

Airport Boulevard where it crosses the Whitewater River, about ½ mile northeast of Thermal Town Center, and a CVLink connector route would be provided to the core of Thermal, adjacent to the northern edge of Thermal Town Center.

Descriptions and Policies Applying to each of the Thermal Town Center Mixed-Use Area (MUA) Neighborhoods:

*The **Avenue 57/Polk Street Southeast Neighborhood** [Neighborhood 1] covers about 80 gross acres (about ~~77-75~~ net acres), and is located along the east side of Polk Street, between Avenues 57 and 58.*

Policy:

*ECVAP 3.50 **~~Fifty percent~~ **At least 50%** of the Avenue 57/Polk Street Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.***

*The **Church Street/Grapefruit Blvd. Southwest Neighborhood** [Neighborhood 2] covers about 159 gross acres (about ~~152-149~~ net acres), and is located between Church street and Avenue 58, and between Olive Street and Grapefruit Boulevard.*

Policy:

*ECVAP 3.51 **~~Fifty percent~~ **At least 50%** of the Church Street/Grapefruit Blvd. Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.***

Policies applying to both Mixed-Use Area (MUA) neighborhoods of Thermal Town Center:

*ECVAP 3.52 **~~Fifty percent~~ **At least 50%** of each of Thermal Town Center's neighborhoods, Avenue 57-Polk Street Southeast Neighborhood and Church Street-Grapefruit Blvd. Southwest Neighborhood, shall be HHDR Development.***

*ECVAP 3.53 **The remainder of each of Thermal Town Center's two neighborhoods may accommodate a combination of residential, commercial, employment, day care centers, recreational uses, and other commercial and community uses.***

*ECVAP 3.54 **Development of both neighborhoods should occur pursuant to the mixed-use zone classification. Alternatively, a specific plan may be used to plan the desired mix of future uses on-site, and to provide for the phased development of uses over a period of time. Existing structures and uses may be retained if, and to the extent they are appropriate uses in an urbanized mix including high density residential development, and that they harmoniously contribute to the other uses in the mixed-use area.***

*ECVAP 3.55 **Development of both neighborhoods shall incorporate either or both vertical mixed-uses and side-by-side development in such a manner that all land uses are conveniently positioned to ensure a high degree of interaction among the uses.***

*ECVAP 3.56 **Development is encouraged to make frequent use of conveniently placed paseo, trail and bikeway, and pedestrian connections among the various land uses, buildings, and activity areas of each mixed-use development, and between each neighborhood and other nearby land uses, especially activity centers such as schools, parks, commercial areas, etc.***

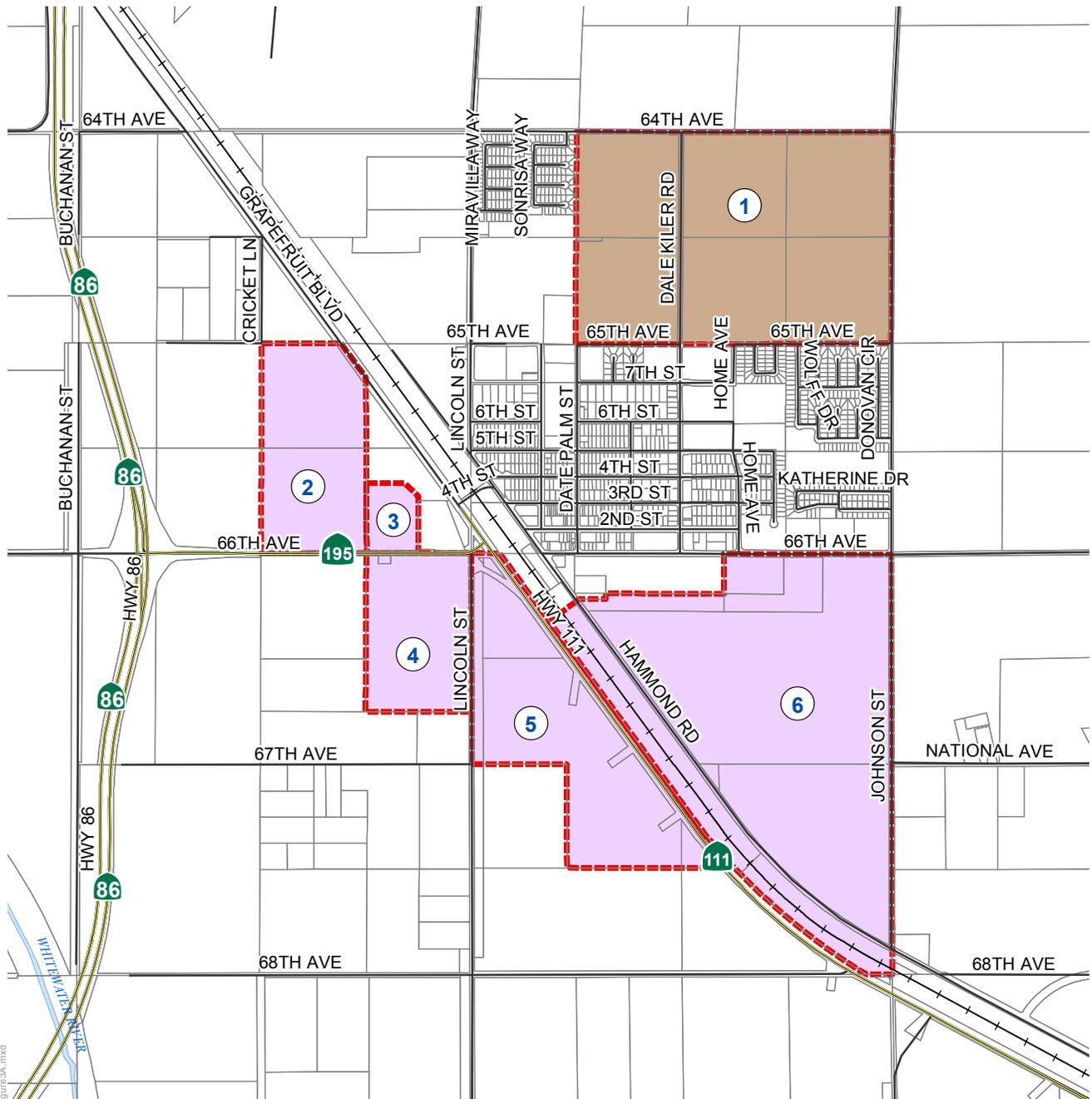
- ECVAP 3.57 Development is encouraged to provide trails and provide for trail connections to existing and planned community trail systems, including the Coachella Valley Association of Governments' CVLink intermodal bicycle, pedestrian, and low-speed electric vehicle system.*
- ECVAP 3.58 Coordinate with local transit agencies to design acceptable bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activities centers or within a ¼ mile walking distance.*
- ECVAP 3.59 Incorporate public art and safety features within public passageways to encourage the use of the areas as travel routes and gathering places.*
- ECVAP 3.60 All development should comply with the Thermal Design Guidelines.*
- ECVAP 3.61 Development layouts should be planned to locate buildings near streets, to facilitate use of interior spaces for recreational and other neighborhood uses, and to render buildings convenient to neighboring streets, other neighborhoods, shopping facilities, schools, parks, and other uses where the convenience of pedestrian and bicycle access would be facilitated.*
- ECVAP 3.62 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.*

Light Pollution

The continued growth of urban activities throughout the Valley has many consequences. One of the attractions for residents is the brilliance of the nighttime sky on clear nights, unencumbered by lighting scattered over a large urban area. As development continues to encroach from established urban cores into both rural and open space areas, the effect of nighttime lighting on star-gazing and open space areas will become more pronounced. Wildlife habitat areas can also be negatively impacted by artificial lighting. Further, the Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area shown on Figure 7, 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:

- ECVAP 4.1** Require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.
- ECVAP 4.2** Adhere to Riverside County's lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 Highest Density Residential

 Mixed-Use Area

 Railroads

 Water

HHDR / MUA NEIGHBORHOODS:

- 1- Date Palm Street - 65th Avenue
- 2- 66th Avenue - Gateway
- 3- 66th Avenue - North
- 4- 66th Avenue - Lincoln Street West
- 5- Lincoln Street - 66th Avenue East
- 6- Hammond Road - 66th Avenue

Figure 3A

**EASTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
MECCA TOWN CENTER
NEIGHBORHOODS**

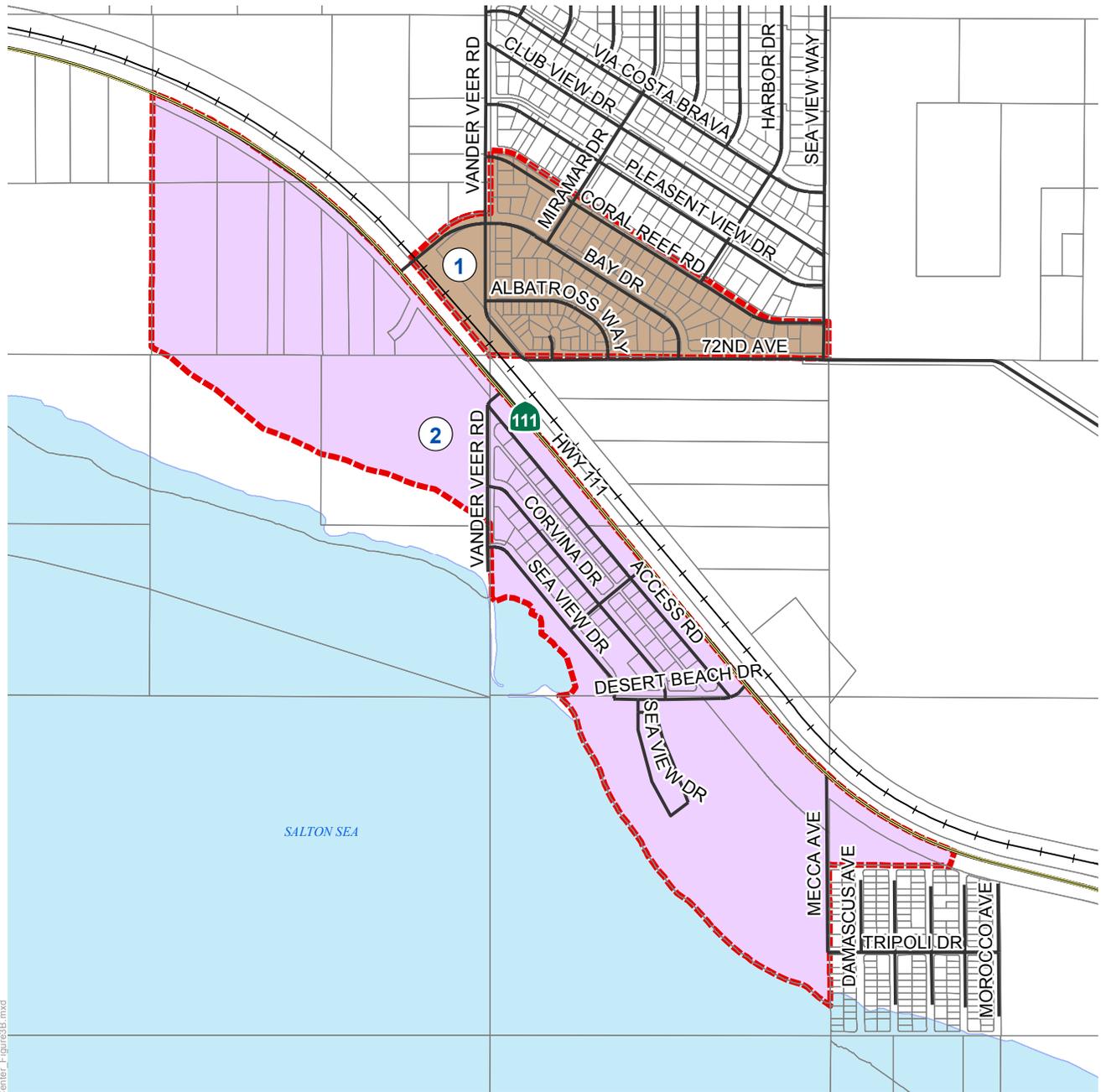
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



3/16/2016



Path: \\agency\imagis\Projects\P\anin\g\Housing\Element\HHDR_Map\p\w\K\K\bits\District4\MeccaTownCenter_Figure3A.mxd



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Highest Density Residential
-  Mixed-Use Area
-  Railroads
-  Water

HHDR / MUA NEIGHBORHOODS:

- 1- Vander Veer Road - 72nd Avenue / Coral Reef Road
- 2- Vander Veer Road - Highway 111

