and intensities permitted shall recognize and mitigate surface runoff quality or quantity problems.
- HAP 3.7 Development adjacent to the Springbrook Wash shall be limited to the bluffs overlooking the wash itself. A development application proposing any alteration of the wash's banks must obtain prior approval of the Riverside County Flood Control and Water Conservation District.
- HAP 3.8 Development projects within the Highgrove Community Policy Area shall implement best management practices for urban pollutant runoff as prescribed by the Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and its supplements.

## Recreational Trails

### Policies:

- HAP 4.1 The Riverside County General Plan's Regional Trails Map and the Highgrove Area Plan trails maps depict conceptual trail alignments. The precise alignment of a trail shall be based on the physical characteristics of the area. Where practical, trails have been aligned along road rights-of-way and flood control and utility easements.
- HAP 4.2 Trails will be developed in accordance with current Riverside County design criteria, standards, and practices found in the Non-motorized Transportation section of the Riverside County General Plan Circulation Element. Function, safety, and scenic quality are the main criteria for their location and design.
- HAP 4.3 In order to implement any non-motorized regional multipurpose trails represented in these policies, trail routes will need to be acquired. Riverside County's Regional Park and Open Space District will be responsible for the development and maintenance of such trails. Proposed new non-motorized regional multi-purpose trails for Highgrove include the following:
- a. Along Spring Street, from Michigan Avenue easterly to near the easterly terminus of its publicly dedicated right of way, turning northerly to connect to Center Street near its easterly terminus, and continuing generally easterly to the Box Springs Mountains. (Implementation of this facility and its continuation along Center Street on the opposite side of the Box Springs Mountains could eventually permit a connection to Reche Canyon Road, already designated a regional multi-purpose trail in the Riverside County Comprehensive General Plan.)
  - b. From the Box Springs Mountains, at a point of connection with the facility cited in the policy above, continuing generally southerly, crossing Pigeon Pass Road, and connecting to Box Springs Mountain Park.
  - c. Along Mount Vernon Avenue, from Main Street to its intersection with Pigeon Pass Road.

- d. From the Gage Canal, within or along the Springbrook Wash to Mount Vernon Avenue, continuing through or along the wash to a point of connection with the current terminus of Serpentine Road.

HAP 4.4 Proposed new bike trails for Highgrove include the following:

- a. A Class II facility on Center Street, from Iowa Avenue to Michigan Avenue. (Implementation of this facility is important to pursuing an eventual connection to the Santa Ana River.)
- b. A Class II facility on Mount Vernon Avenue, from Main Street to Palmyrita Avenue.
- c. A Class II facility on California Avenue, from Center Street to the City of Riverside's incorporated limits.
- d. A Class II facility on Iowa Avenue, from Main Street to the City of Riverside's incorporated limits.
- e. A Class II facility on Main Street, from Michigan Avenue to Mount Vernon Avenue.
- f. A Class II facility on Michigan Avenue, from Main Street to Spring Street.
- g. A Class II facility on Spring Street, from Michigan Avenue to Mount Vernon Avenue.

HAP 4.5 Diamond-shaped warning signs indicating “Warning: Horse Crossing or depicting the equivalent international graphic symbol shall be installed where practicable at locations where regional or community trails as described in these policies cross public roads with relatively high amounts of traffic. Priority should be given to Center Street, Pigeon Pass Road, and roadways with more than two striped lanes. At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle, and pedestrian (i.e., non-motorized) traffic.

### **Local Land Use Policies**

Highgrove is a varied community consisting of three discernible parts, looking from west to east: a higher density mix of housing and mostly local-serving commercial development; suburban ranch style homes on, generally, half-acre lots; and rural lands.

### **Urban Residential Development**

Highgrove's western urban core stretches from La Cadena Drive to California Avenue. Within it is located the existing concentration of High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).

## Highgrove Area Plan

Very High Density Residential (VHDR) includes apartment development, ranging from 14 to 20 dwelling units per acre. VHDR is not specifically allocated for any location within the Highgrove Community Policy Area. However, one existing trailer park is identified as Highest Density Residential.

HDR includes four-plex residential and apartment development, ranging from 8 to 14 dwelling units per acre.

A multiple family residential lot in HDR and MHDR must be at least 7,200 square feet in size and must contain at least 2,500 square feet per individual dwelling unit permitted.

MHDR allows densities ranging from 5 to 8 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 7,200 square feet down to about 5,000 square feet. This category also allows attached single family development and mobile home parks.

MDR allows densities ranging from 2 to 5 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 20,000 square feet down to about 7,200 square feet.

The Highgrove community is not served by a community or district sewer system, and, therefore, does not currently meet the qualifications for additional urban density development (densities greater than 2 dwelling units/acre) as specified in the Riverside County General Plan. Nonetheless, infill development east of Garfield Avenue will increase residential densities available to support the extension of sewer service to the community. The MDR densities would contribute to a land-use transition from job-creating uses that should be encouraged to locate alongside the Union Pacific rail line.

The following policies shall apply to all new development in HDR, MHDR, and MDR designations:

### **Policies:**

- HAP 5.1 Additional VHDR, HDR, or MHDR residential uses shall be located within Highgrove's western urban core. VHDR uses shall be allowed only as a component of a transit-oriented mixed-use development as specified in the policy below. HDR or MHDR uses shall be allowed either as a component of a transit-oriented mixed-use development as specified in the policy below; or on parcels with appropriate existing zoning whose development applications can satisfy all other applicable policies below.
- HAP 5.2 Provide amenity features in conjunction with all VHDR, HDR, and MHDR developments. This may include a local park, jogging trail, or other open space feature for the use and enjoyment of residents.
- HAP 5.3 VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.
- HAP 5.4 MDR developments shall provide open space, neighborhood parks, or recreational areas to serve the needs of their residents.
- HAP 5.5 All MDR, MHDR, HDR, VHDR, HHDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside

Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.

- HAP 5.6 All subdivisions proposing development at MDR, MHDR, HDR, VHDR, and HHDR densities must be part of improvement districts of water and sewer districts which are authorized to provide water and sewer service, or must provide evidence of an agreement with another entity for provision of sewer service. Commitments for water and sewer service must be confirmed by the entities responsible for providing these services. Adequate and available water supply and sewage treatment capacities must exist at the time of construction to meet the demands of the proposed project.
- HAP 5.7 Development applications for transit-oriented mixed use development projects must satisfy the requirements of the VHDR, HDR, MHDR, MDR, Commercial or Industrial policies of this Plan, according to the uses incorporated within the project. In addition, such applications must satisfy the following requirements:
- a. The project shall be located within one half mile of a future Highgrove transit station site.
  - b. The project shall aggressively promote alternatives to vehicular traffic, by project design and amenities that encourage pedestrian and bicycle patronage.
  - c. The project's residential component shall have a maximum residential density of 20 dwelling units per acre (VHDR). In its design and construction, this residential component shall implement measures appropriate to mitigate exterior noise and interior noise at levels consistent with its proximity to railroad rights of way or other significant noise sources.
  - d. The project shall include a retail component that is centrally located, serves transit employees/passengers, the project's inhabitants, and potentially the greater Highgrove community.
  - e. Approval of a specific plan application is required.

### **Highgrove Town Center**

Highgrove Town Center (see Figure 3A) contains two neighborhoods located in or near the heart of the Highgrove community. The **Center Street North – Garfield Avenue Neighborhood** is planned as a Mixed-Use Area, with a ~~minimum 50%~~ **75%** HHDR component. It is located in the heart of Highgrove, **fronting on the north side of Center Street, and bounded by generally lying between** Flynn Street on the north, ~~and Springbrook Wash (and the City of Riverside) on the south, and between~~ California Avenue (and the railroad tracks) on the west, and **an existing single family, detached residential neighborhood Garfield Avenue** on the east. This neighborhood **is located along is bisected by** Center Street, Highgrove's main east-west thoroughfare, which connects the neighborhood with the community's commercial services and I-215 to the west, and its community facilities, including an elementary school, a library, a community center, and a community park, on the east. The **Center Street–Mt. Vernon Street Southeast Neighborhood** is designated entirely for HHDR residential development. It is located in the eastern part of Highgrove, along the east side of Mt. Vernon Avenue, between Center and Spring Streets. This neighborhood is located near the aforementioned community facilities, too, and is adjacent to a planned park with trail access to Springbrook Wash. Both Highgrove Town Center neighborhoods and the development policies pertaining to them are described in detail



## Highest Density Residential (HHDR) Neighborhood Description and Policies:

The following is a description of the neighborhood in Highgrove Town Center designated for 100% HHDR development, and the policies specific to the neighborhood:

The **Center Street - Mt. Vernon Street Southeast Neighborhood [Neighborhood 2]** contains approximately 20 gross acres (about 18 net acres). This neighborhood will be developed entirely as HHDR (Highest Density Residential). About half of the neighborhood site currently contains a citrus grove with a single family residence; the remainder of the site is vacant. Adjoining land uses include single family residential to the west, across Mt. Vernon Avenue, and to the northeast, across Center Street. All parcels adjoining the neighborhood site in other directions are currently vacant. A proposed park would adjoin the eastern side of this neighborhood. A proposed elementary school would be located nearby to the east, adjacent to the park, on the opposite side from this neighborhood. A proposed community trail that would connect the neighborhood site with Springbrook Wash is proposed along the western edge of the proposed park where it adjoins the neighborhood. The Norton Younglove Community Center, Highgrove Community Park, Highgrove Community Library, and Highgrove Elementary School are all located nearby to the west, and would be accessed from the site via Center Street. The **new** Riverside Hunter Park train station, providing commuter access to the **new** Perris Valley Metrolink line, is also located nearby - about two miles southwest of this neighborhood.

### Policies:

- HAP 5.8                    The entire Center Street-Mt. Vernon Avenue Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.
- HAP 5.9                    Trails, parks, and recreational areas should be included in site development to complement and enhance development in this neighborhood.
- HAP 5.10                  To ensure that project edges are compatible with existing and adjacent development, the neighborhood edge areas along Mt. Vernon Avenue, and along Center and Spring Streets should be limited to trails, park and recreation areas, single story buildings, limited use of two story buildings, and other low profile uses, as appropriate.

## Mixed-Use Area (MUA) Neighborhood Description and Policy:

The following is a description of the neighborhood in Highgrove Town Center designated for Mixed-Use Area (MUA) development, and the policies specific to the neighborhood:

**Center Street North –Garfield Avenue Neighborhood [Neighborhood 1]:** The Center Street North –Garfield Avenue Neighborhood contains about **20 103** gross acres (about **17 94-93** net acres), and is designated as a Mixed-Use Area, with a **minimum 50% 75%** HHDR component. The remainder of this MUA may be developed with a balanced, mutually supportive (with the HHDR residential) combination of retail commercial, office, industrial, recreational, and other uses and residential densities. This neighborhood is bounded by **Center Street on the south**, California Avenue (and Union Pacific railroad tracks) on the west, **Garfield Avenue on the east**, Flynn Street on the north, and **an existing single family detached residential neighborhood Springbrook Wash and the City of Riverside** on the **east. south. It is bisected by** Center Street, is Highgrove’s main business corridor and access to I-215 toward the west, and is the community’s **(and Center Street North Neighborhood’s) its primary** access route to many community facilities to the east, especially Highgrove Elementary School (immediately adjacent to the **southeastern corner edge** of the neighborhood, **across Center and Garfield Streets**), and Highgrove Community Library, Norton Younglove Community

Center, and Highgrove Community Park, all of which are located nearby to the east.

Existing single family residential neighborhoods adjoin this neighborhood to the north, ~~west,~~ and ~~partly along its southeastern edge.~~ Existing commercial uses lie nearby to the west along Center Street and Iowa Avenue. This neighborhood is ~~partly mostly~~ vacant; however, the California Citrus Cooperative packing house and one single family residence are located in the ~~north~~ western portion of the site, along ~~the north side of~~ Center Street. The ~~new~~ Riverside Hunter Park train station is located ~~about just over~~ one and one-half miles to the south of this neighborhood, providing convenient local access to the new Perris Valley Line Metrolink commuter train service.