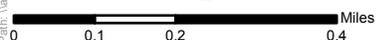
Figure 3B

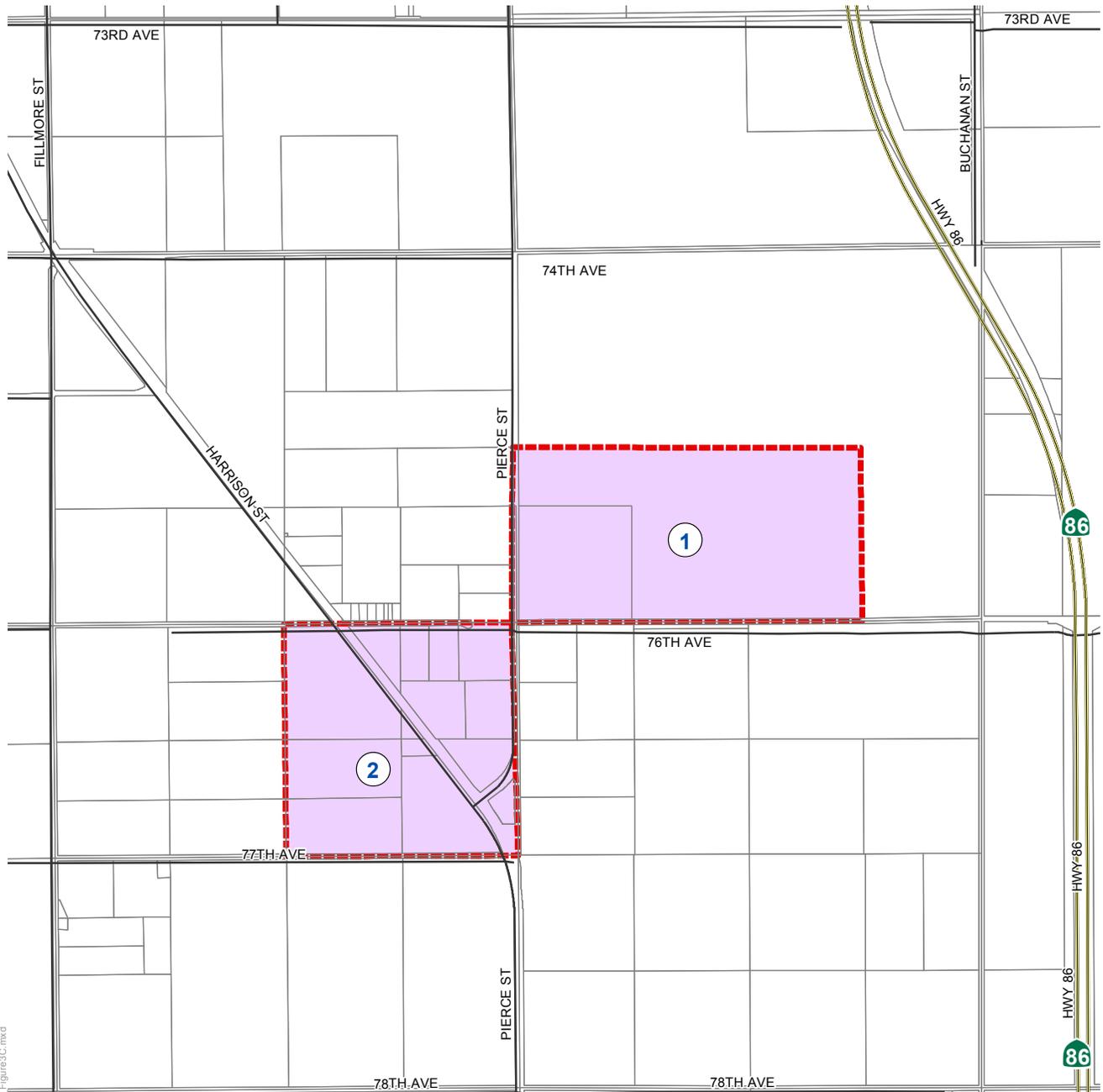
**EASTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
NORTH SHORE TOWN CENTER
NEIGHBORHOODS**

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



3/18/2016





Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

MUA NEIGHBORHOODS:

- 1- Pierce Street East
- 2- Pierce Street West

Figure 3C

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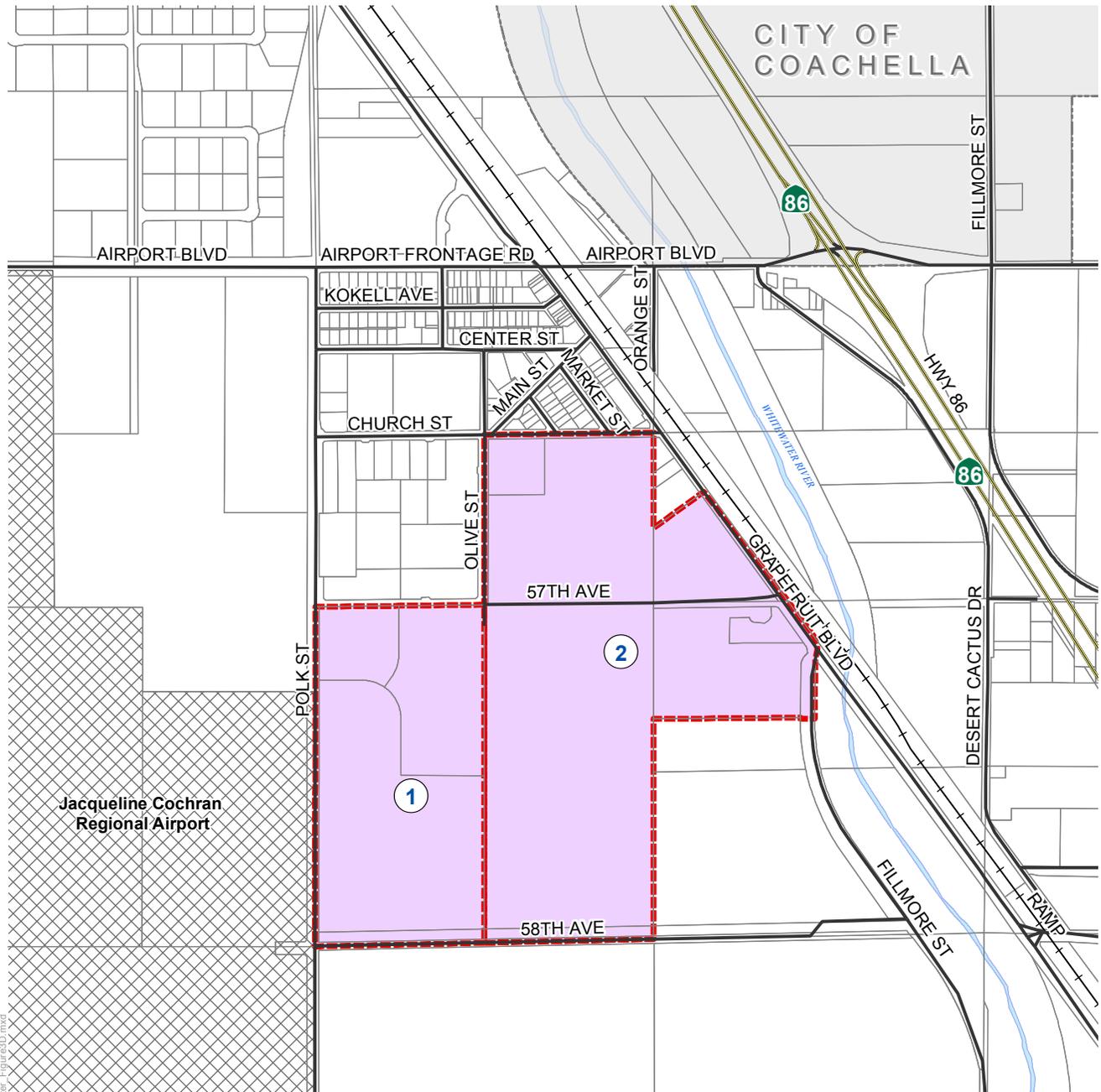
**EASTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
OASIS TOWN CENTER
NEIGHBORHOODS**



3/22/2016



Path: \agency\images\Projects\Planning\HousingElement\HHRD_Mapping\Work\Exhibits\District\Oasis\TownCenter_Figure3C.mxd



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Mixed-Use Area
-  Railroads
-  Cities
-  Water

MUA NEIGHBORHOODS:

- 1- Avenue 57 - Polk Street Southeast**
- 2- Church Street - Grapefruit Boulevard Southwest**

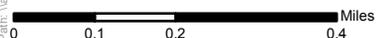
Figure 3D

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**EASTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
THERMAL TOWN CENTER
NEIGHBORHOODS**



3/22/2016





Elsinore Area Plan

General Plan Amendment No. 1122

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General Plan Amendment adopted since 12/31/09

- 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

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.

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

Table 2: Statistical Summary of Elsinore Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
RURAL FOUNDATION COMPONENT				
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>	<i>13,048</i>	<i>896</i>	<i>2,709</i>	<i>0</i>
RURAL COMMUNITY FOUNDATION COMPONENT				
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>	<i>755</i>	<i>292</i>	<i>881</i>	<i>0</i>
OPEN SPACE FOUNDATION COMPONENT				
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>	<i>58,967</i> <i>58,964</i>	<i>160</i>	<i>484</i>	<i>13</i>
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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) ⁸	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 ² (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) ³	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>	<i>7,929 7,932</i> <i>80,699</i>	<i>14,043 16,249</i> <i>15,391 17,597</i>	<i>42,420 49,083</i> <i>46,494 53,157</i>	<i>13,658 13,115</i> <i>13,674 13,128</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	45,435	---	---	---
Indian Lands	0	---	---	---
Freeways	218	---	---	---
<i>Other Lands Sub-Total:</i>	<i>45,653</i>			
TOTAL FOR ALL LANDS:	126,352	15,391 17,597	46,494 53,157	13,674 13,128

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.*

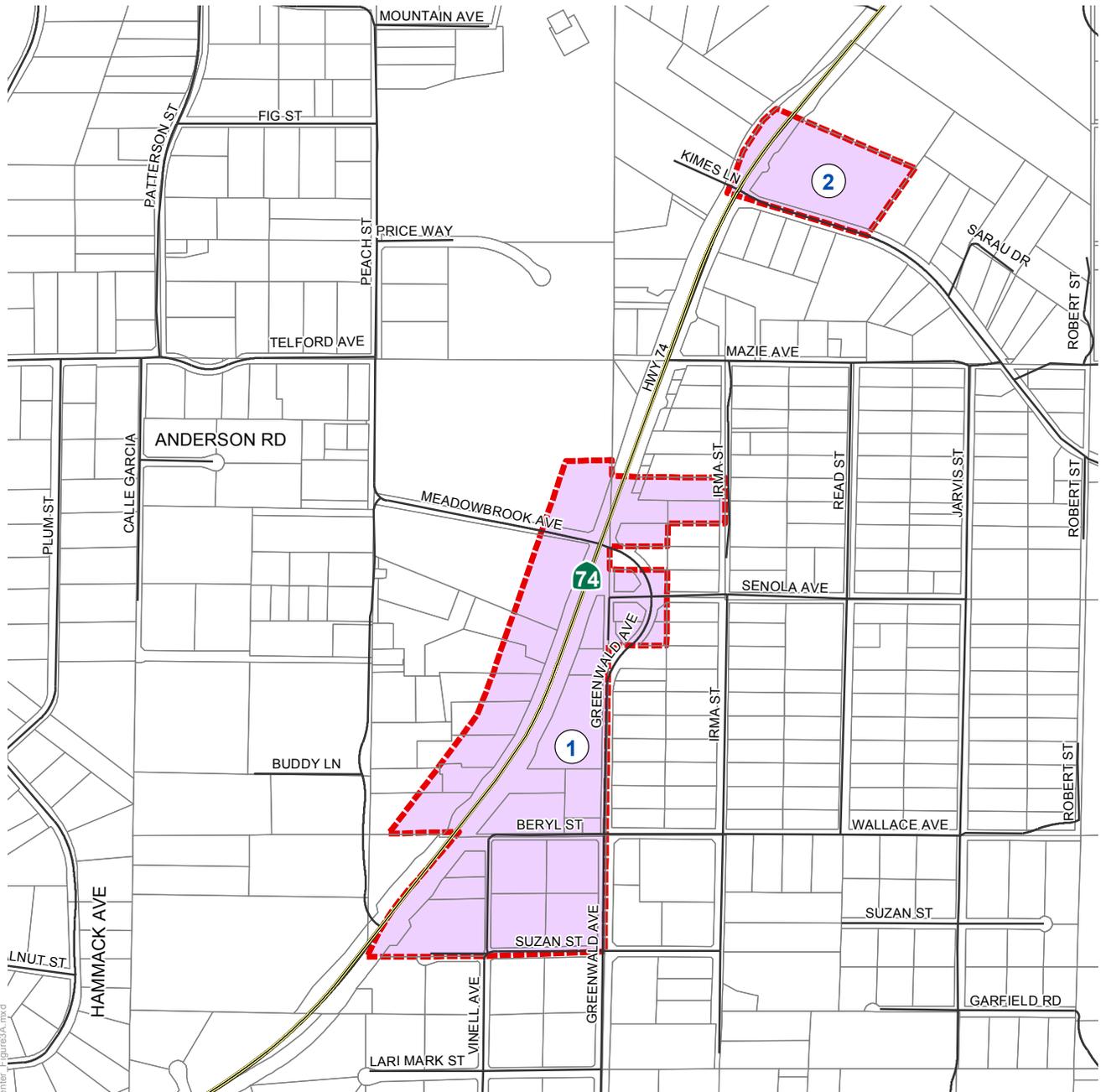
Lake Elsinore Environs Policy Area

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.



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

MUA NEIGHBORHOODS:

- 1- Highway 74 - Meadowbrook Avenue
- 2- Highway 74 - Kimes Lane

Figure 3A

**ELSINORE AREA PLAN
PROPOSED GPA NO. 1122
MEADOWBROOK
TOWN CENTER
NEIGHBORHOODS**

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



3/22/2016



Path: \\agency\img\gis\Projects\P\ain\img\HousingElement\HHDR_Mapping\Work\Exhibits\District1\MeadowbrookTownCenter_Figure3A.mxd

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 ¹	327
Renaissance Ranch	333
Colinas del Oro	364

Source: County of Riverside Planning Department.

¹ 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. 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 are descriptions of the two Highest Density Residential (HHDR) neighborhoods of the Lee Lake Community, and the policies specific to each 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, between Indian Truck Trail at its interchange with I-15 on its north, and Indian Wash on its south.

Policy:

ELAP 6.3 The entire Lee Lake North Neighborhood shall be developed in accordance with the HHDR land use designation.

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 6.4 The entire Lee Lake South Neighborhood shall be developed in accordance with the HHDR land use designation.

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 6.5 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 6.6 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 6.7 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 6.8 All new residential and other noise-sensitive uses shall be designed to sufficiently reduce traffic noise levels from nearby roads, including I-15.*
- ELAP 6.9 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 6.10 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.

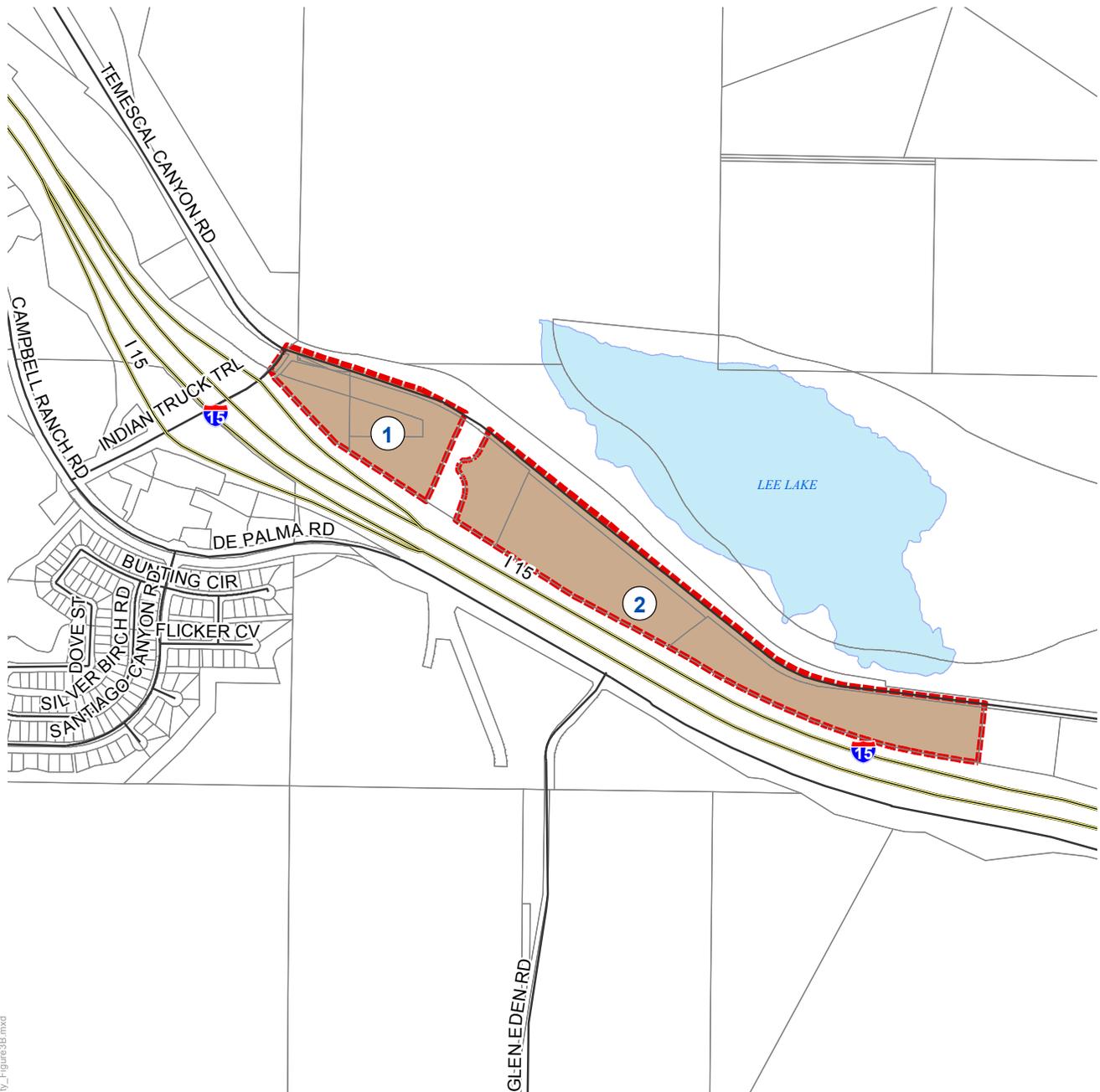
Policies:

- 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.



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.

Figure 3B: Elsinore Area Plan Lee Lake Community Neighborhoods



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Highest Density Residential
-  Water

HHDR NEIGHBORHOODS:

- 1- Lee Lake North
- 2- Lee Lake South

Figure 3B

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**ELSINORE AREA PLAN
PROPOSED GPA NO. 1122
LEE LAKE COMMUNITY
NEIGHBORHOODS**



MASTER
REC.
EXCISE

Harvest Valley Area Plan

General Plan Amendment No. 1122

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Harvest Valley/Winchester Area Plan

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 Harvest Valley/Winchester planning area, certain 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. Land use isn't the only key factor in developing and conserving land here. 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 also natural and manmade hazards to consider, and they are spelled out in the Hazards section.

Data in this area plan is current as of [*Approval 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.

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 reflect 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 Harvest Valley/Winchester 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. Two community center overlays are included in the Harvest Valley/Winchester planning area. A significant Community Center Overlay designation is located in Winchester. The theme envisioned for this transit-oriented Village Center has a Western influence, capitalizing on the unique identity for the Winchester



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.

Harvest Valley/Winchester Area Plan

Green Acres

Connected by State Route 74 but physically separated from Homeland by a finger of the Lakeview Mountains that extends southerly to Highway 74, is the community of Green Acres. Nestled in the foothills of the Lakeview Mountains, this small residential community is located at the current intersection of State Routes 74 and 79. Animal-keeping is an important element of the local lifestyle here.

Winchester

Near the geographic center of the Harvest Valley/Winchester planning area is the community of Winchester. Consistent with its central location, Winchester is framed by several major features: Salt Creek, the rail line, State Route 79, and the Domenigoni Parkway. Currently, the community of Winchester is characterized by a small Western-themed commercial core at the intersection of Winchester Road (State Route 79) and Simpson Road. Surrounding the community core are small homes on large parcels and agricultural uses. Winchester could build upon the Western theme and be transformed into a unique, mixed-use ~~Town Center~~ Village Center that capitalizes on a transit station and proximity to the Diamond Valley Lake. Medium density residential uses will surround the new Village Center.

Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Harvest Valley/Winchester 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 Harvest Valley/Winchester Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Plan is organized around 24 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 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 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 Harvest Valley/Winchester 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 Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.



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

The communities of Romoland, Homeland, and Green Acres, together called Harvest Valley, make up the northern portion of the Harvest Valley/Winchester planning area. They contain dispersed commercial, business, and residential uses along State Route 74. A Mixed Use Planning Area is planned to be located along the south side of State Route 74, easterly of Briggs Road, to act as a focus for the communities of Homeland and Romoland. The Mixed Use Planning Area could become an additional focal point at the heart of Harvest Valley along State Route 74 to serve as a local gathering spot for area residents. Medium Density Residential designations surround the more intense uses along the highway.

The community of Green Acres, located in the eastern portion of the planning area, is a Low Density Residential community that is buffered from the City of Hemet by rural and mountainous terrain. To the southeast of this community, proximity to the Hemet Ryan Airport necessitates Estate Density Residential or lower intensity land use. Green Acres also includes a policy area that allows for continued equestrian and animal keeping uses.

Western Riverside County has a special visual quality created by the numerous landforms at varying scales that pop up from the valley floors. Such is the case with Double Butte. The Public Facility designation here (resulting from the closed landfill) is surrounded by mountainous terrain a quality that characterizes much of the visual character within the Harvest Valley/Winchester area. Double Butte is also a separator between Harvest Valley to the north and Winchester to the south.

The community of Winchester is located immediately south of Double Butte and north of Salt Creek. Winchester is ideally situated to become the gateway to the Diamond Valley and accommodate significant intensification of land usage. Winchester has the potential to serve as an important tourist and transit hub for the region due to its proximity to the Diamond Valley Lake as well as the presence of the rail line, State Route 79, and the Domenigoni Parkway. Moreover, local homeowners share a vision of greater prominence for this community.

To most effectively take advantage of these opportunities, future development in Winchester should reflect a distinct character and identity. Typical strip commercial uses will diminish the community's potential significantly. Instead, a compact downtown core designed in an Old West Theme is envisioned. To help make this vision become a reality, the Community Center Overlay *and Town Center including a Highest Density Residential (HHDR) neighborhood and eight Mixed-Use Area (MUA) neighborhoods designated to contain some HHDR development* allows a mixture of commercial, office, and residential uses to be developed and provides guidance for future community design. Contrary to typical zoning that separates uses, the Community Center Overlay *and Town Center concept* allows a mixture of commercial, office, and residential uses within the same project.

Harvest Valley/Winchester Area Plan

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

Table 2: Statistical Summary of Harvest Valley/Winchester Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁸				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,408	196	541	NA
Rural Mountainous (RM)	3,394	155	428	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	4,802	351	969	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,732	559	1,546	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	380	518	1,433	NA
<i>Rural Community Foundation Sub-Total:</i>	2,112	1,077	2,979	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	909	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	3,003	NA	NA	NA
Open Space-Water (OS-W)	2,748	NA	NA	NA
Open Space-Recreation (OS-R)	1,741	NA	NA	261
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>	8,401	0	0	261
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	1,261	905	2,501	NA
Low Density Residential (LDR)	1,180 1,139	1,626 1,565	4,494 4,325	NA
Medium Density Residential (MDR)	7,090 6,616	22,583 21,073	62,431 58,257	NA
Medium-High Density Residential (MHDR)	908	5,371	14,849	NA
High Density Residential (HDR)	256	2,559	7,074	NA
Very High Density Residential (VHDR)	76 64	1,175 986	3,247 2,727	NA
Highest Density Residential (HHDR)	14 41	390 1,132	1,079 3,128	NA
Commercial Retail ² (CR)	361 342	NA	NA	7,668 3,523
Commercial Tourist (CT)	400	NA	NA	6,539
Commercial Office (CO)	131 83	NA	NA	19,609 17,290
Light Industrial (LI)	357	NA	NA	4,594
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	100	NA	NA	1,639
Public Facilities (PF)	1,614 1,607	NA	NA	1,614 1,607
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	21 595	98 5,878	270 16,250	174 6,645
<i>Community Development Foundation Sub-Total:</i>	13,769	34,707 39,469	95,945 109,111	41,837
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	29,084	36,135 40,897	99,893 133,059	42,098
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	3,094	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	3,094	---	---	---
TOTAL FOR ALL LANDS:	32,178	36,135 40.8	99,893	42,098

Harvest Valley/Winchester Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
		97	133,059	
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREA				
OVERLAYS^{4,5}				
Community Center Overlay	457	1,701	4,703	28,354
<i>Total Area Subject to Overlays:^{4,5}</i>	457	1,701	4,703	28,354
POLICY AREAS⁶				
Green Acres	754	---	---	---
Highway 79	29,403	---	---	---
Winchester	287	---	---	---
Winchester/Newport Road	38	---	---	---
Diamond Valley Lake	7,911	---	---	---
Hemet-Ryan Airport Influence Area	2,565	---	---	---
March Joint Air Reserve Base Influence Area	7,602	---	---	---
<i>Total Area Within Policy Areas:⁶</i>	48,560			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	49,017			

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.

Like a Western town, Winchester should be developed around a series of walkable blocks with buildings oriented to the street. Western-themed building facades with detailed touches, such as covered and wooden sidewalks, could further enhance the theme experience. A core of retail, shopping, office, and residential uses should stretch along Winchester Road from the rail line to Olive Avenue. The overlay also allows for the siting of higher density residential uses within and around the core area, in order to provide convenient pedestrian access to services, shopping, and employment uses.

A transit station on the rail line should be incorporated into the fabric of Winchester and act as the northern anchor for the community. This transit station would act as the regional connection to the Diamond Valley Lake and its surrounding entertainment and recreational uses, as well as Temecula further to the south.

The Diamond Valley Lake and surrounding recreation area provides a major tourist attraction and is the key to future growth in the area. The land uses that surround the Diamond Valley Lake are intended to preserve this facility's long-term outdoor recreational opportunities and to attract visitors by providing a quality experience for them.

To the south of the Diamond Valley Lake, the Open Space-Conservation Habitat and Open Space-Recreation land use designations preserve the natural habitat of the Dawson Mountains and Shipley Reserve as well as providing areas for permanent outdoor recreation. To the west of the lake, the Open Space- Recreation land use designation accommodates the intensive water-oriented recreation plans of the Metropolitan Water District, which include water sports and camping.

may reinforce Riverside County 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 Development Town Center

Community Centers

The Harvest Valley/Winchester Area Plan Land Use Plan identifies two Community Center Overlays within its planning area as shown in Figure 4, Overlays and Policy Areas. The Community Center Overlay land use designations allow a unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixing of these uses, voluntary incentives may be necessary. The Community Center Overlay also allows development to meet the standards of the underlying land use designation.