Trails could be developed around the perimeter of the site and between uses on the site to provide pedestrian and/or bicycle connections to ~~other parts of the community, the Springbrook Wash area,~~ provide access to transit facilities, and to provide alternative transportation opportunities for both this neighborhood and surrounding neighborhoods, and opportunities for low profile, open space buffers around the perimeter of the site where higher intensity development would adjoin existing single family neighborhoods. This neighborhood's location, size, and existing supportive community facilities will benefit from the reduced distances between housing, workplaces, retail business, and other amenities and destinations. In addition, a walkable, bicycle-friendly environment with increased accessibility via transit will result in more transportation options and reduced transportation costs.

#### Policies:

- HAP 5.11 ~~Fifty Seventy-five percent~~ **At least 75%** of the Center Street ~~North –Garfield Avenue~~ Neighborhood shall be developed in accordance with the HHDR land use designation.
- HAP 5.12 The remainder of this neighborhood may be developed with a mutually supportive (with the HHDR development) mix of retail commercial, office, industrial, park and recreational, and other types of uses that will result in a vibrant neighborhood.
- HAP 5.13 Buffers shall be provided along the edges of this neighborhood where it adjoins existing single family detached residential neighborhoods, specifically along its ~~western (California Avenue),~~ northern (Flynn Street) and ~~, northeastern, and southeastern~~ sides where it adjoins such neighborhoods. To effectively provide the **edge** buffers, project designs shall use a combination of low-profile (usually one-story) buildings, trails, park and recreation areas, and other compatible, low profile uses **directly along site edges that adjoin existing single family, detached residential neighborhoods.**
- HAP 5.14 Retail Commercial and other uses expected to attract high volumes of activity from outside this neighborhood should be located along or near Center Street. Businesses and other uses that could generate moderate to high volumes of traffic should be located on or near Center Street, but should be located away from Highgrove Elementary School, and designed in such a manner as to orient **site driveway** traffic activity away from the school, **to the maximum degree feasible.**

#### Policies Applying to both Neighborhoods of Highgrove Town Center, whether designated HHDR or MUA:

The following policies apply to both of the neighborhoods of Highgrove Town Center, whether they are designated HHDR or MUA:

- HAP 5.15 All development should be designed and located on site in such a manner as to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections to adjacent and nearby community facilities, businesses, park and open space areas, and transit access opportunities.
- HAP 5.16 All development should be designed to facilitate convenient bus transit access to these neighborhoods, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to the Riverside Hunter Park Metrolink station.
- HAP 5.17 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

## Rural Density Residential Development

The suburban residential ranch style homes in Highgrove occur roughly between Michigan Avenue and Mount Vernon Avenue, providing shelter for people who enjoy aspects of a rural lifestyle with the convenience of close proximity to urban amenities. Within this suburban area is located the existing concentration of Low Density Residential (LDR). LDR allows residential development at densities ranging from one to two dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately one acre down to about 0.5 acre.

The following policies shall apply to all new development in LDR, VLDR, EDR and RR designations:

### Policies:

- HAP 6.1 Adequate and available water resources must exist to meet the demands of the proposed land use. Water service shall be provided by the water distribution system of the Riverside Highland Water Company or by private wells. If private wells are to be utilized, water quality testing will be required by Riverside County.
- HAP 6.2 If sewer service is not available, subsurface sewage disposal systems may be utilized. Adequate soil percolation conditions must exist to meet the demands of the proposed land use. The preparation of a soils feasibility report which adequately evaluates soil percolation and/or a special feasibility boring report will be required in order for the County of Riverside to evaluate the adequacy of onsite soils for installation of subsurface sewage disposal systems.

## Commercial

### Policies:

- HAP 7.1 All commercial land uses must comply with the siting and access criteria for commercial uses included in the Land Use and Circulation Elements.
- HAP 7.2 Commercial development requires a full range of public services, including adequate and available circulation (including location on a paved road), community water service, sewage disposal, and utilities. Use of subsurface sewage disposal systems may be authorized by the County of Riverside; however, commercial facilities may be required to be connected to a

community (District) sewer system if the County of Riverside determines that such connection is necessary to provide for the public life and property.

HAP 7.3 The use of common driveways for ingress and egress shall be encouraged where feasible along the property lines of parcels planned for commercial development.

HAP 7.4 Commercial land uses shall be designed to ensure compatibility with adjacent land uses.

## Industrial

### Policies:

HAP 8.1 All new industrial land uses must comply with the siting and access criteria for industrial uses included in the Land Use and Circulation Elements.

HAP 8.2 Industrial development shall be compatible with adjacent land uses. To achieve compatibility, industrial development projects may be required to include mitigation measures necessary to avoid or minimize project impacts on adjacent uses. Such mitigation may include muffler systems, insulation, block walls, berms, landscaping, additional setbacks and/or wall and landscaping combinations, or other requirements recommended in conjunction with any project-related noise and environmental studies.

HAP 8.3 Night lighting is permitted for security purposes in industrial areas; however, such lighting shall be hooded and directed to avoid glare and direct illumination of adjacent properties. Night lighting shall comply with any applicable provisions of the Ordinance of the County of Riverside Regulating Light Pollution (Ordinance No. 655).

HAP 8.4 Development applications for industrial projects that are adjacent to Highgrove Elementary School or presumably near enough to impact it must satisfy the following requirements:

- a. Vehicular access shall be limited to General Plan roadways. No access to adjacent local streets shall be permitted.
- b. No offsite parking along adjacent local streets shall be permitted.
- c. Adequate pedestrian safety measures shall be incorporated into the development design.
- d. An acoustical study shall be commissioned to identify any project impacts and appropriate mitigation measures to be implemented.
- e. Adequate perimeter boundary treatments to enhance security and to promote attractive views of the project shall be provided.

HAP 8.5 Development applications for industrial projects that are adjacent to residentially developed parcels must satisfy the following requirements:

- a. Vehicular access shall be limited to General Plan roadways. No access to adjacent local street segments primarily serving existing residential uses shall be permitted.

- b. No offsite parking along adjacent local street segments primarily serving existing residential uses shall be permitted.
- c. Any portion of the project's perimeter that is adjacent to existing residential uses shall be buffered with landscaping, berms, additional setbacks or other features necessary to reduce the visual or other impacts on those residential uses.
- d. Adequate pedestrian safety measures shall be incorporated into the development design.
- e. Project proponents shall commission noise and other appropriate environmental studies of impacts when a project site is adjacent to existing residential uses, or when the nature of the use proposed creates a presumption of such impacts.

HAP 8.6 Development applications for industrial projects located easterly of the Union Pacific rail line and southerly from Center Street shall provide for the construction of Industrial Collector roadways to provide access from such developments to Center Street and/or other higher classification roadways. Particular attention shall be given to the development of an Industrial Collector generally along the alignment of California Avenue between Center Street and the City of Riverside.

## Open Space and Conservation

### Rural Mountainous Areas

#### Policies:

- HAP 9.1 Allowable land uses shall be as specified for Rural Mountainous in the Land Use Element of the Riverside County General Plan.
- HAP 9.2 The minimum size for any new lot which falls entirely within the Rural Mountainous designation is 10 acres. In considering the division of properties smaller than 20 acres in area located partially within and partially outside the Rural Mountainous designation, the County of Riverside may approve creation of lots smaller than 10 acres in area which are partially within and partially outside the Mountainous Areas designation, provided that the building pad and access driveway for each such lot are located entirely outside the Rural Mountainous designation and entirely outside areas of 25% or greater slopes.
- HAP 9.3 Any development proposal located within or partially within the Rural Mountainous designation must provide a slope analysis and a comprehensive soils report and percolation study in order to determine appropriate lot sizes, grading requirements, and locations of building pads, driveways, and access roads. Development applications located on the edge of the designation may be accompanied by more detailed topographic data to further define the 25% slope line.

### Open Space-Conservation Areas

#### Policies:

- HAP 10.1 Primary allowable land uses shall be open space and recreational uses. Limited resource development is permitted if allowed by park authorities.

## Other Policy Areas

### City of Riverside Sphere of Influence

This Area Plan includes properties within the sphere of influence of the City of Riverside. Areas within this sphere of influence shall be subject to the following policies in addition to those policies that are applicable area-wide:

- HAP 11.1 Sanitary sewer service shall be provided to any new lots smaller than one acre in gross area tentatively approved through tract map or parcel map applications following the adoption of this General Plan. If sewer service is not available, a 1-acre minimum lot size shall be required.
- HAP 11.2 The County of Riverside shall work with representatives of the City of Riverside to provide for the establishment of development standards comparable to those required by the City of Riverside. Such development standards may include, but are not necessarily limited to, design standards, density, street widths, setbacks, landscaping (including reverse frontage landscaping), residential lot development (including subdivision design and grading), parking, and undergrounding of utilities.
- HAP 11.3 The County of Riverside shall implement standards to provide that new development occurring in unincorporated areas will pay its own way. The County of Riverside will establish programs that will be continuing obligations of the County of Riverside (utilizing Community Facilities Districts, County Service Areas, or other ongoing funding mechanisms subject to the requirements of Proposition 218) to provide for community parks, recreation programs, and libraries. The use of homeowners' associations will be limited to services or facilities serving only that specific group of property owners.
- HAP 11.4 Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Riverside sphere of influence shall be forwarded to the City of Riverside for review. If the development application requires zoning that would be inconsistent with the City of Riverside's General Plan, a meeting shall be arranged among City of Riverside staff, County of Riverside staff, and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/ requirements.

### Specific Plans

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development 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 and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot do.



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

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 three specific plans located in the Highgrove planning area are listed in Table 3,

Adopted Specific Plans in Highgrove Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

**Table 3: Adopted Specific Plans in Highgrove Area Plan**

Specific Plan	Specific Plan #
Gateway Center	250
Spring Mountain Ranch <sup>1</sup>	323
Springbrook Estates	330

Source: Riverside County Planning Department.

<sup>1</sup> Portions of this specific plan extend into a neighboring Area Plan

## March Joint Air Reserve Base Influence Area

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

### Policies:

HAP 12.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

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

Safety Zone	Maximum Population Density	Land Use
Area I	No Residential <sup>3</sup>	No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities. <ul style="list-style-type: none"> <li>• Places of Assembly, such as churches, schools, and auditoriums.</li> <li>• Large Retail Outlets, such as shopping centers, department stores, “big box” discount stores, supermarkets, and drug stores.</li> <li>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.</li> <li>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.</li> <li>• Communication Facilities for use by emergency response and public information activities.</li> <li>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.</li> </ul>
Area II	Residential: 2.5 Acre minimum lots	
Area III	Not Applicable	

1 The following uses shall be prohibited in all airport safety zones:

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

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

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

Source: Extracted from Riverside County Airport Land Use Plan

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Highgrove area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce Riverside County 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 a host of policies to address those land use issues relating specifically to the Highgrove planning area.



**Local Land Use Policies**

**Design Guidelines**

With increasing growth and development pressures facing many unincorporated areas in western Riverside County, the County of Riverside has previously identified the need to establish a set of specific design criteria for development in this area and throughout the Fifth Supervisorial District to ensure that quality development occurs in this portion of Riverside County. In 2001, the County of Riverside prepared and adopted the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

**Policies:**

HAP 13.1      Require development to adhere to standards detailed in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

“  
*Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.*  
 ”  
 - RCIP Vision

**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, airplanes, 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. Internal circulation is particularly critical in Riverside County because of the immense distances in a place of such expanse. Therefore, connecting to the backbone system of freeways and major transportation corridors within Riverside County is a very high priority.

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by existing development and future growth and to provide mobility options that help reduce the need to utilize the automobile at least to avoid the need to use it exclusively for trips of virtually all lengths. The circulation system is designed to fit into the fabric of the land use patterns, provide mobility commensurate with the demand generated by those land uses, and relate sensitively to designated open space systems where both access and preservation are necessary components of the same space.

While the following section describes the circulation system as it relates to the Highgrove area, it is important to note that the programs and policies are supplemental to and coordinated with the policies of the General Plan Circulation Element. In other words, the circulation system of the Highgrove area is tied to the countywide system and long range direction. As such, successful implementation of the policies in this Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside. The key point here is that the entire countywide circulation network of routes (which, of course, includes components within the cities

as well as the unincorporated area) is a single system and must be respected even though it will be built in increments.