The first of the two Community Center Overlay land use designations is located in the community of Winchester. Given the transportation opportunities and the presence of the nearby Diamond Valley Lake, this *Community Center Overlay* land use designation, *together with the partially overlapping and adjoining nine neighborhoods (one Highest Density Residential (HHDR) neighborhood and eight Mixed-Use Area (MUA) neighborhoods) of Winchester Town Center*, land use designation allows the flexibility for this community to create a special place in western Riverside County. *The Community Center Overlay includes the portions of Winchester located between Longfellow and Whittier Avenues, and between Olive Avenue and 9th Street, that are not included in the Winchester Town Center neighborhoods.*

The other Community Center Overlay designation is located westerly of Winchester Road. This area is provided with the Community Center Overlay to allow the flexibility to create a village core that would serve the adjacent residences and become the focal point for the surrounding community. Alternatively, this area could be developed as an Entertainment Center to take advantage of the recreational and tourism opportunities presented by Diamond Valley Lake.

Policies:

- HWAP 8.1 Prepare a master plan or a specific plan to guide the pattern and form of new development. The master plan or specific plan shall cover the development of the entire Community Center Overlay land use designation and address the development standards, street scene, access, the relationship to surrounding properties, signage, and parking.
- HWAP 8.2 Provide incentives, such as density bonuses and regulatory concessions, to property owners and developers to facilitate the development of community centers as designated on the Harvest Valley/Winchester Area Plan Land Use Plan, Figure 3.
- HWAP 8.3 Ensure that community centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.

- HVWAP 8.4 Encourage community centers located in adopted specific plans to adhere to those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.
- HVWAP 8.5 Encourage areas within Community Center Overlays to develop to land use standards for Community Centers as detailed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element, and within the Community Centers Guidelines.
- HVWAP 8.6 Allow the land uses within a Community Center Overlay to develop to the standards and uses of the underlying land use designation.
- HVWAP 8.7 Ensure sufficient pedestrian linkages to the Salt Creek corridor from the adjacent Winchester Community Center Overlay area.
- HVWAP 8.8 Encourage future development within the Winchester Community Center Overlay area to develop in a Western theme and incorporate a transit station along the railroad line.

Winchester Town Center

***Winchester Town Center** (see Figure 3A) is located in the heart of the community of Winchester – it covers more than half of the roughly one square mile area of the community’s core. It includes eight planned Mixed-Use Area (MUA) designated neighborhoods and one Highest Density Residential (HHDR) designated neighborhood, together covering a total of about 364 gross acres. Most of Winchester’s existing single family residences and businesses are concentrated in blocks or portions of blocks located along or near Winchester Road, generally between Longfellow and Whittier Avenues, and are not included in Winchester Town Center’s nine planned MUA and HHDR designated neighborhoods described herein. The nine Winchester Town Center neighborhoods contain many vacant and mostly vacant parcels. These neighborhoods generally also contain a few small clusters of single family residences, scattered single family residences, and a few businesses (the latter of which are primarily located along Winchester Road). The policies below would ensure that compatible uses – whether one- or two-story buildings, parks and trails, or local streets are provided as transitional land uses where more intense HHDR and MUA developments would adjoin existing low-profile (usually one story) single family residential neighborhoods.*

The Winchester core retains a traditional “grid-like” street pattern. This will enable the future development of a vibrant, well-interconnected community having frequent pedestrian, bicycle, automobile, bus, and, potentially in the future, train access shuttle routes both inside the core and connecting the core to adjacent community areas that will reduce travel times, enhance convenient access to community facilities and services for both local residents and visitors, and enhance the core’s potential as an even more prominent local and sub-regional activity center.

Winchester Town Center is planned along both the east and west sides of Winchester Road (California Highway 79), which is the community’s main business street. It lies along the north side of Salt Creek, between Rice Road on the west and Patterson Avenue on the east, and extends northward to 9th Street, near Double Butte. Highway 79 is proposed for relocation to the eastern side of Winchester, as part of a major project to provide a new, upgraded highway route connecting Winchester with I-15 to the south in Temecula and I-10 to the north in Beaumont. Simpson Road is the community core’s primary east-west street, and is located in the center of the community. In the future, Grand Avenue, which is located along the northern edge of the community’s core, and is designated as an Urban Arterial, will be one of the community’s major east-west transportation routes, joining existing Domenigoni Parkway, which lies to the south of Salt Creek, in providing the Winchester community core’s connections with Menifee and I-215 on the west and Hemet on the east. Riverside Transit Agency currently provides local bus service, primarily along Winchester Road and Domenigoni Parkway, connecting Winchester to Menifee, Hemet, Murrieta, and Temecula. Currently unused, a BNSF Railway route, oriented in an east-west fashion, is located in the northerly part of Winchester’s core between Asbury and 9th Streets. This route may provide the potential location for future Metrolink commuter train service from the terminus of the new Perris Valley Line, in

Harvest Valley/Winchester Area Plan

Perris, through Winchester, to Hemet.

Salt Creek is a fairly wide, channelized soft-bottom riverine open space area, and is the location for a new 16 mile-long Class 1 Bike Path that will eventually connect Winchester with Lake Elsinore to the west, and Hemet to the east. Diamond Valley Lake, a major regional reservoir and recreational area for boating, fishing, and trail activities, is located nearby to the southeast. Double Butte provides an imposing mountainous backdrop to the community on its northwestern side.

Existing community facilities in Winchester's community core area include Winchester Elementary School, Winchester Park, which contains outdoor recreational facilities including ballfields, an indoor gymnasium and community meeting facilities, and a Riverside County Fire Station.

Winchester Town Center and its nine neighborhoods will benefit from reduced distances between housing, workplaces, retail businesses, and other services, amenities, and destinations. In addition, a walkable, bicycle-friendly environment with increased accessibility via bus and potentially train transit will result in more transportation options and reduced transportation costs for the community's residents and employees.

Winchester Town Center's nine neighborhoods and the policies that apply to them are described in detail below. The neighborhood descriptions and policies are presented as follows: the sole HHDR-designated neighborhood contained in Winchester Town Center is described first; then, Winchester Town Center's eight MUA-designated neighborhoods are described. The presentation of the policies is organized as follows: first, the policy or policies pertaining solely to each neighborhood are listed directly under that neighborhood's description; then, the policies pertaining to all neighborhoods, whether they are designated HHDR or MUA, are presented.

Highest Density Residential Area (HHDR) Neighborhood Description and Policy:

Following is a description of the only neighborhood in Winchester Town Center designated for 100% HHDR development, and the policy specific to the neighborhood:

Double Butte View Neighborhood [Neighborhood 1] *contains about 33 gross acres (about ~~31~~ 29 net acres) and is currently vacant. Visually imposing Double Butte is located nearby to the north. This neighborhood is located directly west of the Winchester Transit Center Neighborhood, and is planned to contain, at a 100% level, HHDR units to accommodate residents desiring convenient, walkable access to nearby local community commercial services and facilities and services, and potentially in the future to regional jobs and other destinations via passenger rail transportation. The neighborhood should contain local park and recreation facilities, and potentially, community facilities.*

Policy:

HVWAP 8.9 *The entire Double Butte View Neighborhood shall be developed in accordance with the HHDR land use designation.*

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

Following is a description of each of the eight MUA neighborhoods in Winchester Town Center, and the policy or policies specific to each of these neighborhoods:

Winchester Transit Center Neighborhood [Neighborhood 2] *contains about 28 gross acres (about ~~25~~ 23 net acres). Existing land usage consists of several single family homes. This neighborhood is envisioned as a potential location for a future commuter transit station, if and when Metrolink service is extended from Perris, its current terminus at the end of the Perris Valley Line, to Winchester, and beyond to Hemet. This neighborhood is designated as a MUA, with a required **minimum** 50% HHDR component. The remainder of the neighborhood would consist of the train station, including parking and shuttle accommodations, and*

retail commercial, office, and other land use types that would benefit from this strategic transit-centered location. This neighborhood will benefit from reduced distances between housing, workplaces, retail businesses, and other amenities and destinations. In addition, a walkable, bicycle-friendly environment with increased accessibility via transit will result in reduced transportation costs. This neighborhood, even more so than the others in Winchester Town Center, should contain very frequent pedestrian, bicycle, automobile, and transit shuttle passages, both internal within the neighborhood as well as leading to the neighborhood's edges, to ensure both a high degree of interaction between uses within the neighborhood plus frequent, easy, and inviting access facilities to the transit service and commercial services from surrounding community neighborhoods.

Policy:

HWVAP 8.10 *Fifty percent ~~At least 50%~~ of the Winchester Transit Center Neighborhood shall be developed in accordance with the HHDR land use designation.*

Winchester Northeast Neighborhood [Neighborhood 3] contains about 22 gross acres (about ~~19~~ **18** net acres). Existing land usage consists of several existing single family homes. The neighborhood is located in the northeastern part of Winchester Town Center, between Winchester Road and Whittier Avenue, and between 9th Street and Asbury Street and the BNSF Railway route. This neighborhood will be developed as a MUA, with a 50% required **minimum** HHDR component. The remaining neighborhood uses will include job-creating retail commercial facilities, offices, and other land use types supporting the overall viability and interactivity of the neighborhood.

Policy:

HWVAP 8.11 *Fifty percent ~~At least 50%~~ of the Winchester Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.*

Patterson Avenue North Neighborhood [Neighborhood 4] contains about 41 gross acres (about ~~36~~ **35** net acres). This neighborhood contains several single family residential homes. It is located between Whittier and Patterson Avenues, and between Simpson Road and the BNSF Railway route. This neighborhood is designated as a MUA, with a required **minimum** 25% HHDR component. The other neighborhood uses may include residential uses at lower densities than HHDR, parks and recreation facilities, and civic uses, and should include job-creating retail commercial, office, and other commercial uses. Generally, the commercial uses should be located along and near Simpson Road, and to a lesser degree, Patterson Avenue.

Policy:

HWVAP 8.12 *Twenty-five percent ~~At least 25%~~ of the Patterson Avenue North Neighborhood shall be developed in accordance with the HHDR land use designation.*

Simpson Road West Neighborhood [Neighborhood 5] contains about 85 gross acres (about 68 net acres), and existing land usage consists of a several scattered single family residential homes, and businesses and a U.S. Post Office located along Winchester Road. This neighborhood is situated very close – just to the north - of Winchester Elementary School and Valley-Wide Recreation Center/Winchester Park. Specifically, it covers an irregularly shaped area very generally located between Rice Road and Garfield Avenue, and between Taylor Street and Haddock Street. This neighborhood is designated as a MUA, with a required **minimum** 35% HHDR component. In particular, it has residential neighborhood locational advantages, including close-at-hand access to Winchester Elementary School, Winchester Park recreational facilities, and Salt Creek, with its planned Class 1 Bike Path. Appropriate uses here, in addition to HHDR, will include primarily residential uses of lower densities than HHDR. Also, job-producing retail commercial, office, and other commercial services will be appropriately located along and near Winchester and Simpson Roads.

Policy:

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HWVAP 8.13 *Thirty-five percent ~~At least 35%~~ of the Simpson Road West Neighborhood shall be developed in accordance with the HHDR land use designation.*

Simpson Road East Neighborhood [Neighborhood 6] contains about 13 gross acres (about 9 net acres) and several scattered businesses and single family residences. This neighborhood is located primarily along Simpson Road, between Winchester Road and Whittier Avenue, and north of Gough Street. **Fifty percent ~~At least 50%~~** of this neighborhood will be developed as HHDR, primarily to accommodate residents desiring very convenient access to commercial services in the heart of the community. This neighborhood will particularly benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations. Job-producing retail, office, and other commercial uses should be located primarily along Winchester and Simpson Roads.

Policy:

HWVAP 8.14 *Fifty percent ~~At least 50%~~ of the Simpson Road East Neighborhood shall be developed in accordance with the HHDR land use designation.*

Salt Creek West Neighborhood [Neighborhood 7] contains about 31 gross acres (about 28 net acres), and is currently vacant. This neighborhood is conveniently located immediately to the southwest of Winchester Elementary School and Valley-Wide Recreation Center at the southwestern corner of Winchester Town Center. **Fifty percent ~~At least 50%~~** of this neighborhood will be developed as HHDR, which will be very conveniently located near community educational and recreational services. Other uses in this MUA should include primarily lower density (lower than HHDR) residential uses and recreational uses. Small-scale retail and office commercial uses may be located along Rice Road and Olive Avenue. This neighborhood is strategically located adjacent to the planned 16 mile-long Salt Creek Class 1 Bike Path, providing convenient pedestrian and bicycle recreation adjacent to the neighborhood. Multiple trailheads should be provided from this neighborhood to the Salt Creek Trail, and numerous conveniently located pedestrian and bicycle connections should also be provided to the west, north, and east, thereby facilitating pedestrian and bicycle access between this neighborhood and Winchester Elementary School and Winchester Park's recreational and civic facilities, and between Salt Creek and the rest of the Winchester community.

Policies:

HWVAP 8.15 *Fifty percent ~~At least 50%~~ of the Salt Creek West Neighborhood shall be developed in accordance with the HHDR land use designation.*

HWVAP 8.16 *Development in the Salt Creek West Neighborhood should be designed to provide for frequent, convenient, and enticing access for pedestrians and bicyclists to the Salt Creek Class 1 Bike Path, and for convenient access to other community areas located to the west, north, and east of this neighborhood.*

Patterson Avenue South Neighborhood [Neighborhood 8] contains about 70 gross acres (about 63 net acres) and some existing development. Except for the southwestern part of this neighborhood, the neighborhood is primarily located between Whittier and Patterson Avenues. It extends from Simpson Road on the north to south of Haddock Street. **Thirty-five percent ~~At least 35%~~** of this neighborhood will be developed as HHDR. Other neighborhood uses may include residential uses of lower densities than HHDR, parks and recreational facilities, and job-producing retail commercial, offices, and other commercial uses located along Simpson Road, and to a lesser degree, Patterson Avenue.

Policy:

HWVAP 8.17 *Thirty-five percent ~~At least 35%~~ of the Patterson Avenue South Neighborhood shall be developed in accordance with the HHDR land use designation.*

Salt Creek East Neighborhood [Neighborhood 9] contains about 41 gross acres (about 37 net acres) and is mostly

*vacant. It is located along the north side of Olive Avenue, between Winchester Road and Patterson Avenue. This neighborhood has about a one-half mile frontage along the proposed Salt Creek Class 1 bike Path, providing opportunities for both local and regional recreational access (with eventual connections to the Lake Elsinore and Hemet communities). **Fifty percent At least 50%** of this neighborhood will be developed for HHDR, with the remainder mostly developed for lower density (lower than HHDR) residential uses, and park and recreational uses. A limited amount of job-producing retail and other commercial uses may be sited along Patterson and Olive Avenues. This neighborhood should feature frequent points of access to the Salt Creek Trail, and pedestrian and bicycle passages through the neighborhood to ensure convenient and inviting access to the trail for residents of both this neighborhood and surrounding community areas to the west, north, and east.*

Policies:

*HVWAP 8.18 **Fifty percent At least 50%** of the Salt Creek East Neighborhood shall be developed in accordance with the HHDR land use designation.*

HVWAP 8.19 Development in the Salt Creek East Neighborhood should be designed to provide for frequent, convenient, and enticing access for pedestrians and bicyclists to the Salt Creek Regional Trail, and for convenient access to other community areas located to the west, north, and east of this neighborhood.

Policies applying to all Neighborhoods of Winchester Town Center, whether they are designated Highest Density Residential (HHDR) or Mixed-Use Area (MUA):

The following policies apply to all of the neighborhoods in Winchester Town Center, whether they are designated HHDR or MUA:

HVWAP 8.20 Design and locate development to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections, and as feasible and appropriate, bus and train shuttle connections (if passenger train service becomes locally available) to adjacent and nearby communities, businesses, parks and open space areas, and transit access opportunities.

HVWAP 8.21 Utilize development design to facilitate convenient bus transit access to each neighborhood, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to potential regional transit facilities. In addition, the Winchester Transit Center Neighborhood should be designed to accommodate frequent and convenient access for pedestrian, bicycle, bus and transit shuttle, and automobile access from surrounding neighborhoods to a potential on-site regional transit station located within the Winchester Transit Center Neighborhood.

HVWAP 8.22 Development in Mixed-Use Areas should include either or both side-by-side and vertical mixed uses.

HVWAP 8.23 Where necessary to ensure compatible transitions between land use types, development adjoining existing single family residential uses should use a combination of low-profile (usually one- or two-story) buildings, trails, parks and recreation areas, and other compatible, low profile uses to ensure appropriate transitions and buffering between differing land use types.

HVWAP 8.24 Include local neighborhood parks and as feasible, community parks and recreation facilities, and convenient pedestrian, bicycle, bus transit, and automobile access to them from surrounding neighborhoods and community areas.

HVWAP 8.25 Locate and design all businesses and other land uses that attract high traffic volumes away from the sites of existing and planned elementary, middle, and high schools.

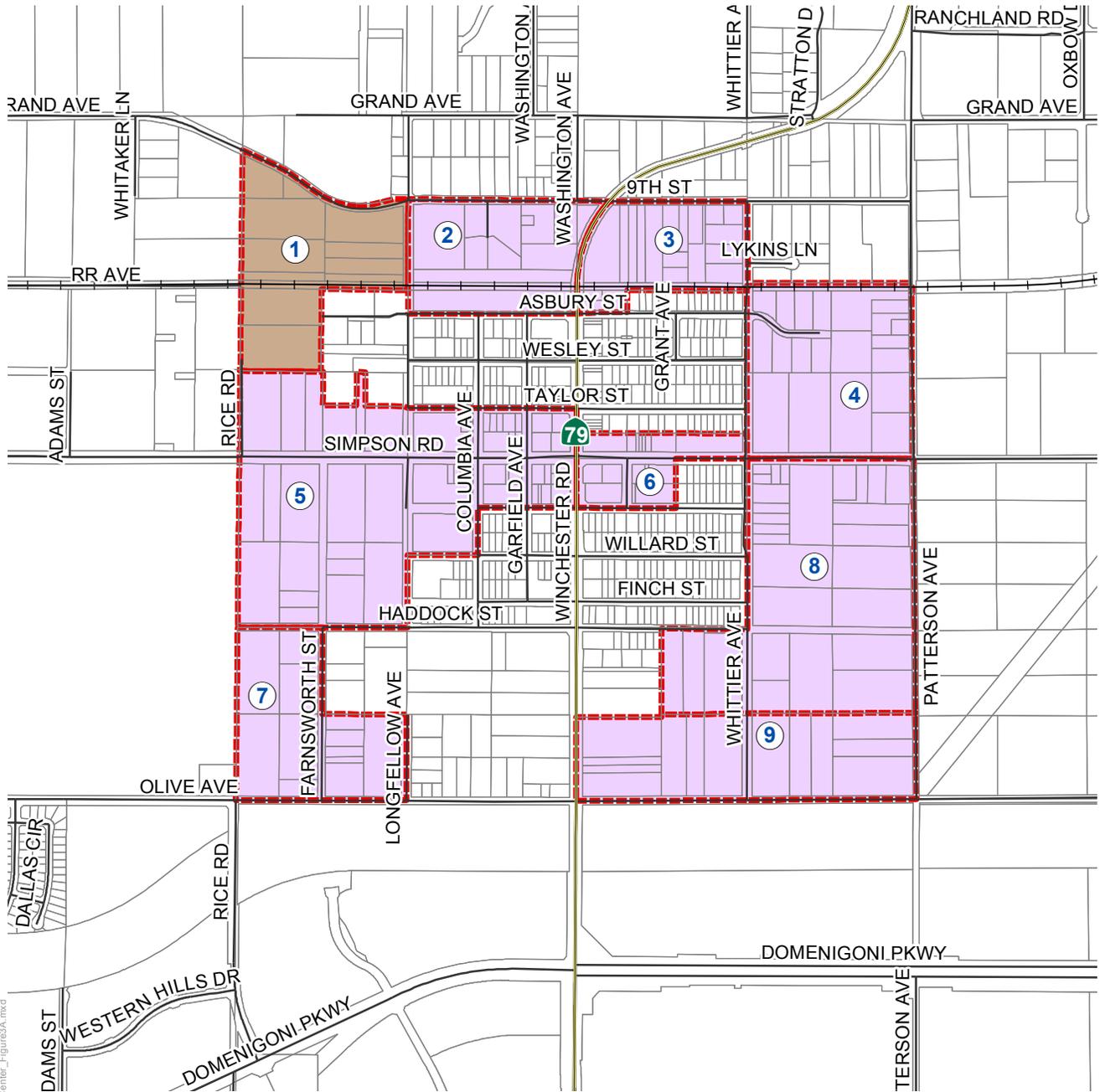
- HWAP 8.26 *Non-HHDR development within MUA-designated neighborhoods should utilize mutually supportive mixes of retail, commercial, office, industrial, civic, park and recreational, and other types of uses that result in vibrant neighborhoods with internal compatibility.*
- HWAP 8.27 *Uses approved 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.*

Winchester Community - Western Area (Mixed-Use Area)

Winchester Community – Western Area (see Figure 3B) *contains one neighborhood, the **West Winchester Neighborhood [Neighborhood 1]**. It contains about 244 gross acres (about ~~232~~ 239 net acres), and is planned as a Mixed-Use Area (MUA) containing **at least** 25% Highest Density Residential (HHDR) development. Other neighborhood uses will include residential uses at lower densities than HHDR, community facilities including park and recreation and trail facilities, and, potentially, schools and other community facilities. A limited amount of job-producing retail commercial and office commercial uses may be appropriate along Rice Road. This neighborhood is conveniently located less than one-half mile west of Winchester Elementary School and Valley-Wide Recreation Center's Winchester Park, with its outdoor park and ballfields, and gym and public meeting facilities. Although not located directly adjacent to Salt Creek, it is located very close to the planned 16 mile-long Salt Creek Class 1 Bike Path. This neighborhood is planned to contain a mixture of pedestrian and bicycle linkages both internal to the neighborhood and to surrounding community parks, schools, and commercial areas.*

Following are the policies applying to the West Winchester Neighborhood:

- HWAP 8.28 ***Twenty-five At least 25%** of the West Winchester Neighborhood [Neighborhood 1] shall be developed in accordance with the HHDR land use designation. The remainder of the neighborhood may be developed in a mixture of lower residential densities (lower than HHDR), park and recreation and trail facilities, schools and community facilities, and very limited commercial services, all of which are supportive of the primary residential nature of this neighborhood and the surrounding community.*
- HWAP 8.29 *Design and locate all development in such a manner as to provide for frequent and convenient pedestrian and bicycle connections between the various sections of the neighborhood, and as feasible and appropriate, bus and train shuttle connections (if passenger train service becomes locally available) to adjacent and nearby communities, businesses, parks and open space areas, and transit access opportunities.*
- HWAP 8.30 *Design development to facilitate convenient bus transit access to the site, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to potential regional transit facilities.*
- HWAP 8.31 *Utilize both side-by-side and vertical mixed uses in this Mixed-Use Area neighborhood.*
- HWAP 8.32 *Include, as appropriate, local neighborhood parks, community park and recreation facilities, convenient pedestrian, bicycle, and as appropriate, bus transit and automobile access to them from surrounding neighborhood and community areas.*
- HWAP 8.33 *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.*



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Highest Density Residential
-  Mixed-Use Area
-  Railroads

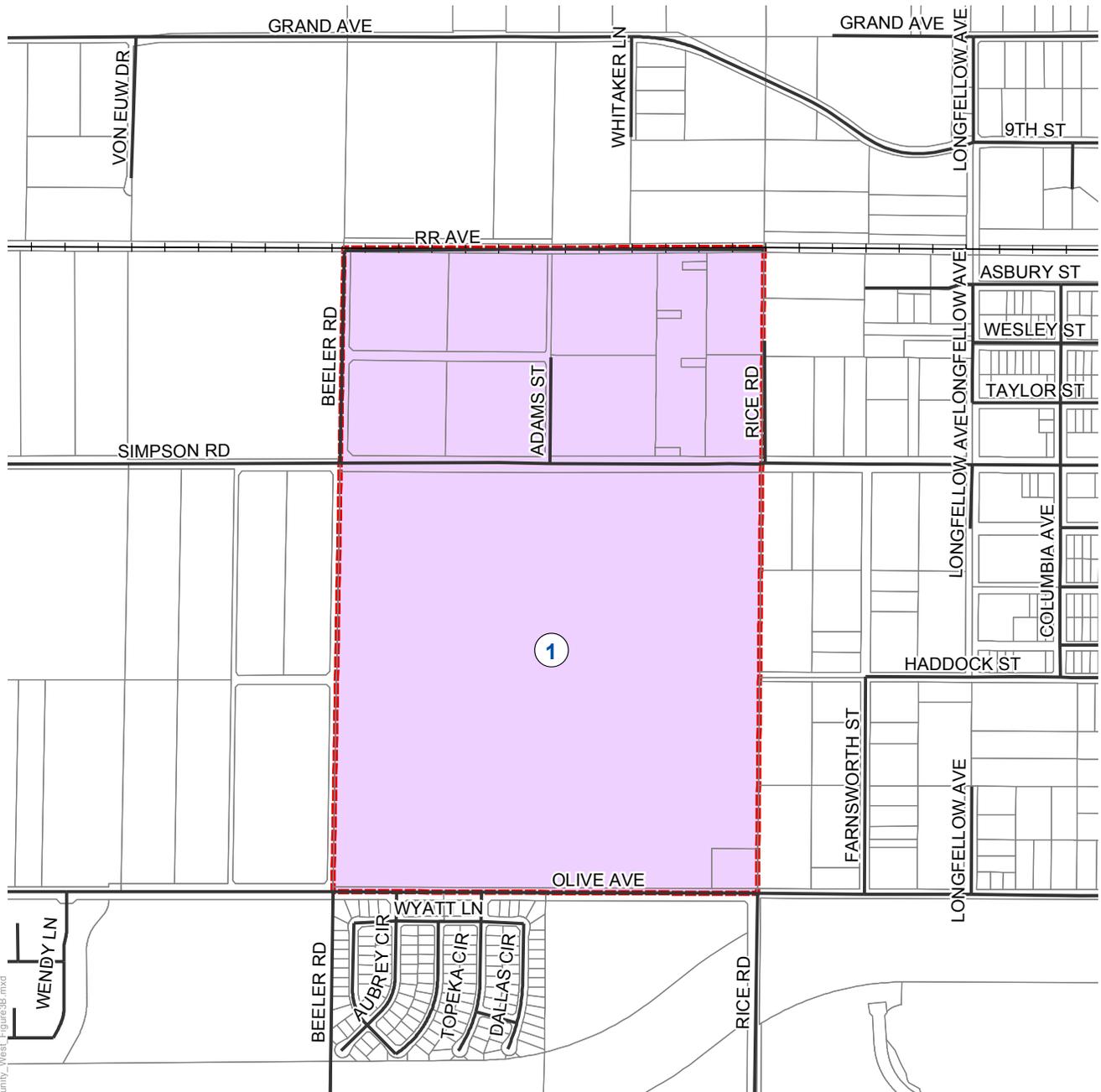
HHDR / MUA NEIGHBORHOODS:

- | | |
|------------------------------|---------------------------|
| 1- Double Butte View | 6- Simpson Road East |
| 2- Winchester Transit Center | 7- Salt Creek West |
| 3- Winchester Northeast | 8- Patterson Avenue South |
| 4- Patterson Avenue North | 9- Salt Creek East |
| 5- Simpson Road West | |

Figure 3A

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**HARVEST VALLEY / WINCHESTER
AREA PLAN
PROPOSED GPA NO. 1122
WINCHESTER TOWN CENTER
NEIGHBORHOODS**



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

 **Railroads**

**MUA NEIGHBORHOOD:
1- West Winchester**

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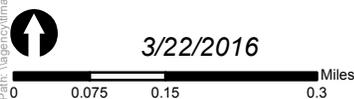


Figure 3B

**HARVEST VALLEY / WINCHESTER
AREA PLAN
PROPOSED GPA NO. 1122
WINCHESTER COMMUNITY:
(WESTERN AREA)
NEIGHBORHOODS**



Highgrove Area Plan

General Plan Amendment No. 1122

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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; |

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.