## Local Circulation Policies

### *Vehicular Circulation*

The vehicular circulation system in the Highgrove area is anchored by Interstate 215 and State Route 60. A system of major and secondary arterials, collector and local roads serve both regional and local needs. Some of the primary General Plan designated roads include Center Street, La Cadena Avenue, and Orange Street.



Look to the General Plan  
**Circulation Element** for  
Roadway Widths and  
Capacities.

#### **Policies:**

- HAP 14.1 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional classifications and standards specified in the Circulation Element.
- HAP 14.2 Maintain Riverside County's roadway Level of Service standards as described in the Circulation Element.

### *Trails and Bikeway System*

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

The rural nature of much of the Highgrove area along with its tremendous scenic qualities make trails a particularly attractive recreational amenity. The location and distribution of Area Plan and Regional Trails can be found in Figure 7, Trails and Bikeway System.

#### **Policies:**

- HAP 15.1 Develop a system of local trails that enhances the Highgrove area's recreational opportunities and connects with the Riverside County regional trails system.
- HAP 15.2 Implement the Trails and Bikeway System, Figure 7, as discussed in the General Plan Circulation Element.

### *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 the 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 Moreno Valley to San Bernardino CETAP Corridor Alternative passes along the southeastern edge of the Highgrove planning area, extending northerly from its junction with State Route 60, then heading easterly into the Reche Canyon/Badlands area and into San Bernardino County. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes, and is conceptually depicted on Figure 6.

**Policies:**

HAP 16.1 Accommodate the Moreno Valley to San Bernardino CETAP Corridor Alternative in accordance with the Scenic Corridors and Local Agency and Property Owner Coordination sections of the General Plan Circulation Element.

“

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

”

- RCIP Vision

**Multipurpose Open Space**

The Highgrove planning area open spaces perform a multitude of functions, hence the label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. Highgrove’s natural open space resources are quite extensive and specialized. That means that each resource requires 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 Highgrove area. Preserving the scenic background and natural resources of this special 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.

The appeal of the Highgrove area lies in its dramatic and expansive natural setting. The Highgrove area contains a unique open space network that encompasses a diverse variety of habitats, including riparian corridors, vernal pools, grasslands, foothills, mountains, wetlands, and agricultural fields. These open space areas provide visual relief, serve as habitat for plants and animals,



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

provide recreational opportunities, and otherwise establish the area's unique character. Open space areas also are important in protecting citizens from natural hazards.

Due in part to its proximity within the growing Inland Empire, the Highgrove area continues to experience growth and development pressures. Establishing a balance between preserving open space areas and accommodating additional population needs is essential to maintaining the open space and rural character of the area.

## **Policies:**

HAP 17.1 Protect visual and biological resources in the Highgrove area through adherence to General Plan policies found in the Scenic Corridors section of the Land Use Element, the Scenic Corridors section of the Circulation Element, and the Multiple Species Habitat Conservation Plans and Scenic Resources sections of the Multipurpose Open Space Element.

## **Local Open Space Policies**

### ***Floodplains and Watercourses***

The Santa Ana River, Springbrook Wash, Riverside Canal Aqueduct, and Gage Canal serve as the major drainage areas for the Highgrove planning area. Due to the area's mountainous terrain, there are several other major drainage courses throughout the planning area. These and smaller perennial streams create a system of ever-changing channels within the Highgrove area, which gradually change its physical appearance.

## **Policies:**

HAP 18.1 Protect the watercourse and floodplain areas, and provide recreational opportunities and flood protection through adherence with the Open Space, Habitat and Natural Resource Preservation section of the General Plan Land Use Element; the Floodplain and Riparian Area Management, Wetlands, Environmentally Sensitive Lands, and Multiple Species Habitat Conservation Plans sections of the Multipurpose Open Space Elements and the Non-Motorized Transportation section of the Circulation Element.

## **Multiple Species Habitat Conservation Plan**

One of the major challenges confronting Riverside County is the fact that it presently contains a huge proportion of the remaining Southern California natural habitat and a very diverse one at that. While these rich mountain, valley, riparian and desert resources contribute much to the remarkable environmental setting that underlies the Riverside County Vision, they also encompass extensive privately owned lands. Thus, a balancing of long-term habitat viability and private property interests is an essential feature of the RCIP and must be reflected in this Area Plan.



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



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



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

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 WRC MSHCP was developed by the County of Riverside and adopted by the County and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The WRC MSHCP comprises a reserve system that encompasses comprehensively core habitats, linkages, and wildlife corridor resources. This includes territory outside of existing reserve areas and folds existing private and public reserve lands into a single comprehensive plan that can accommodate the present and future species and habitat needs.

With its rich and varied landscape, the Highgrove area accommodates several ecological habitats, from grasslands and hillside sage scrub to wetlands and riparian corridors. Though the Highgrove Land Use Plan preserves the existing open space and rural character of much of the area, future urban development could have detrimental effects upon habitat areas, including the Springbrook Wash and the Box Springs Mountains. Preserving habitat not only aids in sustaining species’ survival, but also maintains the quality of life in the Highgrove area and promotes tourism.

**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 WRC 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 WRC 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 WRC MSHCP Reserve or subjected to other WRC 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:**

HAP 19.1 Protect biological resources in the Highgrove area through adherence to General Plan policies found in the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive



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

- Slender-horned spineflower
- coyote
- California gnatcatcher
- least Bell’s vireo
- Cooper’s hawk

Lands sections General Plan Multipurpose Open Space Element.

- HAP 19.2 Maintain a contiguous linkage through the Springbrook Wash from Box Springs Reserve to the Santa Ana River.
- HAP 19.3 Maintain habitat connectivity within the Springbrook Wash to facilitate conservation and distribution of wetland species.
- HAP 19.4 Conserve large blocks of inter-connected coastal sage scrub habitat in order to connect gnatcatcher populations within Riverside County with those located at Blue Mountain in San Bernardino County.
- HAP 19.5 Maintain large blocks of interconnected habitat including grassland and coastal sage scrub for raptor foraging habitat.

## Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of the Highgrove area may be subjected to hazards such as flooding, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 8 to Figure 12. These hazards are located throughout the Highgrove area 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 Riverside County General Plan Safety Element provides general policy direction dealing with natural hazards throughout the County of Riverside. The following policies provide additional direction for relevant issues specific to the Highgrove area.

## Local Hazard Policies



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

### Flooding

The Highgrove area contains two 100-year flood zones, as identified in Figure 8, Flood Hazards. These zones include Springbrook Wash and the Santa Ana River.

#### Policies:

- HAP 20.1 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.

- HAP 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.
- HAP 20.3 Protect life and property from flood hazards through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

**Wildland Fire Hazard**



**Fire Fact:**

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

Due to the rugged and vegetated nature of the Box Springs Mountains region, much of the Highgrove area is subject to a high risk of fire hazards. The highest danger of wildfires can be found in the most rugged terrain where, fortunately, development intensity is relatively low. Methods to address this hazard include such techniques as not 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 applying special building techniques. 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 9, Wildfire Susceptibility, to see the locations of the wildfire zones within Highgrove.

**Policies:**

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

**Seismic/Liquefaction**

The Highgrove area is traversed by one fault zone located in the southern portion of the planning area, and has experienced several earthquakes of moderate magnitude on the Richter Scale since records have been kept. The primary seismic hazards which result are ground-shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground-shaking with existing soil and bedrock conditions, and include liquefaction, settlement, and landslides.

**Policies:**

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



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.

## *Slope*

The extent of mountainous terrain in the Highgrove area raises a number of land use and safety concerns regarding slope, including drainage, erosion, fire, and vehicular access. Though the presence of large areas of significant slope severely limits the amount of developable land in the area, urbanization of hillsides can lead to increased risk and damage from erosion and slope failures. The probability of landslides and mudslides can be affected by hillside development and associated site designs, grading and landscaping techniques, particularly in areas inherently prone to such slope failures. Development of hillside areas can also impact the extraordinary scenic values of the Box Springs Mountains area.

### **Policies:**

HAP 23.1      Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element, the Slope and Soil Instability Hazards policies of the General Plan Safety Element and the policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element.



## Lakeview Nuevo Area Plan

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General Plan Amendments adopted since 12/31/09

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



# Lakeview/Nuevo 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 the Lakeview/Nuevo Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

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

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

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

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

## Population Growth

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

## Our Communities and Neighborhoods

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

## Housing

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

## Transportation

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

## Conservation and Open Space Resources

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

## Air Quality

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

## Jobs and Economy

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

## Agricultural Lands

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

## Educational System

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

## Plan Integration

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

## Financial Realities

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

**Intergovernmental Cooperation**

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

**Introduction**

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



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



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



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



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

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

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

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

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



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

## *A Special Note on Implementing the Vision*

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

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

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

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

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

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

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



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

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

## Location

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

## Features

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

## Setting

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

## Unique Features

### *Lakeview Mountains*

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

## ***Bernasconi Hills***

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

## ***San Jacinto River***

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



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

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

## ***San Jacinto Wildlife Area***

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

## ***Unique Communities***

### ***Lakeview***

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

### Nuevo

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

### Juniper Flats

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

### Boulder Rise

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

## Land Use Plan

“

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

”

-RCIP Vision

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

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

**Table 1: Land Use Designations Summary**

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

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

# Lakeview/Nuevo Area Plan

## Overlays and Policy Areas

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

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

### NOTES:

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

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

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


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

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

**Land Use Concept**

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

**Community Centers**

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

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

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

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

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



# Lakeview/Nuevo Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	786	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,083	NA	NA	NA
Open Space-Water (OS-W)	212	NA	NA	NA
Open Space-Recreation (OS-R)	101	NA	NA	13
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	148	NA	NA	4
<i>Open Space Foundation Sub-Total:</i>	2,330	0	0	17
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	492	369	1,124	NA
Low Density Residential (LDR)	1,021	1,531	4,670	NA
Medium Density Residential (MDR)	4,359 3,381	14,348 12,798	43,756 39,028	NA
Medium-High Density Residential (MHDR)	370 327	2,408 2,214	7,344 6,478	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	66	1,127	3,437	NA
Highest Density Residential (HHDR)	0 19	0 581	0 1,771	NA
Commercial Retail <sup>2</sup> (CR)	180 129	NA	NA	2,699 1,497
Commercial Tourist (CT)	8	NA	NA	137
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	1,140	NA	NA	14,655
Heavy Industrial (HI)	8	NA	NA	73
Business Park (BP)	258	NA	NA	4,209
Public Facilities (PF)	174 170	NA	NA	474 170
Community Center (CC) <sup>3</sup>	131	681	2,078	1,497
Mixed Use Planning Area (MUPA)	0 1,056	0 12,700	0 44,399	0 761
<i>Community Development Foundation Sub-Total:</i>	8,207 8,206	20,464 31,911	62,409 102,985	23,444 23,443
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>27,746 27,745</b>	<b>28,069 39,516</b>	<b>85,602 126,178</b>	<b>23,554 23,550</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	0			
<b>TOTAL FOR ALL LANDS:</b>	<b>27,746 27,745</b>	<b>28,069 39,516</b>	<b>85,602 126,178</b>	<b>23,554 23,550</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Community Development Overlay	840	754	2,299	5,986
Northeast Business Park Overlay	232	NA	NA	3,798
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	1,072	754	2,299	9,784
<b>POLICY AREAS<sup>6</sup></b>				
San Jacinto River	2,328	---	---	---
2-4 DU/AC	872	---	---	---
Juniper Flats	406	---	---	---
March Joint Air Reserve Base Influence Area	7,346	---	---	---

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

FOOTNOTES:

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

## Overlays and Policy Areas

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

### Policy Areas

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

### San Jacinto River

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

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



LNAP = Lakeview/Nuevo  
Area Plan Policy

## Policies:

- LNAP 1.1 Allow the land use designations within the San Jacinto River Policy Area to change by a technical amendment to the General Plan to reflect the habitat areas resulting from the adopted San Jacinto River Channelization Project.

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

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

## Policies:

- LNAP 2.1 Restrict the density within the 2-4 DU/AC Policy Area to a maximum of four (4) dwelling units per acre to reduce the risk of flood damage to residents and create a smooth transition from higher density to lower density residential uses.

## March Joint Air Reserve Base Influence Area

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

## Policies:

- LNAP 3.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

**Juniper Flats Policy Area**

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

**Policies:**

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


**Northeast Business Park Overlay**

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

**Policies:**

- LNAP 5.1 Require new developments to remain outside 100-year flood plain.
- LNAP 5.2 Truck terminals, as well as draying, freight and trucking operations, or other industrial/manufacturing uses which could be expected to generate substantial truck traffic, shall not be allowed.
- LNAP 5.3 New development shall incorporate a community trail linkage in concert with trails objectives stated in policy LNAP 10.1.

**Specific Plans**



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

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

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

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

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

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

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

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

Source: County of Riverside Planning Department.

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

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

1 The following uses shall be prohibited in all airport safety zones:

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

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

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

Source: Extracted from Riverside County Airport Land Use Plan



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



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

## Land Use

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

### Local Land Use Policies

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

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

#### **Policies:**

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

### **Lakeview Town Center**

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

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

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

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

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

**Lakeview Downtown Neighborhoods:** *(Riverview Avenue/9<sup>th</sup> Street, Lakeview/Reservoir Avenues West, Lakeview/Reservoir Avenues East, and Hansen/Palm Avenues Neighborhoods (Neighborhoods 2, 3, 4, and 5, ~~6, and 7~~, respectively), are located in the historic core of the community where Lakeview, Hansen, and Reservoir Avenues come together adjacent to the south side of Ramona Expressway, and north of Palm Avenue and the Metropolitan Water District aqueduct property. The Lakeview/Reservoir Avenues East Neighborhood, located in the middle of these three neighborhoods, is well suited for potential implementation of a “downtown/Main Street” style development that would allow for vertical integration of land uses, with residential dwelling units above retail establishments, or integrated side-by-side mixed use development. Nonresidential development in this area should maintain and enhance the walkability of this area. The Lakeview/Reservoir Avenues West Neighborhood is located nearby to the west. **The Riverview Avenue/9<sup>th</sup> Street Neighborhood is located on the western side of the neighborhood grouping. The Hansen/Palm Avenues Neighborhood is located on the eastern side of the neighborhood grouping, toward the east,** where it adjoins (across Hansen Avenue) a community park with a Little League baseball field. The policies pertaining to these three neighborhoods are described below:*

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

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

*The **Lakeview/Reservoir Avenues West Neighborhood** [Neighborhood **3-5**] contains about 11 gross acres (about nine net acres) and is designated HHDR.*

#### **Policy:**

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

*The **Hansen/Palm Avenues Neighborhood** [Neighborhood **5-7**] contains about eight gross acres (about ~~five~~ **nine** net acres) and is designated HHDR.*

#### **Policy:**

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



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

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

The Lakeview/Reservoir Avenues East Neighborhood [Neighborhood ~~4-6~~] contains about 16 gross acres (about 10 net acres) and is designated as a Mixed-Use Area, with a ~~requirement for required minimum of~~ 50% HHDR development.

**Policies:**

LNAP 6.4 ~~Fifty percent~~ **At least 50%** of the Lakeview/Reservoir Avenues East Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.5 Nonresidential uses should include a variety of other uses, potentially including, for example, retail activities serving the local population, office uses, services, and public facilities.

LNAP 6.6 Nonresidential uses in this neighborhood should be designed in a manner that would provide pedestrian linkages to maintain the walkable nature of this area.

The Riverview Avenue/Ninth Street Northeast Neighborhood [Neighborhood ~~2-3~~] contains about ~~69-200~~ gross acres (about ~~65-188~~ net acres) and is designated as a Mixed-Use Area, with a ~~requirement for required minimum of~~ 50% HHDR development.

**Policies:**

LNAP 6.7 ~~40~~ ~~Fifty percent~~ **At least 50%** of the Riverview Avenue/ Ninth Street Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.8 ~~41~~ Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.

LNAP 6.9 ~~45~~ Nonresidential uses should include a variety of other uses, potentially including, for example, commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, and recreational facilities. ~~Southerly of the aqueduct, some land may be conserved as open space.~~

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

The following policies apply to all ~~four three~~ Lakeview Downtown Neighborhoods:

LNAP 6.10 ~~7~~ Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including site designs and features such as varied building heights and spacing, park and recreational areas, trails, and landscaping.

LNAP 6.11 ~~8~~ All HHDR sites shall be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle

*access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a daily basis.*

*LNAP 6.12-9 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies*

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

## Lakeview/Nuevo Area Plan

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

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

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

#### *Policy:*

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

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

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

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

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

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

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

*The following policies apply to each of the two West of the River only Mixed-Use Area neighborhoods located west of the San Jacinto River, the River/Northwest Neighborhood:*

*The River/Northwest Neighborhood [Neighborhood 1] contains about 146-285 gross acres (about 142-265 net acres) and is designated as a Mixed-Use Area, with a requirement for required minimum of 25% HHDR development.*

*LNAP 6.13 18 — Twenty-five percent At least 25% of the River/Northwest Neighborhood shall be developed in accordance with the HHDR land use designation.*

*LNAP 6.14 19 — Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.*

*The River/Southwest Neighborhood [Neighborhood 2] contains about 235 gross acres (about 235 net*

~~acres) and is designated as a Mixed-Use Area, with a requirement for required minimum of 25% HHDR development.~~

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

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

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

~~LNAP 6.15 22 — For residential development other than HHDR, a mix of moderate to high residential densities is encouraged, generally ranging from Medium Density Residential (MDR: 5-8 dwelling units per acre) up to Very High Density Residential (VHDR: 14-20 dwelling units per acre).~~

~~LNAP 6.16 23 — Nonresidential uses should include a variety of other uses, potentially including but not limited to commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, ~~and~~ recreational facilities, and open space near the San Jacinto River.~~

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

~~LNAP 6.17 25 — Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.~~

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

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

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

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

### **Policies:**

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

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

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

### **Policies:**

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

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

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

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

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

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

In July 2001, the County of Riverside adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

**Policies:**


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

**Mount Palomar Nighttime Lighting**

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

**Policies:**

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



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

**Circulation**

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

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

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

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- RCIP Vision

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

Lakeview/Nuevo Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### *Vehicular Circulation System*

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

#### **Policies:**

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

### *Trails and Bikeway System*

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

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

#### **Policies:**

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

**Scenic Highways**

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

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

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

**Policies:**

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

**Community Environmental Transportation Acceptability Process (CETAP) Corridors**

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

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

**Policies:**

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



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

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- RCIP Vision

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

”

- RCIP Vision

## Multipurpose Open Space

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

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

## Local Open Space Policies

### *Watersheds, Floodplains, and Watercourses*

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

**Policies:**

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

**Multiple Species Habitat Conservation Plan**

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

**MSHCP Program Description**

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

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



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



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



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

## Key Biological Issues

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

### Policies:

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



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

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


## Hazards

Portions of the Lakeview/Nuevo planning area may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14, and are located throughout Lakeview/Nuevo at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Lakeview/Nuevo planning area.

**Local Hazard Policies**

**Flooding and Dam Inundation**

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




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

**Policies:**

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

**Wildland Fire Hazard**

Due to its remote and rugged nature, the eastern part of the Lakeview/Nuevo planning area is subject to a risk of wildland fires. The highest danger of wildfires can be found in the most rugged terrain, especially in the Lakeview Mountains. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility, to see the locations of the wildfire zones within the Lakeview/Nuevo planning area.



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



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

## **Policies:**

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

## **Seismic**

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

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

## **Policies:**

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

## **Slope**

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

## **Policies:**

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

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

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

## **Mead Valley Area Plan**

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General Plan Amendments approved since 12/31/09

- GPA No. 936, BOS RSLN 2014-040, 03/11/14;
- GPA No. 1058, BOS RSLN 2015-214, 09/22/15;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;



## Vision Summary

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

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

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

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

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

## Population Growth

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

## Our Communities and Neighborhoods

Our choice 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.

Mead Valley is not just any valley. From virtually any place here, you have a sweeping view of distant mountains and nearby hills. Rock outcroppings accent the hillsides and provide a distinct texture to the landscape. The Cajalco Road Corridor and State Route 74 cross the community in an east-west fashion and Interstate 215, which runs north-south, divides the planning area roughly in half.

The Mead Valley Area Plan guides the evolving physical development and land uses in the unincorporated area west of the City of Perris. It is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the County of Riverside General Plan establishes standards and policies for development within the entire unincorporated Riverside County territory. The Mead Valley Area Plan, on the other hand, provides customized direction specifically for the Mead Valley area.

The Mead Valley 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 Mead Valley to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus and the reasons for the more localized policy direction found in this document.

Each section of this plan addresses critical issues facing the area. 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. In the Location section we explain where the planning area fits with what is around it and how it relates to the cities that are part of it. We go on to describe the physical features in a section that highlights the 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 local

levels.

While some of these designations reflect land patterns unique to this area, a number of special policies are still necessary to address specific portions of the Mead Valley planning area. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant transportation issues in the Circulation section. A variety of routes and modes of travel are envisioned to serve this area. The key to understanding the area's valued open space network is described in the Multipurpose Open Space section. There are natural and manmade hazards to consider, and they are spelled out in the Hazards section.

It is important to understand that the incorporated City of Perris is not covered by this area plan. It is governed by its own plan. Nevertheless, city/county coordination is a critical component of this Plan. A key location factor is how this area relates to other planning areas within the vastness of Riverside County.

The relationships between cities and Riverside County territory can be seen on Figure 1, Location.

The Mead Valley Area is in a pivotal position along Interstate 215 and includes key connections to Interstate 15 to the west. Consequently, it plays an important role in the vast central portion of western Riverside County. The Mead Valley Area Plan seeks to capture and capitalize upon, not only the special qualities of the land, but its strategic location as well.

## *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 Riverside County General Plan, is one of the major devices for making the Vision a reality.

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

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

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

**Community Centers Overlay.** This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, and create a transit friendly and walkable environment is a major device for implementing the Vision. The area bordered by Interstate 215 on the east, Martin Street (and its straight-line easterly extension) on the north, Seaton Avenue on



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.

the west, and the Metropolitan Water District aqueduct on the south is provided with a Community Center Overlay, offering an option for development of a mix of commercial, office, and industrial land uses. The envisioned Job Center could capitalize on the nearby March Inland Port, the proximity of the rail line, access to Interstate 215 and the future Ramona-Cajalco CETAP corridor, and the fast-track authorization and Development Incentives approved by the Board of Supervisors for the portions of this area in Community Facilities District No. 88-8. This Community Center Overlay would be non-residential in nature.

**Business Expansion Center.** A major thrust of the Riverside County General Plan is to attract new businesses that can provide jobs for the extensive local labor force that now, in significant numbers, must commute to Orange and Los Angeles Counties. A substantial industrial strip covers almost the entire eastern edge of Mead Valley, which provides outstanding rail and freeway access. This not only leverages the Employment Center immediately adjacent to it, but focuses more intensive activities where multiple transportation modes converge.

**Rural character.** The land use patterns reflect a strong commitment to the continuation of the cherished rural/semi-rural lifestyle in this part of Riverside County. This contributes as well to the desire for distinct shifts in development character as a means of defining community separators or edges.

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

## Location

The strategic location of the Mead Valley planning area is clearly evident in Figure 1, Location. The Mead Valley Area Plan is surrounded by the incorporated City of Perris and the nearby cities of Lake Elsinore, Canyon Lake, and Moreno Valley. Mead Valley borders on six other area plans: Reche Canyon/Badlands to the north, Lakeview/Nuevo to the east, Harvest Valley/Winchester to the southeast, Sun City/Menifee Valley to the south, Elsinore to the south and southwest, and the Lake Mathews/Woodcrest Area Plan to the west. The March Joint Air Reserve Base is also located north of the planning area.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That theme is certainly applicable here. Mead Valley is especially situated to capture mountain views in almost every direction. That quality is evident in the functions, setting, and features that are unique to Mead Valley. These features can be seen on Figure 2, Physical Features, and are described in greater detail in the following section.