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

Table 2: Statistical Summary of Highgrove Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	2	0	0	0
RURAL FOUNDATION COMPONENT				
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
RURAL COMMUNITY FOUNDATION COMPONENT				
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
OPEN SPACE FOUNDATION COMPONENT				
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
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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	141 1,988	NA
Commercial Retail ² (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) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	9 103	9 77	9 236	9 264
<i>Community Development Foundation Sub-Total:</i>	1,906 1,905	5,637 6,001	17,191 18,301	3,095 3,050
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
	3,955 3,954	5,668 6,032	17,284 18,394	3,095
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	132	---	---	---
<i>Other Lands Sub-Total:</i>	132			
TOTAL FOR ALL LANDS:				
	4,087 4,086	5,668 6,032	17,284 18,394	3,095

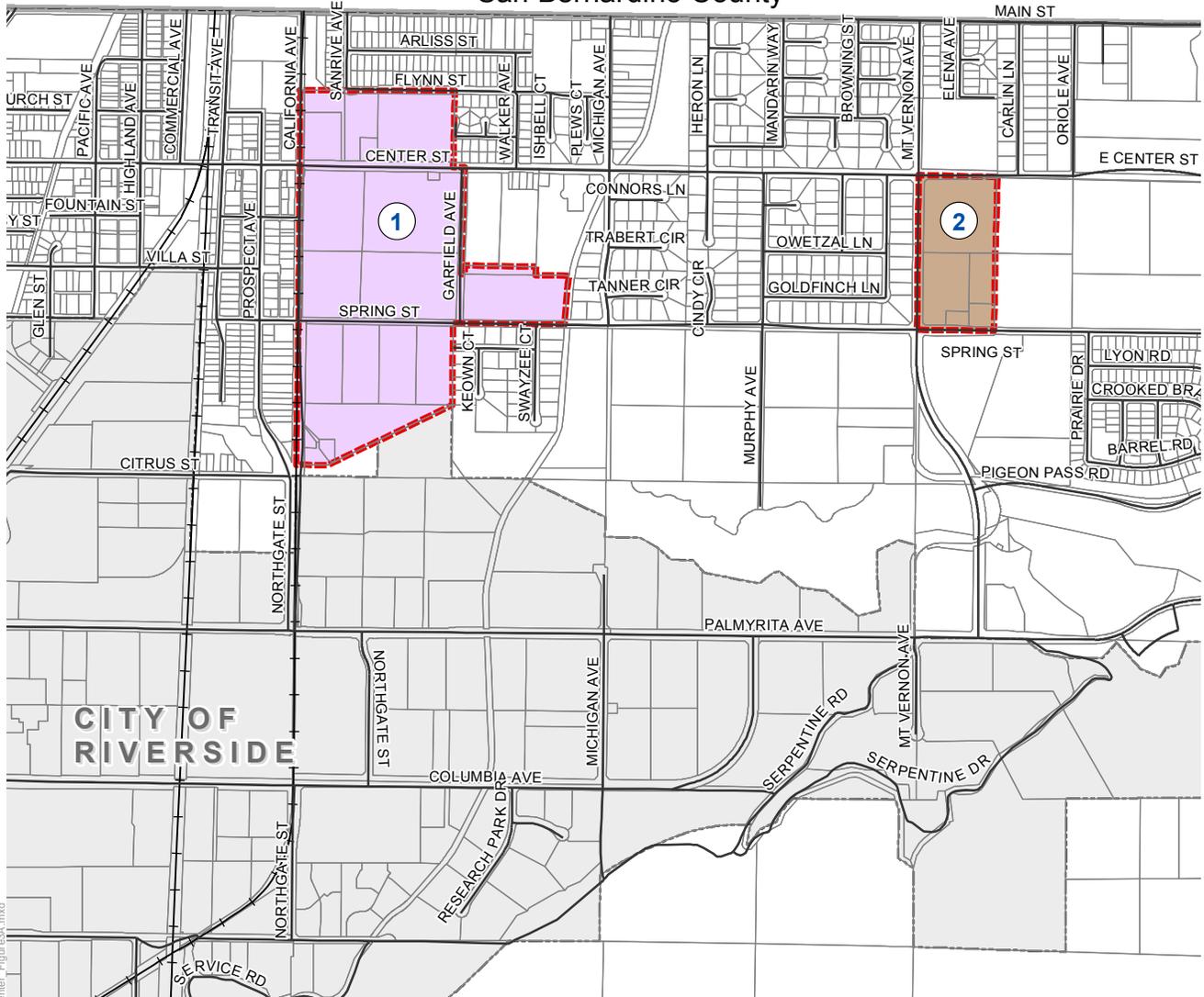
Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.

- 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–Garfield Avenue Neighborhood** is planned as a Mixed-Use Area, with a **minimum** 75% HHDR component. It is located in the heart of Highgrove, 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 Garfield Avenue on the east. This neighborhood 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 below.

San Bernardino County



Source: Riverside County

COMMUNITY DEVELOPMENT LAND USE DESIGNATIONS:

-  Mixed-Use Area
-  Highest Density Residential
-  Cities
-  Railroads

HHDR / MUA NEIGHBORHOODS:

- 1- Center Street - Garfield Avenue
- 2- Center / Mt. Vernon Streets Southeast

Figure 3A

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



3/18/2016



HIGHGROVE AREA PLAN **PROPOSED GPA NO. 1122** HIGHGROVE TOWN CENTER NEIGHBORHOODS

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-Garfield Avenue Neighborhood [Neighborhood 1]: The Center Street – Garfield Avenue Neighborhood contains about 103 gross acres (about **94 93** net acres), and is designated as a Mixed-Use Area, with a **minimum** 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 California Avenue (and Union Pacific railroad tracks) on the west, Garfield Avenue on the east, Flynn Street on the north, and Springbrook Wash and the City of Riverside on the south. It is bisected by Center Street, Highgrove’s main business corridor and access to I-215 toward the west, and its access route to many community facilities to the east, especially Highgrove Elementary School (immediately adjacent to the eastern edge of the neighborhood), 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. This neighborhood is mostly vacant; however, the California Citrus Cooperative packing house and one single family residence are located in the northwestern portion of the site, along the north side of Center Street. The **new** Riverside Hunter Park train station is located just over one mile 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 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 **Seventy-five percent** ~~At least 75%~~ of the Center Street-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), northeastern, and southeastern sides where it adjoins such neighborhoods. To effectively provide the 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.

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 traffic activity away from the school.

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.

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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;

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.

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

Lakeview/Nuevo Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE	D.U.	POP.	EMPLOY.
OPEN SPACE FOUNDATION COMPONENT				
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
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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 ² (CR)	190 129	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	174 170
Community Center (CC) ³	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>	8,297 8,206	20,464 31,911	62,409 102,985	23,444 23,443
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	27,746 27,745	28,069 39,516	85,602 126,178	23,551 23,550
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	0			
TOTAL FOR ALL LANDS:	27,746 27,745	28,069 39,516	85,602 126,178	23,551 23,550
SUPPLEMENTAL LAND USE PLANNING AREAS				
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.				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Development Overlay	840	754	2,299	5,986
Northeast Business Park Overlay	232	NA	NA	3,798
<i>Total Area Subject to Overlays:^{4, 5}</i>	1,072	754	2,299	9,784
POLICY AREAS⁶				
San Jacinto River	2,328	---	---	---
2-4 DU/AC	872	---	---	---
Juniper Flats	406	---	---	---
March Joint Air Reserve Base Influence Area	7,346	---	---	---



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



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

Land Use

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

Local Land Use Policies

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

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

Policies:

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

Lakeview Town Center

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

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

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

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

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

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

Highest Density Residential (HHDR) Neighborhoods:

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

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

Policy:

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

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

Policy:

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

Mixed-Use Area (MUA) Neighborhood:

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

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

Policies:

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

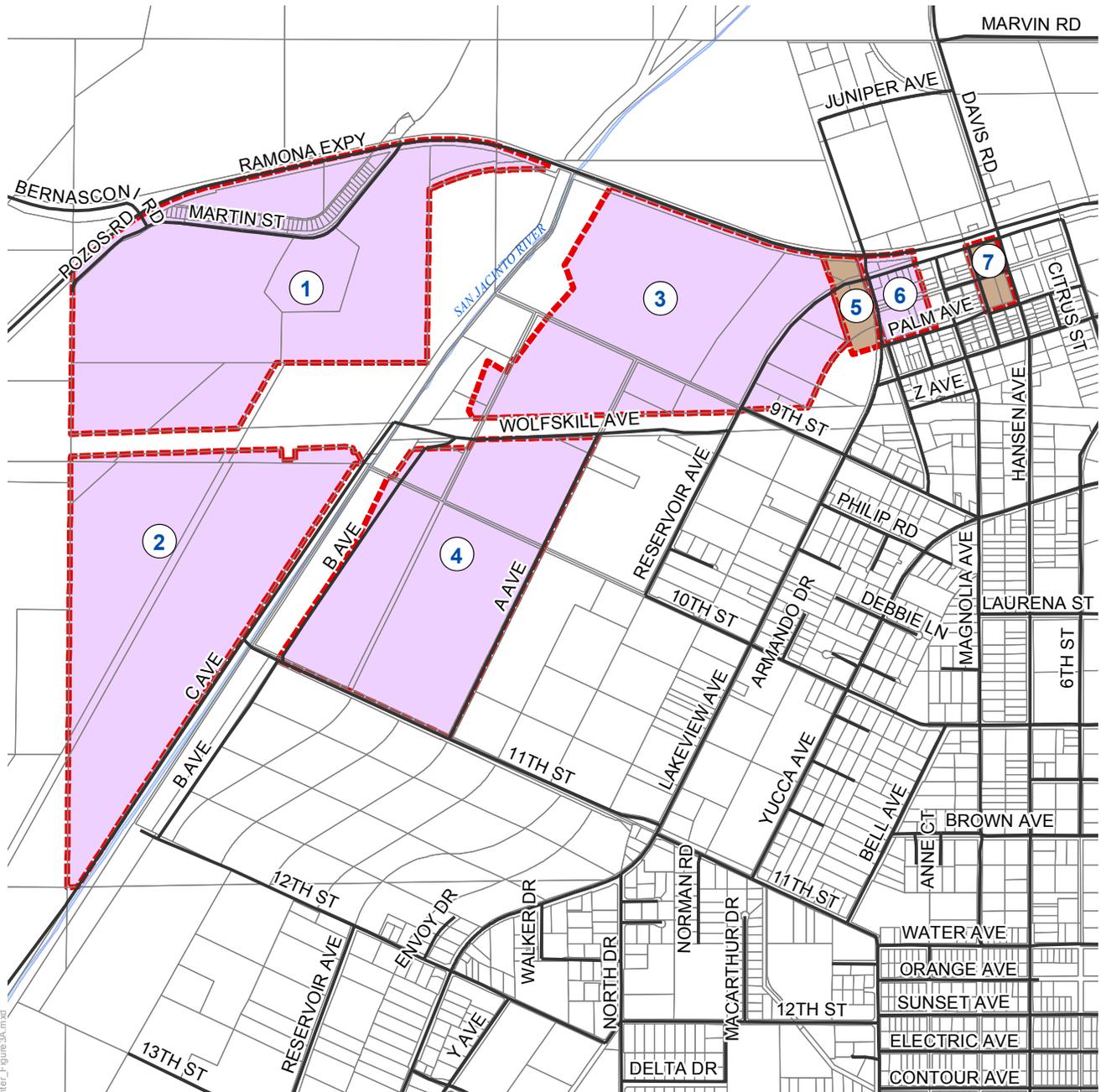
Policies applying to all three Lakeview Downtown Neighborhoods, whether they are designated as Highest Density Residential (HHDR) or as Mixed-Use Area (MUA):

The following policies apply to all three Lakeview Downtown Neighborhoods:

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

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

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



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Mixed-Use Area
-  Highest Density Residential
-  Water

HHDR / MUA NEIGHBORHOODS:

- 1- River / Northwest
- 2- River / Southeast
- 3- River / Northeast
- 4- River / Southeast
- 5- Lakeview / Riverview Avenues West
- 6- Lakeview / Riverview Avenues East
- 7- Hansen / Palm Avenues