## Setting

The Mead Valley planning area contains a wide variation in physical terrain, including flat valley floors, gentle foothills, and steep hillsides. This area lies entirely within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. The eastern flank of Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary.



The unincorporated portion of this planning area is basically divided into northern and southern halves, defined by the foothills of the Gavilan Hills and the Motte-Rimrock Reserve. The northern half contains Cajalco Creek and a portion of the Colorado River Aqueduct. In fact, the terrain here is similar in character to the largely developed part of the valley occupied by the City of Perris to the east. Except for a few rolling hills and gentle slopes, the southern half of the County of Riverside territory is considerably more rugged, containing a series of steep peaks and valleys. Steele Peak, in the southwestern corner of the planning area, provides one of the area's most distinctive features.

## Unique Features

### *Gavilan Hills*

Located in the western portion of the planning area, the Gavilan Hills stretch north to south from Temecula to Corona. They contribute to the area's most spectacular terrain before dropping precipitously down into Temescal Canyon and Lake Elsinore to the west. In fact, they constitute a natural and spectacular edge between the Mead Valley planning area and other communities to the west.

### *Steele Peak*

Located in the southwestern portion of the planning area in the Gavilan Hills is Steele Peak. Steele Peak, at 2,529 feet, is the tallest peak in the planning area and serves as a major landmark for the community.

### *Motte-Rimrock Reserve*

The Motte-Rimrock Reserve encompasses a rocky plateau above the City of Perris. The Reserve protects important archaeological sites, including an unexcavated ceremonial site and well-preserved pictographs. The Reserve environment is rich in coastal sage scrub, riparian grassland, and chaparral, and contains six seasonal springs that enrich the diversity of plant species found here. Animal life prospers as well, this being a home to the Stephen's Kangaroo Rat, a federally protected endangered species.

## Unique Communities

### *Good Hope*

The rural and equestrian oriented community of Good Hope is located in the southwestern portion of the planning area among distinctive rock outcroppings, just east of Steele Peak. Currently, State Route 74 carves a swath through this otherwise remote community, serving scattered commercial and industrial development. State Route 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the planning area.

### *Mead Valley*

Cajalco Road is the anchor for the community of Mead Valley. As a major link between Interstates 215 and 15, this important east/west corridor provides the opportunity for the commercial uses along Cajalco Road to assume a more prominent role in the future. South of Cajalco Road is a mixture of equestrian homes, which are set

among rolling hills and large stands of Eucalyptus. The sense of community here is reinforced by a community center and a fire station. The area north of Cajalco Road is predominantly a grid-like pattern of half-acre and larger residential lots, the centerpiece of which is a local school.



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 the city's 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.

### Old Elsinore Road

Old Elsinore Road runs north-south through a narrow valley formed by the Gavilan Hills and the Motte-Rimrock Reserve. The road is lined by rural residential uses set on larger lots that can accommodate equestrian activities.

### Incorporated Cities

The City of Perris, incorporated in 1911, occupies the entire eastern part of the planning area. The City of Perris’s sphere of influence encompasses all of the unincorporated lands within the Mead Valley planning area. In 2009, the City of Perris encompassed nearly 31.7 square miles with a total of more than 15,510 dwelling units. The City of Perris’s sphere of influence area is approximately 31 square miles and is located largely to the east of the City of Perris proper with a smaller portion located to the northeast of the downtown area. Land uses in this influence area are a mixture of residential, industrial, commercial, agricultural and conservation habitat.

## Land Use Plan

The Land Use Plan focuses on preserving the rural community character of this area and, at the same time, accommodates future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Mead Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 21 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

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 Riverside County; 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. A constant theme through which all of these factors were viewed was the desire to reinforce the Riverside County Vision and its related planning principles wherever possible. 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 Mead Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

## Land Use Concept

The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area.

Pockets of open space, including the Motte-Rimrock Reserve and Steele Peak, are designated as Open Space Conservation Habitat to preserve their scenic and natural qualities.

A Rural Village Overlay is designated along a portion of the present alignment of State Route 74, which is located in the southern portion of the planning area. The Rural Village would serve as a focal point for the surrounding Good Hope community. This special overlay designation allows for a mixture of local serving commercial and small-scale industrial/service commercial uses, with limited residential development at a higher density than the underlying land use. The Land Use Element provides a further description of this land use designation and its intent.

Mobility within the open space system is not ignored, either. Multi-use trails are conceptually located throughout the planning area, providing the framework for future trail improvements and connections. Thus, there is a strong relationship in the Area Plan between land uses and associated transportation and mobility systems, no matter what the intensity of uses may be.

## Community Center Overlay

In recognition of the strategic importance of the Ramona/Cajalco interchange with Interstate 215 to the future of western Riverside County, the Mead Valley Area Plan includes a Community Center Overlay covering an extensive area centered on the first signalized intersection westerly of the freeway on Cajalco Expressway – the intersection of Cajalco with Harvill Avenue. As may be expected, the intersection has already attracted the types of commercial development that one might expect to find in the vicinity of significant freeway interchanges. Riverside County’s vision for this area extends beyond roadside services. The area bordered by Interstate 215 on the east, Martin Street (and its straight-line easterly extension) on the north, Seaton Avenue on the west, and the Metropolitan Water District aqueduct on the south is envisioned as a major employment center, which may include a mixture of industrial, office, business park, and commercial uses.

“

*The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.*

”

-RCIP Vision



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**.

A Community Center Overlay is utilized here rather than a Community Center designation because the area is comprised of many parcels under separate ownerships. The preparation of the Specific Plan would be necessary for this area to be developed as a Community Center, and this could take time. In order to avoid delaying those landowners who are interested in development in the near future, the Community Center Overlay is utilized. As an alternative to development of a Community Center, individual landowners may choose to develop in accordance with the underlying designations. The presence of the Community Center Overlay is specifically not intended to prohibit to any extent the development of uses allowable pursuant to the underlying designations.

The Job Center envisioned here would provide region-wide services with a mixture of business park, office, and retail commercial uses. Typical uses would include, but not limited to, research and development firms, manufacturing, private and public research institutions, academic institutions, medical facilities, and support commercial uses.

The Community Center Overlay at this location does not provide for residential uses, except for existing residential uses, caretaker’s residences as permitted by zoning, and new residences on existing lots that are zoned for residential use.

**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"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat(CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with</li> </ul>

# Mead Valley Area Plan

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
			related Riverside County policies.
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
Open Space	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
Community Development	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <small>1, 2,3,4</small>	Notes
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
<b>Community Development</b>	Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>

### Overlays and Policy Areas

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

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

#### NOTES:

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

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

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

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

**Table 2: Statistical Summary of Mead Valley Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>8</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	5,523	828	2,983	NA
Rural Mountainous (RM)	715	36	129	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	6,238	864	3,111	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	79	28	100	NA
Very Low Density Residential (RC-VLDR)	7,848	5,886	21,192	NA
Low Density Residential (RC-LDR)	1,013 1,012	1,519 1,518	5,469 5,467	NA
<i>Rural Community Foundation Sub-Total:</i>	8,940 8,939	7,432	26,764 26,759	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	46	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,428	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	1,474	0	0	0
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	597 444	2,090 1,556	7,526 5,601	NA
Medium-High Density Residential (MHDR)	37	243	875	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	16	269	970	NA
Highest Density Residential (HHDR)	16	476	1,712	NA
Commercial Retail <sup>2</sup> (CR)	404 68	NA	NA	1,523 1,025
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	32	NA	NA	3,451
Light Industrial (LI)	962 955	NA	NA	12,374 12,281
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	569 397 485	NA	NA	9,296 6,492 7,926
Public Facilities (PF)	1,328	NA	NA	1,328
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	0 365 277	0 6,110 4,792	0 21,098 17,252	0 3,396 1,962
<i>Community Development Foundation Sub-Total:</i>	3,658	3,078 8,654 7,336	11,083 31,156 26,411	27,972 27,973
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>				
	30,310 20,309	16,950	40,956 61,025	27,972 27,973
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	20,283	---	---	---
Indian Lands	0	---	---	---
Freeways	98	---	---	---

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<i>Other Lands Sub-Total:</i>	20,381			
<b>TOTAL FOR ALL LANDS:</b>	<b>40,691 40,690</b>	<b>11,375 16,950</b>	<b>40,956 61,025</b>	<b>27,972 27,973</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<p><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></p>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Community Center Overlay <sup>1</sup>	317	745	2,682	7,485
Rural Village Overlay	265	503	1,813	2,177
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	582	1,248	4,495	9,662
<b>POLICY AREAS<sup>6</sup></b>				
Cajalco Wood	155	---	---	---
Highway 74 Good Hope	120	---	---	---
Highway 74 Perris	65	---	---	---
March Joint Air Reserve Base Influence Area	19,262	---	---	---
Perris Valley Airport Influence Area	126	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	19,728			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>	<b>20,310</b>			

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 8 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

Not all areas within an area plan are the same. Distinctiveness can and should be achieved to respect certain localized characteristics. This is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A policy area is a portion of a planning area that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Overlays and Policy Areas

Two overlays and four policy areas have been designated within Mead Valley. In some ways, these policies are even more critical to the sustained character of the Mead Valley planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries, shown on Figure 4, Overlays and Policy Areas, other than the boundaries of the March Joint Air Reserve Base Airport Influence Area, are 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 project.

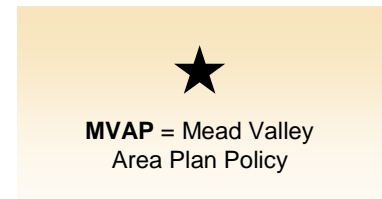


## Cajalco Wood Policy Area

The Cajalco Wood Policy Area consists of approximately 1,020 acres located within the Lake Mathews/Woodcrest and Mead Valley Area Plans, both northerly and southerly of Cajalco Road, easterly of Wood Road and westerly of Alexander Street. The Policy Area includes the entire site of Specific Plan No. 229 (H.B. Ranches), along with an additional 80 acres to the southwest of the adopted Specific Plan. The Policy Area is located within an area characterized by rural community equestrian lifestyles. Over 180 acres in the southerly portion of the Policy Area are within Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) criteria areas and warrant conservation. Additionally, the future development of this Policy Area may be affected by the development of the East-West CETAP Corridor. The character of the surrounding area will be further affected by construction of a high school to the north of this Policy Area. Given these factors, the County of Riverside has determined that consideration should be given to allowing clustered development within this Policy Area, including lot sizes smaller than 20,000 square feet, provided that the development furthers the rural community character of the area and provides infrastructure to enhance the equestrian lifestyle.

### Policies:

MVAP 1.1 Notwithstanding the Rural Community foundation component designation of Specific Plan No. 229 and adjacent lands within this Policy Area and any provisions in the Land Use Element providing for a minimum lot size of one-half acre within this foundation component, the minimum area of new residential lots established within this Policy Area may be reduced to 12,000 square feet without need for a general plan amendment under the following circumstances:



- New lots smaller than 20,000 square feet in area shall only be permitted within the boundaries of an adopted Specific Plan.
- The number of residential lots within the boundaries of the Specific Plan as originally adopted shall not be increased above the level originally approved (1,421 dwelling units).
- Lots along the northerly edge of the Policy Area shall be no less than 20,000 square feet in area.
- Approximately one-third of the residential lots shall have a minimum lot size of 20,000 square feet, and in no case shall a residential lot be less than 12,000 square feet in area.
- The keeping of horses in accordance with the provisions of the County of Riverside regarding setbacks of animal-keeping uses from adjoining property lines, residences, and public rights-of-way shall not be prohibited on lots at least 20,000 square feet in area located southerly of Cajalco Road.
- An equestrian under-crossing shall be provided under Cajalco Road.
- The development shall provide trails in conformance with Riverside County's regional trails plan and the Circulation and Trails Maps of the Lake Mathews/Woodcrest and Mead Valley Area Plans.

- Dwelling units may be transferred from the portion of the Policy Area within the WRC MSHCP criteria areas to portions of the Policy Area outside such areas, provided that the overall limit on number of dwelling units is not exceeded and the minimum lot size requirements specified herein are retained.
- A small equestrian park and a north-south trail connecting to the trail system in the surrounding community shall be provided on the most southerly 80 acres of the Policy Area. The remainder of the 80 acres shall be conserved in conformance with WRC MSHCP policies.

MVAP 1.2 Notwithstanding the Rural Community foundation component of the Policy Area except for the area depicted as Commercial Retail located at the northeast corner of Cajalco Road and Wood Road and any provisions in the Land Use Element that would otherwise prohibit the establishment of Commercial Retail designations at new locations within Rural Community Specific Plans, the Commercial Retail designation may be relocated to any other location along the ultimate right-of-way of Cajalco Road or the future east-west transportation corridor provided that the total acreage of the Commercial Retail designation is not increased beyond the existing designated area of 15 acres.

### ***March Joint Air Reserve Base Airport Influence Area***

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

#### **Policies:**

MVAP 2.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### ***Rural Village Land Use Overlay***

A Rural Village Overlay Study Area was identified on the Mead Valley Area Plan map for the portion of the community of Good Hope along State Highway Route 74 in the 2003 General Plan. Prior to the adoption of the

2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the policies of this study area were modified and a Rural Village Land Use Overlay (RVLUO) was created to strategically intensify the stated uses in the targeted core area of Good Hope (Figure 6).

## **Policies:**

- MVAP 3.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.
- MVAP 3.2 Commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved based on the designations identified in the land use overlay.
- MVAP 3.3 Additionally, existing commercial and industrial uses may be relocated to this overlay as necessary in conjunction with the widening of State Highway Route 74.
- MVAP 3.4 All new developments shall provide adequate and essential infrastructure such as circulation facilities, water, sewer, and electricity. Such improvements must be beneficial to the community at large.

## **Highway 74 Good Hope Policy Area and Highway 74 Perris Policy Area**

The County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.

## **Policies:**

- MVAP 4.1 Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay, as necessary in conjunction with the widening of State Highway Route 74.

## **Specific Plans**

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development 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



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

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

**Table 3: Adopted Specific Plans in the Mead Valley Area Plan**

Specific Plan	Specific Plan #
**Boulder Springs	229
"A" Street Corridor*	100
Majestic Freeway Business Center	341

\* For alignment and design of Harvill Road only. This specific plan does not provide land use information.

\*\*Only a portion of this specific plan is within Mead Valley.

Source: County of Riverside Planning Department.

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

Safety Zone	Maximum Population Density	Land Use
Area I	No residential <sup>3</sup>	No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities. <ul style="list-style-type: none"> <li>• Places of Assembly, such as churches, schools, and auditoriums.</li> <li>• Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores.</li> <li>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.</li> <li>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.</li> <li>• Communication Facilities for use by emergency response and public information activities.</li> <li>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.</li> </ul>
Area II	Residential 2.5 acre minimum lots	
Area III	Not Applicable	

1 The following uses shall be prohibited in all airport safety zones:

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

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

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

Source: Extracted from Riverside County Airport Land Use Commission Comprehensive Land Use Plan

## Land Use

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

### Local Land Use Policies

#### Community Centers Overlay

The Mead Valley Area Plan Land Use Plan identifies one Community Center Overlay within the planning area, offering the potential for development of a unique mix of employment, commercial, and public uses. The use of the Community Center Overlay allows development of a mixed-use Community Center through use of a Specific Plan or a Master Plan of Development (or Redevelopment) that would be adopted by the County of Riverside as an incentive to promote this more efficient form of land development, without need for a General Plan Amendment. At the same time, use of the Community Center Overlay allows landowners the alternative of developing their properties pursuant to the underlying designation(s).

#### Policies:

- MVAP 5.1 Allow properties within the Community Center Overlay area to be developed in accordance with underlying designations, even if the proposed land use would not be considered an appropriate land use within a mixed-use Community Center.
- MVAP 5.2 Encourage development in accordance with the land use standards for Community Centers as detailed in the description of the Community Centers land use designation in the General Plan Land Use Element through provision of voluntary incentives.
- MVAP 5.3 Assign high priority to the development of a Specific plan or Master Plan of Development (or Redevelopment) for this area with the objective of increasing the attractiveness of this area as a site for the location of new business establishments, relocation of existing business establishments, and provision of employment opportunities.



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.

## Mead Valley Town Center

Mead Valley Town Center (see Figure 3A) contains two Mixed-Use Area (MUA) neighborhoods, the **Cajalco Road-Carroll/Brown Streets Neighborhood** and the **Cajalco Road-Clark Street Northeast Neighborhood**. These neighborhoods are located in the core area of the community of Mead Valley. These designated Mixed Use Areas, described below, will provide landowners with the opportunity to develop their properties for mixed-use development, with a mixture of Highest Density Residential (HHDR) and other community supportive uses including retail commercial, office, civic, and other types of uses. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Both MUA neighborhoods require that **at least** 50% of their sites be developed as HHDR, with the remainder of each neighborhood developed for a variety of other, supportive uses, as described below. Mead Valley Town Center provides an opportunity for the creation of a small, but focused community core for Mead Valley, with a variety of housing options, and options for development of retail commercial, offices, and other types of uses to create a true cultural and business focal area for the residents of, and visitors to, this generally rural, but geographically large community.

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

### Mixed-Use Area Neighborhoods:

Descriptions of each of Mead Valley Town Center’s two MUA neighborhoods are presented below, along with the policies that apply solely to each neighborhood. Then, policies that apply to both neighborhoods are presented.

**Cajalco Road-Carroll/Brown Streets Neighborhood [Neighborhood 1]** contains approximately 48 gross acres (about **38-41** net acres) and is located less than one mile south of Manuel L. Real Elementary School, and about 2.5 miles west of the I-215 freeway. Currently, this neighborhood is mostly developed with low density single family residential homes. This neighborhood generally encompasses the area bounded by Brown Street to the west, Johnson Street to the north, and Carroll Street to the east. The southernmost boundary is southerly of Cajalco Road and northerly of Elmwood Street. Cajalco Road is designated as an Expressway in the Circulation Element, allowing it to be widened beyond its current two-lane configuration. A bus stop is located on the corner of Cajalco Road and Brown Street, the westernmost boundary for this neighborhood.

The Cajalco Road-Carroll/Brown Streets Neighborhood is a Mixed-Use Area that will be developed with **at least a 50 %** Highest Density Residential (HHDR) **component**. This neighborhood is in an optimal location for this type of development because expanding and improving Cajalco Road in accordance with its Expressway designation would complement the higher intensity community core. Additionally, the opportunity exists to expand transit services and provide more bus stops and more bus services. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is affected by a flood zone which would result in special design features in response to floodplain constraints, and provide opportunities for open space edges between land uses of differing intensities and types, and provide routes for intra- and inter-community pedestrian and bicycle access and community trails.

### Following are the policies applying to the Carroll Road-Brown Streets Neighborhood:

MVAP 5.4 **Fifty percent At least 50%** of the Cajalco Road-Carroll/Brown Streets Neighborhood shall be developed in

*accordance with the HHDR land use designation.*

*MVAP 5.5 Residential uses are encouraged to be located in the northernmost and southernmost portions of this neighborhood, away from direct location along Cajalco Road, wherever feasible.*

***Cajalco Road-Clark Street Northeast Neighborhood [Neighborhood 2]** is a vacant parcel containing about 15 acres (about 14 net acres) and directly adjoins the northeastern edge of the Cajalco Road/Carroll/Brown Streets Neighborhood. Cajalco Road borders the neighborhood to the south and an existing Medium Density Residential (MDR) neighborhood to the north. Low density single family residential homes are located to the west and east. This neighborhood will be developed with **at least** 50 % HHDR and will be directly adjacent to commercial uses in the Cajalco Road-Carroll/Brown Streets Neighborhood, providing the potential for jobs to residents in this neighborhood.*

***Following are the policies applying to the Cajalco Road-Clark Street Northeast Neighborhood:***

*MVAP 5.6 **Fifty percent At least 50%** of the Cajalco Road-Clark Street Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.*

*MVAP 5.7 Residential uses are encouraged to be located in the northerly portion of this neighborhood, away from direct location along Cajalco Road, wherever feasible.*

***Policies applying to both Mead Valley Town Center Mixed-Use Area (MUA) neighborhoods:***

*MVAP 5.8 HHDR developments should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

*MVAP 5.9 Nonresidential uses should include a variety of other uses to serve the local population and tourists, such as such as retail commercial, office uses, dining facilities, public uses, community facilities, parkland, and trails and bikeways.*

*MVAP 5.10 Nonresidential uses in this area should be designed in a manner that would provide pedestrian and bicycle linkages to enhance non-motorized mobility in this area.*

*MVAP 5.11 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Alternative transportation mode connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.*

*MVAP 5.12 All HHDR development proposals should be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily, basis.*

*MVAP 5.13 All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.*

*MVAP 5.14 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## Mead Valley Community: I-215/Nuevo Road Vicinity (Mixed-Use Areas)

*Mead Valley Community: I-215/Nuevo Road Vicinity (see Figure 3B) includes ~~three~~ a single neighborhoods designated as a Mixed-Use Areas, all located along the north west side of Nuevo Road, and the east side of Harvill Avenue, between Water Sunset Street on the north, Webster Avenue. to the east and Nuevo Road on the south. The three This neighborhoods is are, from north to south: the Harvill Avenue Water Street/Orange Avenue Neighborhood, the Harvill Avenue Lemon/Sunset Avenues Neighborhood, and the referred to as the Nuevo Road-Webster Avenue A Street Neighborhood. This area is in the midst of important subregional and regional transportation facilities, including I-215, March Air Reserve Base, the new Perris Valley Line for Metrolink commuter train service, and Cajalco Road, which provides an important roadway connection between this area to the core and western part of Mead Valley and beyond to the Temescal Valley and I-15. The area is also an important current and planned future center for industrial development and job creation in the Western Riverside County area.*

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

*Descriptions of each of the three Mead Valley Community: I-215/Nuevo Road Vicinity neighborhoods are is presented below, along with the policies that apply solely to each neighborhood. Then, policies that apply to both neighborhoods are presented.*

*~~Harvill Avenue Water Street/Orange Avenue Neighborhood [Neighborhood 1] is a Mixed-Use Area, with a required minimum of 50% Highest Density Residential (HHDR) development. The neighborhood covers about 33 gross acres (about 30 net acres) and is located about one-quarter mile west of I-215, along the west side of Harvill Avenue, between Water Street and Orange Avenue. With the exception of a few buildings, this neighborhood is primarily vacant. Some industrial uses are located to the east of the neighborhood, across Harvill Avenue. Vacant land is located to the north, and low density single family residences are located to the south. This neighborhood will provide a transitional mix of uses between the light industrial land uses to the east and the low density residential uses to the west. Retail commercial, office, civic, and other uses that would serve residences on-site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile buildings (generally, one story buildings where immediately adjacent to existing single family residential uses, and two story buildings where a street would separate neighborhood development from an existing single family residential use) should be used to provide buffers for development along the neighborhood's western and southern edges. This neighborhood is located about 2.5 miles north of the new Downtown Perris Metrolink Station. It is located about two miles south of I-215 via the Cajaleo Road interchange, and about 1.5 miles north of the I-215/Nuevo Road interchange.~~*

*Following is the policy that applies only to the Harvill Avenue Water Street/Orange Avenue Neighborhood:*

*MVAP 5.15 ~~At least 50% of the Harvill Avenue Water Street/Orange Avenue Neighborhood shall be developed in~~ ~~accordance with the HHDR land use designation.~~*

*~~Harvill Avenue Lemon/Sunset Avenues Neighborhood [Neighborhood 2] is a Mixed-Use Area, with a required minimum of 50% HHDR development. The neighborhood covers about 55 gross acres (about 52 net acres) and is located less than one mile south of Neighborhood 1. With the exception of a few buildings, this neighborhood is primarily vacant. Industrial uses are located to the east of the neighborhood, residential uses are located to the west, and areas to the north and south are vacant. An open space, habitat area is located beyond the residential uses to the west, but within proximity to this neighborhood. The northern portion of the neighborhood is relatively narrow and may be a prime~~*