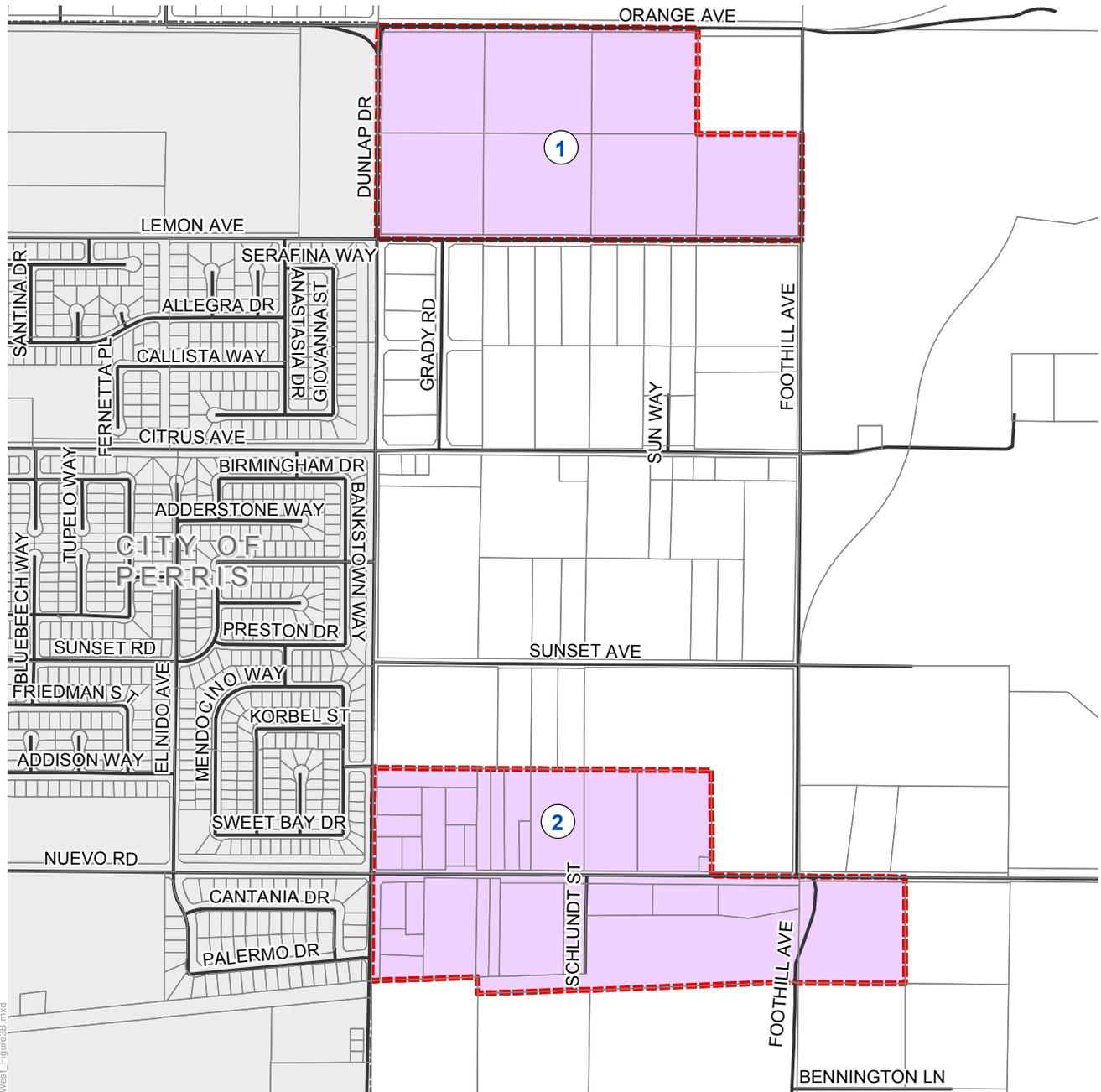
Figure 3A

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**LAKEVIEW / NUEVO
AREA PLAN
PROPOSED GPA NO. 1122
LAKEVIEW TOWN CENTER
NEIGHBORHOODS**



Path: \\agency\img\Projects\Planning\Housing\Exhibits\Districts\Lakeview\TownCenter_Figure3A.mxd



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

 **Cities**

MUA NEIGHBORHOODS:

- 1- Lemon Avenue - Dunlap Drive Northeast**
- 2- Nuevo Road (East of Dunlap Drive) Corridor**

Figure 3B

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

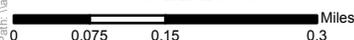
**LAKEVIEW / NUEVO
AREA PLAN**

PROPOSED GPA NO. 1122

**NUEVO COMMUNITY (WESTERN AREA)
NEIGHBORHOODS**



3/22/2016



Mixed-Use Area (MUA) Neighborhoods:

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

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

Policies:

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

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

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

Policy:

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

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

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

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

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

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

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

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

Mixed-Use Areas (MUA) Neighborhoods:

Lakeview/Nuevo Area Plan

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

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

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

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

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

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

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

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

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

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

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

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

Nuevo Community (Western Area)

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

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

Area (MUA) Neighborhoods:

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

Policies:

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

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

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

Policies:

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

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

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

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

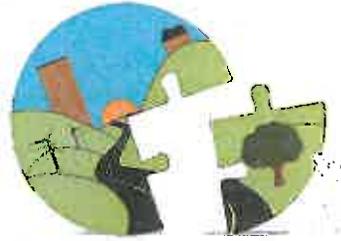
LNAP 6.31 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Third and Fifth Supervisorial District Design Standards and Guidelines

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



MASTER
REC.
LIABILITY



Mead Valley Area Plan

General Plan Amendment No. 1122

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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;

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.

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"> 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.
Community Development	Mixed-Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

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

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

NOTES:

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

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

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

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

Mead Valley Area Plan

Table 2: Statistical Summary of Mead Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁸				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
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
RURAL COMMUNITY FOUNDATION COMPONENT				
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	26,761 26,759	0
OPEN SPACE FOUNDATION COMPONENT				
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
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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 ² (CR)	101 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) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	0 365 277	0 6,110 4,792	0 21,998 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
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
	30,310 20,309	11,375 16,950	40,956 61,025	27,972 27,973
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	20,283	---	---	---
Indian Lands	0	---	---	---
Freeways	98	---	---	---

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
<i>Other Lands Sub-Total:</i>	20,381			
TOTAL FOR ALL LANDS:	40,691 40,690	11,375 16,950	40,956 61,025	27,972 27,973
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Center Overlay ¹	317	745	2,682	7,485
Rural Village Overlay	265	503	1,813	2,177
<i>Total Area Subject to Overlays:^{4, 5}</i>	582	1,248	4,495	9,662
POLICY AREAS⁶				
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:⁶</i>	19,728			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	20,310			

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.

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 Mixed-Use Areas, ~~all~~ located along the west 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-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-A Street Neighborhood [Neighborhood 3]** covers about 84 gross acres (about 76-74 net acres). It is a Mixed-Use Area (MUA) with a requirement for ~~required minimum of 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 adjacent to the I-215 interchange at Nuevo Road, and the new Perris Valley Line Metrolink commuter rail service will be located very convenient to the site, with the new Downtown Perris Station located only about 1.5 miles to the south. This neighborhood is sparsely developed with single family residential units 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 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 is the policy that applies only to the Nuevo Road-A Street Neighborhood:~~

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

~~Policies applying to all three Mead Valley Community: I-215/Nuevo Road Community neighborhoods:~~

~~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 the three neighborhoods should include pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within each 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 74-7th Street/Ellis Avenue Neighborhood:

*MVAP ~~5-23~~ 5.21 **Fifty percent** ~~At least 50%~~ of the Highway 74-7th 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.

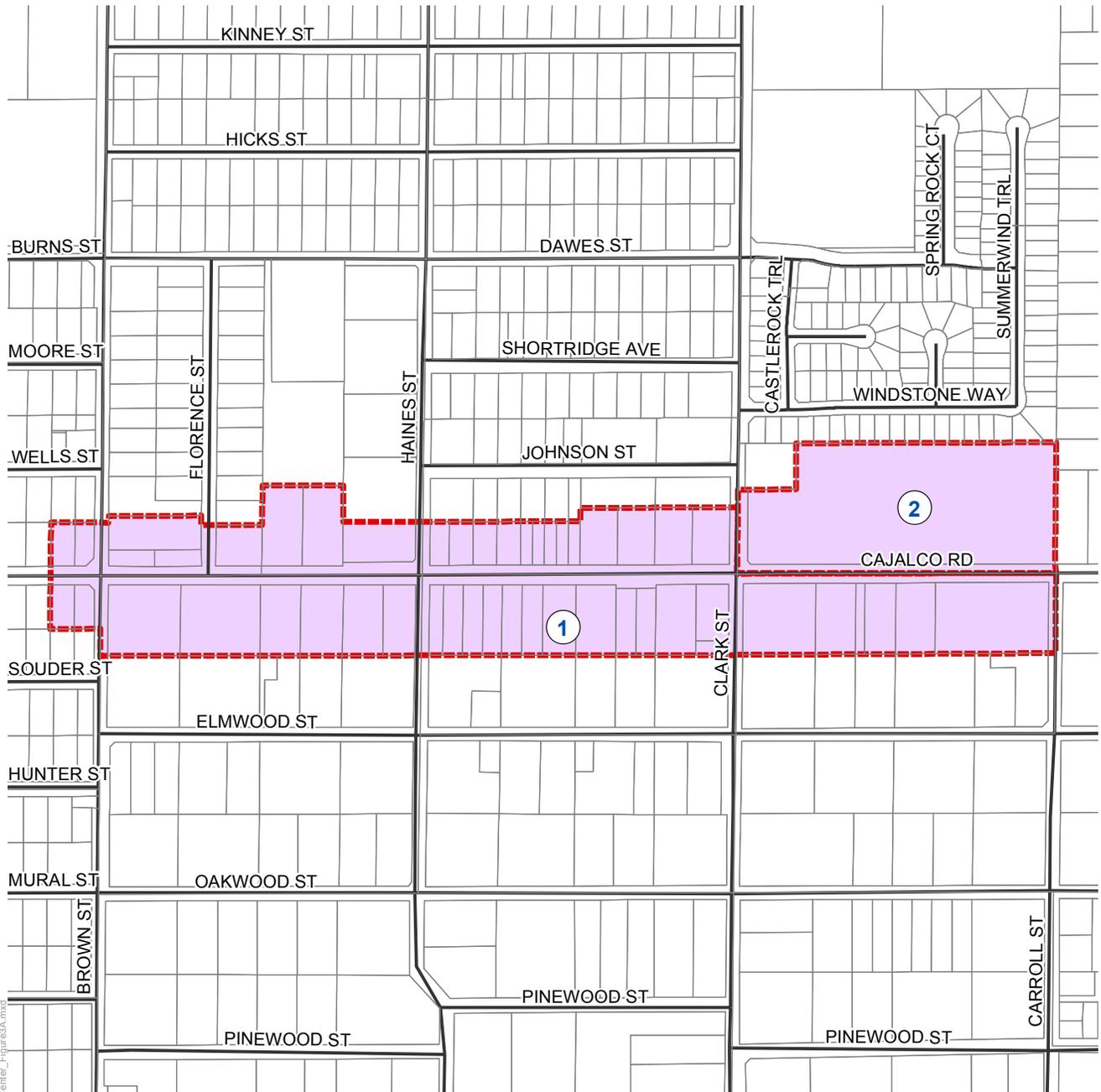
MVAP ~~5-26~~ 5.24 This neighborhood should include internal pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within the neighborhood.

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.