~~location to incorporate functional open space/park land. This would be beneficial because it would provide a buffer between the industrial uses to the east and residential uses to the west, while also serving the surrounding communities. Due to the long, narrow shape of the northerly portion of this neighborhood, as an option it could be designed to maximize the use of the vertical design of residential units above retail or commercial establishments. Retail commercial, office, civic, and other uses that would serve residences on site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile, one or two story buildings should be used to provide buffers for development along Webster Avenue, the neighborhood's western edge. This neighborhood is located about two miles north of a regional transit connection via the new Downtown Perris Metrolink Station, and is located about one-half mile north of I-215 via the Nuevo Road interchange.~~

~~Following is the policy that applies only to the Harvill Avenue-Lemon/Sunset Avenues Neighborhood:~~

~~MVAP 5.16 — At least 50% of the Harvill Avenue-Lemon/Sunset Avenues Neighborhood shall be developed in accordance with the HHDR land use designation.~~

~~**Nuevo Road-Webster Avenue A-Street Neighborhood [Neighborhood 13-]** covers about 11.84 gross acres (about 10.7674 net acres). It is a Mixed-Use Area (MUA) with a requirement for required minimum of 50% 75% Highest Density Residential (HHDR) development. **This neighborhood is bounded by Harvill Road on the northeast, I-215 on the east, Nuevo Road on the south, and Webster Avenue on the west. It adjoins the Harvill Avenue-Lemon/Sunset Avenues Neighborhood on the north.** It is located near adjacent to the I-215 interchange at Nuevo Road, and the new Perris Valley Line Metrolink commuter rail service **is will be** located very conveniently to the site, with the new Downtown Perris Station located only about two 4.5 miles to the southeast. This neighborhood **currently contains a few is sparsely developed with** single family residential units, along with vacant land. **at the southwestern and southeastern portions of the site. The rest of the neighborhood is vacant. This neighborhood lies near on the other (easterly) side of I-215** Numerous and varied existing retail commercial uses and the Perris High School, ~~which~~ are located nearby, east of I-215, within the City of Perris. Existing **R residential units lie to the west and south of the site along and near Webster Avenue and Nuevo Roads.** Park and recreation areas, trails, and lower profile one- or two-story buildings should be used to provide buffers for development, where it would take place across these roads from existing single family development **along Webster Avenue and Nuevo Roads, which are located along the neighborhood's western and southern edges, respectively.** This neighborhood is situated within proximity of a myriad of different surrounding land use types and could benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations.~~

~~Following are **is** the policies that applies ~~only~~ to the Nuevo Road-Webster Avenue A-Street Neighborhood:~~

~~MVAP 5.17 5.15 **Fifty Seventy-five percent** At least 75% of the Nuevo Road-Webster Avenue A-Street Neighborhood shall be developed in accordance with the 75% HHDR land use designation.~~

~~MVAP 5.18 5.16 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.~~

~~MVAP 5.19 5.17 **Each of Tthe three** neighborhoods should include pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within **the eacch** neighborhood.~~

~~MVAP 5.20 5.18 **These three** neighborhoods should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhoods, to provide~~

*for attractive, effective non-motorized mobility options in this area.*

**MVAP 5-21 5.19** ~~Residential uses should be particularly encouraged to be located in the westerly portions of all three neighborhoods.~~ *Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, offices, community facilities, and parkland and trails.*

**MVAP 5-22 5.20** *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

### **Good Hope Community (Mixed-Use Area)**

*The community of Good Hope is located along State Highway 74, southwesterly of the City of Perris. It contains several distinctive rock outcroppings, just east of Steele Peak. The Good Hope Community Mixed-Use Area (see Figure 3C), is designated in the northeastern part of Good Hope, adjacent to the City of Perris. It requires a mixture of neighborhood land uses, including at least 50% HHDR development. Currently, Highway 74 carves a swath through this community, serving scattered residential, rural, commercial, and industrial development. Highway 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of this Mixed-Use Area.*

***Highway 74 – 7th Street/Ellis Avenue Neighborhood [Neighborhood 1]*** *contains about 132 gross acres (about 116 net acres), and is designated as a Mixed-Use Area (MUA), with a required **minimum** 50% Highest Density Residential (HHDR) component. This neighborhood lies along both sides of Highway SR-74, between 7th Street at its northern end and Ellis Avenue at its southern end. It is bounded on the west by Neitzel Road and Clayton Street, and partly on the east by Bellamo Road. It is almost completely surrounded by the City of Perris. Existing conditions include scattered low density single family residences, light industrial uses (and automotive repair and recycling facilities), and vacant lots. This neighborhood's mixture of land uses should include commercial and job-producing uses that would serve surrounding neighborhoods by providing shopping and job opportunities. Open space uses, including parks and trails, can be integrated into the neighborhood designs to provide buffers between this neighborhood's more intense development and neighboring rural uses. Because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Currently, there is a bus stop along SR-74 which allows for the opportunity to expand transit services and provide more bus stops and more bus services in the future. In addition, this neighborhood is located only about one mile west of the Downtown Perris Station of the new Perris Valley Line Metrolink commuter rail service.*

*Following are the policies that apply to the Highway 74-7<sup>th</sup> Street/Ellis Avenue Neighborhood:*

**MVAP 5-23 5.21** **Fifty percent** ~~At least 50%~~ *of the Highway 74-7<sup>th</sup> Street/Ellis Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.*

**MVAP 5-24 5.22** *HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

**MVAP 5-25 5.23** *Land uses in addition to HHDR development may include, but are not limited to, a variety of neighborhood supportive retail commercial, office, community and civic uses, and parks and trails.*

**MVAP 5-26 5.24** *This neighborhood should include internal pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within the neighborhood.*

**MVAP 5-27 5.25** *This neighborhood should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient*

*accommodations to facilitate potential bus and transit shuttle services for the neighborhood, to provide for attractive, effective non-motorized mobility options in this area.*

*MVAP ~~5.28~~ 5.26 HHDR uses shall be located in areas of this neighborhood that are located away from Highway 74, as it would be realigned.*

*MVAP ~~5.29~~ 5.27 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Industrial Development**

The Mead Valley Area Plan includes an extensive area westerly of Interstate 215 from Nandina Avenue on the north to Nuevo Road and the Perris city limits on the south that is designated Light Industrial, Business Park, or Light Industrial with a Community Center Overlay. It is the policy of Riverside County to stimulate economic development in this area of Mead Valley. This area has access to Interstate 215 via two interchanges and includes areas that have all of the infrastructure in place to support economic development. However, given the proximity of the rural community and residential uses, the impacts of industrial expansion on localized air quality, traffic, noise, light and glare need to be assessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained.

### **Policies:**

- MVAP 6.1 In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EIR would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area.
- MVAP 6.2 A minimum 50 foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.

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

In July 2001, the County of Riverside adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial District. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

### **Policies:**

- MVAP 7.1 Development within those portions of this Area Plan in the Fifth Supervisorial District shall adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District.

## Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the Observatory's view. Please see Figure 7, Mt. Palomar Nighttime Lighting Policy, for areas that may be impacted by these standards.

### Policies:

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

## Circulation

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

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Mead Valley 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 planning area is tied to the countywide system and its long range direction. As such, successful implementation of the policies in this area plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.



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



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



- RCIP Vision

## Local Circulation Policies

### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for Mead Valley is shown on Figure 8, Circulation. The vehicular circulation system in Mead Valley is anchored by Interstate 215, State Route 74, and Cajalco Road. Major and secondary arterials and collector roads branch off from these major roadways and serve local uses. State Route 74 will be re-aligned to follow Ethanac Road due east from its present intersection with State Route 74, past Interstate 215, to reconnect with State Route 74 in Romoland.

#### **Policies:**

- MVAP 9.1 Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the Functional Classifications section in the General Plan Circulation Element.
- MVAP 9.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### *Rail Transit*

The Burlington Northern-Santa Fe rail line runs northwest to southeast through the planning area, paralleling the west side of Interstate 215. This line provides freight transport service between the Hemet/San Jacinto area, March Inland Port, and points northwest. The underlying right-of-way is owned by the Riverside County Transportation Commission. This line could potentially provide a viable regional transportation option for residents, employees, and visitors to the area.

#### **Policies:**

- MVAP 10.1 Maintain and enhance existing railroad facilities in accordance with the Freight Rail section of the General Plan Circulation Element.
- MVAP 10.2 Work with AMTRAK and MetroLink authorities to accommodate passenger rail service (which may include, but need not be limited to, commuter rail service) along this line, with a possible station located within, or in the vicinity of, the Community Center Overlay area.

### *Trails and Bikeway System*

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

As shown on Figure 9, Trails and Bikeway System, an extensive trails system, which mainly follows the vehicular roadway circulation routes, is planned in Mead Valley. The trail system in the planning area must accommodate a range of equestrian, pedestrian, and bicycle users.

## **Policies:**

- MVAP 11.1 Maintain and improve the trails and bikeways system to reflect Figure 9, Trails and Bikeway System, and as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.
- MVAP 11.2 Install diamond-shaped warning signs indicating Warning: Trail Crossing or depicting the equivalent international graphic symbol at locations where regional or community trails cross public roads with high amounts of traffic, such as Cajalco Road.

## **Scenic Highways**

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

As shown on Figure 10, Scenic Highways, there is one State Eligible Scenic Highway in Mead Valley: State Route 74 as it connects with Interstate 215 in the southern portion of the planning area. State Route 74 is of regional significance because it provides a link between Orange and Riverside Counties through the Santa Ana Mountains and eventually through the San Jacinto Mountains as the famous Palms to Pines Scenic Highway. In the planning area, State Route 74 passes by Steele Peak and the San Jacinto River.

## **Policies:**

- MVAP 12.1 Protect the scenic highways in the Mead Valley planning area from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

## **Transit Oasis**

The Transit Oasis is a concept to improve transportation options in Riverside County by providing an integrated system of local serving, rubber-tired transit that is linked with a regional transportation system, such as MetroLink or express buses. In the Transit Oasis concept, rubber-tired transit vehicles operate on a single prioritized or dedicated lane in a one-way, continuous loop. The Transit Oasis is designed to fit into Community Centers, which provide the types of densities or intensities of use and concentrated development patterns that can allow this concept to become a reality.

The Transit Oasis concept may be accommodated in the Community Center Overlay area within the Mead Valley Area Plan. The Transit Oasis would provide local serving transit to the businesses establishments in, and in the immediate vicinity of, the Community Center Overlay area. It is envisioned that the Transit Oasis would provide connections to the future transit lines utilizing the East-West CETAP Corridor, park-and-ride facilities, and the future passenger rail station.

**Policies:**

- MVAP 13.1 Support the development and implementation of the Transit Oasis (and in the vicinity of) the Community Center Overlay area within the Mead Valley Area Plan in accordance with the General Plan Circulation Element.

***Community Environmental Transportation Acceptability Process (CETAP) Corridors***

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate the 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 Mead Valley. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

**Policies:**

- MVAP 14.1 Accommodate the East-West CETAP Corridor in accordance with the General Plan Circulation Element.



## Multipurpose Open Space

The Mead Valley planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The pattern of hills, valleys and slopes provides open space, habitat, and recreation spaces alike. These open spaces encompass a variety of habitats including riparian corridors, oak woodlands and chaparral habitats. Examples include features such as Steele Peak, the Gavilan Hills, Cajalco Creek, the San Jacinto River and the Motte-Rimrock Reserve. In particular, the San Jacinto River major riparian corridor flows through the southern portion of this planning area, and many native and narrow endemic species thrive on the habitat this river provides.

The Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Area Plan. Preserving the scenic background and the natural resources of the Mead Valley planning area gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities (such as Mead Valley and Good Hope), which is another important aspect of the Vision.

### Local Open Space Policies

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

The Mead Valley planning area is part of the Santa Ana River watershed, which includes Cajalco Creek and the San Jacinto River. The San Jacinto River drains southwest toward Canyon Lake through the City of Perris. These watercourses provide corridors through developed land and link open spaces together. This allows wildlife to move from one open space to another without crossing developed land. The following policies preserve and protect these important watersheds.

**Policies:**

- MVAP 15.1      Protect the Santa Ana River watershed, its tributaries, and surrounding habitats, and provide flood protection through adherence to the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element.

“

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

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- RCIP Vision



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

## Oak Tree Preservation

The Mead Valley planning area contains significant oak woodland areas that provide habitat and contribute to the character of the area. These oak woodlands can be found especially in the Gavilan Hills and in the Motte-Rimrock Reserve. It is necessary to protect these natural resources to preserve their function in a rich natural habitat, as well as preserving the quality of the rural environment that characterizes this area.

### Policies:

MVAP 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County.

## Multiple Species Habitat Conservation Plan



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

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

and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

## MSHCP Program Description



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


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:**

- MVAP 17.1 Conserve existing intact upland habitat blocks between the Steele Peak Reserve and a portion of the Lake Mathews/Estelle Mountain Reserve located in the Lake Mathews/Woodcrest Area Plan to the west, and between Motte-Rimrock Reserve and Bureau of Land Management (BLM) lands north/northeast of the Steele Peak Reserve, focusing on conservation of coastal sage scrub and annual grassland habitat.
- MVAP 17.2 Conserve clay soils in southern needlegrass grasslands and sandy-granitic soils within chaparral and coastal sage scrub habitats capable of supporting Payson’s jewelflower and long-spined spineflower, known to exist within the planning area.
- MVAP 17.3 Conserve existing populations of the California gnatcatcher and Bell’s sage sparrow in the Mead Valley planning area, including locations at Steele Peak Reserve and undeveloped lands to the north of this reserve and along its eastern fringes.
- MVAP 17.4 Provide for a connection of intact habitat between the North Peak Conservation Bank (located within the Elsinore planning area), the Steele Peak Reserve, and the Lake Mathews/Estelle Mountain Reserve (located within the Lake Mathews/Woodcrest Area Plan).
- MVAP 17.5 Conserve vernal pool complexes supporting thread-leaved brodiaea known to exist within Mead Valley.
- MVAP 17.6 Protect sensitive biological resources in Mead Valley Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



The following sensitive, threatened and endangered species may be found within this area plan:

- Quino checkerspot butterfly
- Payson’s jewelflower
- long-spined spineflower
- Munz’s onion
- many-stemmed dudleya
- thread-leaved brodiaea
- bobcat
- Stephen’s kangaroo rat
- granite spiny lizard
- orange-throated whiptail
- California gnatcatcher
- Bell’s sage sparrow
- peninsular spineflower
- Parry’s spineflower

**Hazards**

Portions of this planning area may be subject to hazards such as flooding, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 11 to Figure 15. These hazards are located throughout

the planning area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Mead Valley planning area.

## Local Hazard Policies

### Flooding and Dam Inundation



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

As shown on Figure 11, Flood Hazards, there are some flood prone portions of the planning area. Only the areas adjacent to Cajalco Creek are part of the 100-year floodplain in unincorporated territory. Most of the floodplains are concentrated in the lower, flatter lands within the City of Perris. Many techniques may be used to address the danger of flooding, such as limiting development in floodplains, altering the water channels, using special building techniques, elevating foundations and structures, and enforcing setbacks. The following policies address those hazards associated with flooding and dam inundation.

#### Policies:

MVAP 18.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

MVAP 18.2 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County.

MVAP 18.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

### Wildland Fire Hazard



#### Fire Fact:

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

Due to its rural and somewhat mountainous nature and to some of the flora, such as the oak woodlands and chaparral habitat, the western part of this planning area is subject to a risk of fire hazards. The highest danger of wildfires can be found in the most rugged terrain. Methods to address this hazard include such techniques as not 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 applying special 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 12, Wildfire Susceptibility, to see the locations of wildfire zones within Mead Valley.

**Policies:**

- MVAP 19.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

**Seismic**

Compared to many other portions of Southern California, localized seismic hazard potential here is relatively slight. There are two very small faults that pose little threat in the southwestern portion of the planning area, both of which are located near Steele Peak. There are however, more remote faults, such as the San Andreas and San Jacinto Faults, that pose significant seismic threat to life and property here. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. Refer to Figure 13, Seismic Hazards, for the location of faults within the planning area.

**Policies:**

- MVAP 20.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

**Slope**

The Mead Valley planning area is home to the Gavilan Hills, which contain a considerable number of steep slopes. Special development standards are required in rugged terrain to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to ensure the safety of life and property while protecting the character within the especially valuable resource areas that steep slopes typically occupy. Figure 14, Steep Slope, reveals the slope conditions applicable to the planning area. Also refer to Figure 15, Slope Instability, for areas of possible landslide.

**Policies:**

- MVAP 21.1 Identify ridgelines that provide a significant visual resource for the Mead Valley planning area through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.
- MVAP 21.2 Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element, the Slope and Instability section of the General Plan Safety Element and policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element.



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.

Post Production Land Use Designation Changes

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**Updated Area Plan Maps**

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**Mixed-Use ~~Planning~~ Areas**

The Mixed-Use ~~Planning~~ Area land use designation is intended to reflect a mixture of higher intensity land uses generally appropriate for core urban or other specialized areas. The intent of the designation is not to identify a particular mixture of 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. Many of the Mixed-Use ~~Planning~~ Areas are located in specific plans. The following are general guidelines intended to indicate the anticipated mix of uses and to provide a means for calculating estimated build-out projections. The actual land use breakdown will be determined on a case by case basis and may differ from the guidelines below.

**Table E-9: Mixed-Use Area Assumptions**

<b>Area Plans - Community</b>	<b>Land Use Assumption</b>
<i>Eastern Coachella Valley - Travertine Point Specific Plan</i>	<i>See Specific Plan No. 375</i>
<i>Eastern Coachella Valley – Oasis Town Center</i>	<i>Neighborhoods 1 and 2: 50% HHDR; projected number of employees is based this area's on previously assigned land use designation of CR. (See General Plan Appendix P-1B)</i>
<i>Eastern Coachella Valley – Mecca Town Center</i>	<i>Neighborhoods 2, 3 and 4: 50% HHDR, Neighborhood 5: 75% HHDR, Neighborhood 6: 25% HHDR; projected number of employees is based on this area's previously assigned land use designations of AG, CR and LI, as well as, what is assumed under the Community Development Overlay. (See General Plan Appendix P-1B)</i>
<i>Eastern Coachella Valley – North Shore Town Center</i>	<i>Neighborhood 2: 35% HHDR; projected number of employees is based on this area's previously assigned land use designations of CR and CT. (See General Plan Appendix P-1B)</i>
<i>Eastern Coachella Valley – Thermal Town Center</i>	<i>Neighborhoods 1 and 2: 50% HHDR, projected number of employees is based on this area's previously assigned land use designation of LI (See General Plan Appendix P-1B)</i>
<i>Elsinore– Meadowbrook Town Center</i>	<i>Neighborhoods 1 and 2: 50% HHDR, projected number of employees is based on the Meadowbrook Land Use Overlay Alternative Land Use Designation of CR; (See General Plan Appendix P-1B)</i>
<i>Elsinore-Lee Lake Community</i>	<i>Neighborhood 1: 50% HHDR, projected number of employees is based on the assigned land use designation of LI (See General Plan Appendix P-1B)</i>
<i>Harvest Valley/Winchester – Domenigoni/Barton Properties</i>	<i>See Specific Plan No. 310</i>
<i>Harvest Valley/Winchester– Menifee North Specific Plan</i>	<i>See Specific Plan No. 260</i>
<i>Harvest Valley/Winchester– Winchester Community(Western</i>	<i>Neighborhood 1: 25% HHDR. (See General Plan Appendix P-1B)</i>
<i>Harvest Valley/Winchester– Winchester Community Town</i>	<i>Neighborhoods 2, 3, 6, 7, and 9: 50% HHDR, Neighborhood 4: 25% HHDR, Neighborhood 5 and 8: 35% HHDR, projected number of employees is based on this area's previously assigned land use designation of CR; as well</i>
<i>Highgrove– Highgrove Town Center</i>	<i>Neighborhood 1: 7550% HHDR, projected number of employees is based on this area's previously assigned land use designation of LI. (See General Plan Appendix P-1B)</i>
<i>Lakeview/Nuevo– Lakeview Town Center</i>	<i>Neighborhoods 1 and 2 and 4: 50 25% HHDR, Neighborhoods 3,4 and 6: 50% HHDR; projected number of employees is based on this area's previously assigned land use designations of CR and PF. (See General Plan</i>
<i>Lakeview/Nuevo– Nuevo Community (Western Area)</i>	<i>Neighborhood 1: 2550% HHDR, Neighborhood 2: 75% HHDR; projected number of employees is based on this area's previously assigned land use designation of CR. (See General Plan Appendix P-1B)</i>
<i>Mead Valley– Good Hope Community</i>	<i>Neighborhood 1: 50% HHDR; projected number of employees is based on this area's previously assigned land use designations of CR and LI. (See General Plan Appendix P-1B)</i>
<i>Mead Valley– I-215/Nuevo Road Vicinity</i>	<i>Neighborhoods 1 and 2: 50% HHDR, Neighborhood 3: 7550% HHDR; projected number of employees is based on this area's previously assigned land use designations of BP. (See General Plan Appendix P-1B)</i>
<i>Mead Valley– Mead Valley Town Center</i>	<i>Neighborhoods 1 and 2: 50% HHDR, projected number of employees is based on this area's previously assigned land use designation of CR. (See General Plan Appendix P – 1B)</i>
<i>San Jacinto Valley - Along Gilman Spring Rd. east of Sanderson Ave.</i>	<i>10%, VHDR, 5% HHDR, 40% CR, 40% CO and 5% PF</i>
<i>Southwest – French Valley Airport Vicinity</i>	<i>Neighborhood 2: 50% HHDR. (See General Plan Appendix P-1B)</i>



# County of Riverside General Plan

## Socioeconomic Build-out Assumptions and Methodology



<i>Southwest – Winchester Properties Specific Plan</i>	<i>See Specific Plan No. 213</i>
<i>Southwest– Keller Crossing Specific Plan</i>	<i>See Specific Plan No. 380</i>
<i>Southwest– Domenigoni/Barton Properties Specific Plan</i>	<i>See Specific Plan No. 310</i>
<i>Pass– Cabazon Town Center</i>	<i>Neighborhoods 2 and 3: 35% HHDR, Neighborhoods 4, 7, 8, and 10 : 50% HHDR; projected number of employees is based on this area’s previously assigned land use designations of LI, CR, and HI. (See General Plan Appendix P-1B)</i>
<i>Western Coachella Valley - North Star Ranch Specific Plan</i>	<i>See Specific Plan No. 343</i>
<i>Western Coachella Valley – Desert Edge/Southeast Desert Hot Springs Community</i>	<i>Neighborhoods 1 and 2: 50% HHDR; projected number of employees is based on this area’s previously assigned land use designation of CR. (See General Plan Appendix P-1B)</i>
<i>Western Coachella Valley – I-10/Haugen Lehmann Avenue Community</i>	<i>Neighborhood 1: 75% HHDR; projected number of employees is based on this area’s previously assigned land use designation of CR. (See General Plan Appendix P-1B)</i>
<i>Western Coachella Valley– North Palm Springs Community</i>	<i>Neighborhoods 1 and 2 50% HHDR; projected number of employees is based on this area’s previously assigned land use designation of CR. (See General Plan Appendix P-1B)</i>
<i>Western Coachella Valley – Thousand Palms Community (1-10/Cook St. Vicinity)</i>	<i>Neighborhood 1: 50% HHDR; projected number of employees is based on this area’s previously assigned land use designation of CR. (See General Plan Appendix P-1B)</i>
<i>Western Coachella Valley – Thousand Palms Town Center</i>	<i>Neighborhoods 1 and 3: 25% HHDR, Neighborhoods 2, 5 and 6: 50% HHDR; projected number of employees is based on this area’s previously assigned land use designation of CR; (See General Plan Appendix P-1B)</i>

**RESOLUTION No. 2016-011**

**RECOMMENDING CERTIFICATION OF EIR NO. 548 AND  
APPROVAL OF GENERAL PLAN AMENDMENT NO. 1122**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on October 5, 2016, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County CEQA implementing procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on October 5, 2016, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**TENTATIVELY CERTIFY** Environmental Impact Report No. 548, and

**TENTATIVELY APPROVE** General Plan Amendment No. 1122.