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

MUA NEIGHBORHOODS:

- 1- Cajalco Road - Carroll / Brown Streets
- 2- Cajalco Road - Clark Street Northeast

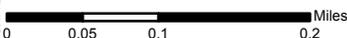
Figure 3A

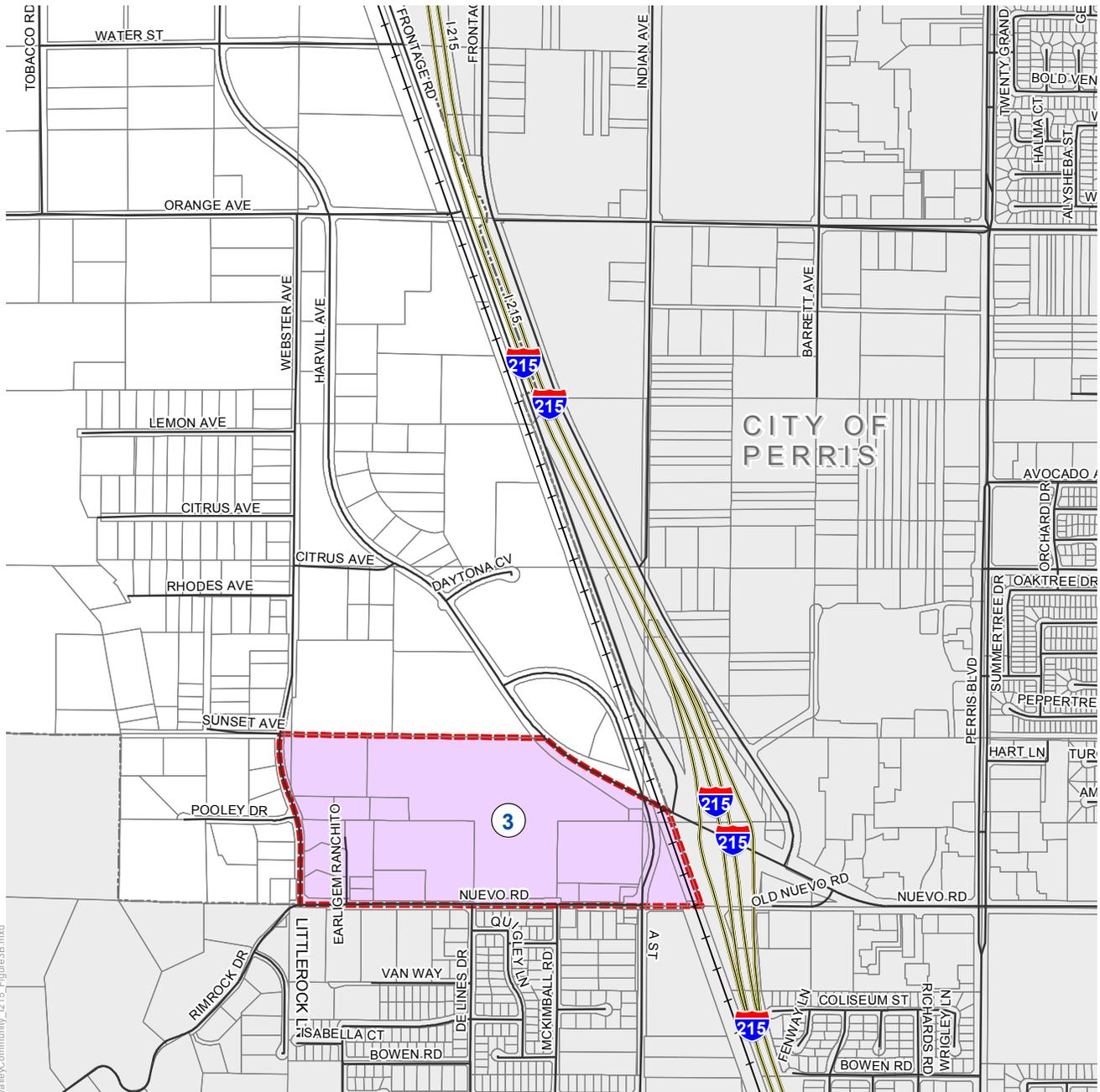
**MEAD VALLEY AREA PLAN
PROPOSED GPA NO. 1122
MEAD VALLEY TOWN CENTER
NEIGHBORHOODS**

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3/22/2016





Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

 **Railroads**

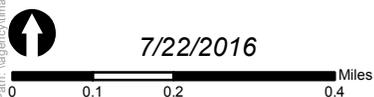
 **Cities**

MUA NEIGHBORHOODS:

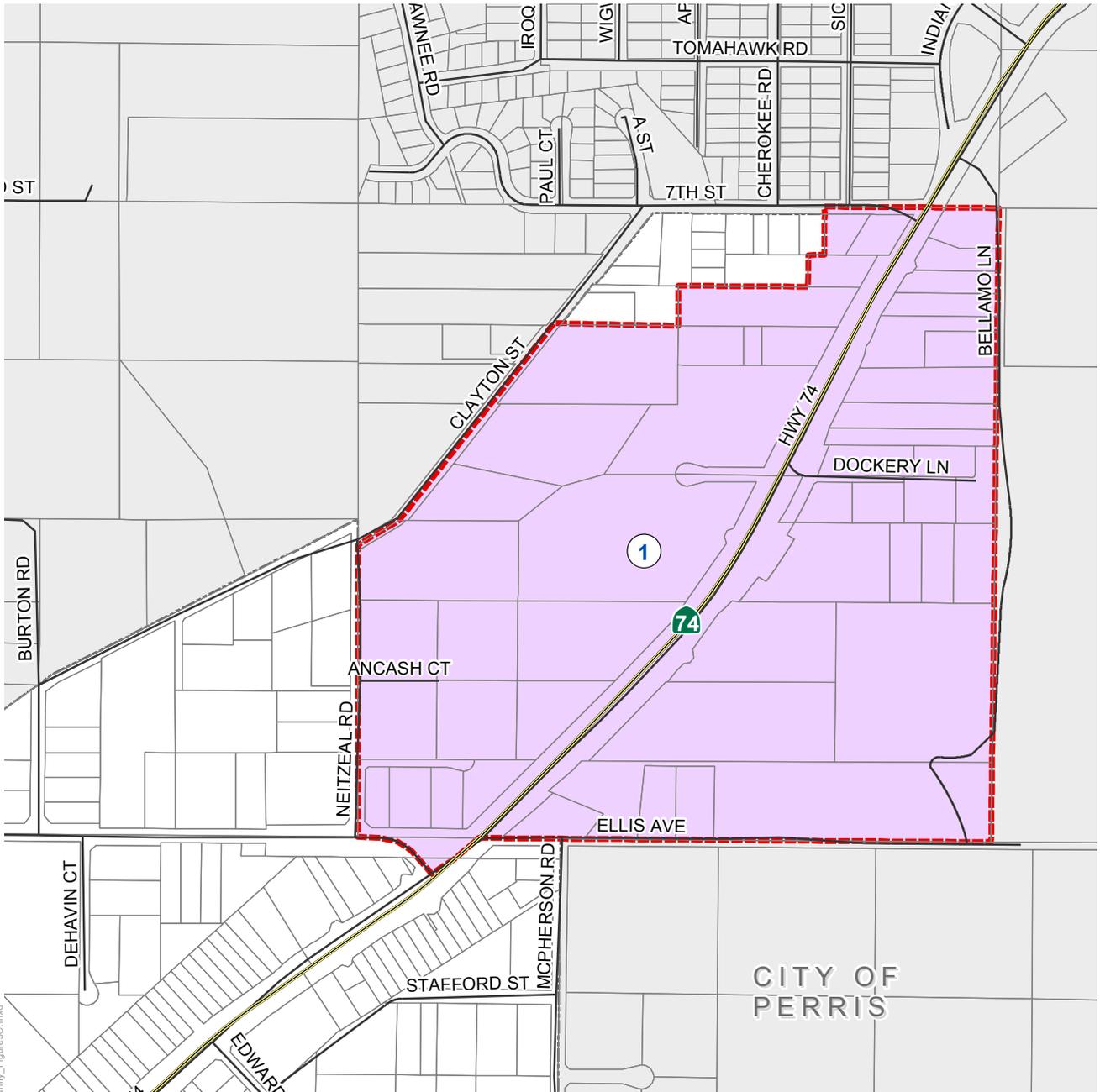
3- Nuevo Road - "A" Street

Figure 3B

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**MEAD VALLEY AREA PLAN
PROPOSED GPA NO. 1122
MEAD VALLEY COMMUNITY:
I-215 / NUEVO ROAD VICINITY
NEIGHBORHOODS**



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

MUA NEIGHBORHOOD:

1- Highway 74 - 7th Street / Ellis Avenue

 **Mixed-Use Area**

 **Cities**

Figure 3C

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**MEAD VALLEY AREA PLAN
PROPOSED GPA NO. 1122
GOOD HOPE COMMUNITY
NEIGHBORHOODS**



3/22/2016





Southwest Area Plan

General Plan Amendment No. 1122

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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 Southwest 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.

Environmental Character. From the vineyards to the ecological preserve, there are an abundance of activities based on the environmental setting unique to the Southwest planning area. Not only are these attractions visually appealing, they are also a major economic draw for the Southwest planning area. The tourism and products generated by these natural resources carry out the Vision within the Southwest planning area by preserving, maintaining, and actively using such destinations as the Santa Rosa Plateau, the Citrus/Vineyard areas, and the surrounding hillsides, while promoting the individuality of the communities within and around these attractions.

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 this area is clearly evident in Figure 1, Location. The Southwest planning area is bounded by San Diego County to the south, Orange and San Diego Counties to the west, Lake Elsinore to the northwest, and the vast mountain and desert area known as REMAP -the Riverside Extended Mountain Area Plan to the east. The Southwest Area Plan borders the Sun City/Menifee Valley and Harvest Valley/Winchester Area Plans. Figure 1, Location, not only identifies the cities of Temecula and Murrieta, but also reflects a number of the unincorporated areas that have strong local identities, such as the Santa Rosa Plateau and French Valley. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That is certainly the case here. Bold mountains and hills frame the valleys that accommodate most of the development. Their height and shape also influence the climate, leading to some of the unique habitats found in the Southwest planning area. The ring of mountains and hills also contrasts with the valleys and watercourses that define the natural landmarks for many of the communities. These defining features are shown on Figure 2, Physical Features.

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

Overlays and Policy Areas

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

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

NOTES:

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

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

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

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

Southwest Area Plan

Table 2: Statistical Summary of Southwest Area Plan

LAND USE	STATISTICAL CALCULATIONS ¹			
	AREA ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS²				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	8,025	401	1,208	401
<i>Agriculture Foundation Sub-Total:</i>	8,025	401	1,208	401
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	15,005	2,206	6,645	NA
Rural Mountainous (RM)	51,415	2,568	7,733	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	66,420	4,774	14,378	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	3,875	1,346	4,054	NA
Very Low Density Residential (RC-VLDR)	70	48	145	NA
Low Density Residential (RC-LDR)	19	27	80	NA
<i>Rural Community Foundation Sub-Total:</i>	3,964	1,421	4,279	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	3,655	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	33,727	NA	NA	NA
Open Space-Water (OS-W)	1,398	NA	NA	NA
Open Space-Recreation (OS-R)	888	NA	NA	133
Open Space-Rural (OS-RUR)	8,020	200	604	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	47,688	200	604	133
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	168	53	161	NA
Very Low Density Residential (VLDR)	111	81	245	NA
Low Density Residential (LDR)	666	944	2,842	NA
Medium Density Residential (MDR)	5,886	19,222	57,888	NA
Medium-High Density Residential (MHDR)	1,299	7,821	23,554	NA
High Density Residential (HDR)	67	670	2,018	NA
Very High Density Residential (VHDR)	136	2,120	6,383	NA
Highest Density Residential (HHDR)	36 47	1,082 1,399	3,258 4,212	NA
Commercial Retail ² (CR)	229	NA	NA	3,050
Commercial Tourist (CT)	252	NA	NA	4,110
Commercial Office (CO)	111	NA	NA	4,472
Light Industrial (LI)	220	NA	NA	2,828
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	607	NA	NA	9,914
Public Facilities (PF)	1,780	NA	NA	1,780
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA) ¹	114 123	437 570	1,315 1,718	2,488 2,490
<i>Community Development Foundation Sub-Total:</i>	11,682	32,430 32,813	97,664 98,817	28,642
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	137,779	39,226 39,609	118,133 119,286	29,176
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	40,794	---	---	---
Indian Lands	4,147	---	---	---
Freeways	153	---	---	---
<i>Other Lands Sub-Total:</i>	45,094			
TOTAL FOR ALL LANDS:	182,873	39,226 39,609	118,133 119,286	29,176

French Valley Airport Vicinity (HHDR and Mixed-Use Areas)

The French Valley Airport Vicinity community (see Figure 3A) contains two neighborhoods, the **Leon Road-Allen Road Southeast Neighborhood**, which is designated as Highest Density Residential (HHDR) and the **Leon Road East-Tucalota Creek Neighborhood**, which is designated as a Mixed-Use Area (MUA). These neighborhoods are located east of French Valley Airport, southeast of the intersection of Leon Road and Allen Road, and north of Tucalota Creek and its floodplain. Currently, the neighborhood sites and their immediate vicinities contain scattered single family residences and farming activities in a rural environment. However, these sites are located in close proximity to industrial land use designations. The area adjoining the sites on the west, across Leon Road, are designated as Light Industrial (LI), and the area adjoining the sites to the north, across Allen Road, are designated as Business Park (BP). Smaller lot, single family detached residential neighborhoods, designated as Medium High Density Residential, are located nearby, less than one-half mile to both the east and south of the French Valley Airport Vicinity neighborhood sites.

These neighborhoods are in close proximity to existing and potential future employment opportunities nearby, and would provide for transitional land uses between the neighboring industrial and lower density residential land use designations. In addition, Tucalota Creek and its floodplain will provide both a land use buffer between these sites and the lower density residential uses toward the south, and an opportunity for the development of recreational uses, including trails, along the northern edge of the floodplain, adjacent to these neighborhoods, to benefit both these neighborhoods plus other nearby community areas.

These neighborhoods will benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations, and the opportunity to create a walkable, bicycle-friendly environment with the opportunity for transit services. Development of these neighborhoods will also provide the opportunity to continue improving local roads, which will facilitate access and the provision of services to both these neighborhoods as well as surrounding areas that are already partly developed, and would benefit from enhanced circulation options.

Highest Density Residential Development (HHDR) Neighborhood description and policy:

Following is a description of the Leon Road – Allen Road Southeast Neighborhood, which is designated for 100% HHDR development, and the policy specific to the neighborhood:

The **Leon Road - Allen Road Southeast Neighborhood** [Neighborhood 1] contains approximately 11 gross acres (about 10 net acres), and is mostly undeveloped, as are most of the immediately surrounding properties, which generally contain scattered single family residences and agricultural uses. This neighborhood is designated as Highest Density Residential (HHDR).

Policy:

SWAP 12.4 The entire Leon Road-Allen Road Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

Mixed-Use Area (MUA) Neighborhood description and policies:

Following is a description of the Leon Road East – Tucalota Creek Neighborhood, which is designated as a MUA, with a **requirement for required minimum of 50% HHDR development**, and the policies specific to the neighborhood:

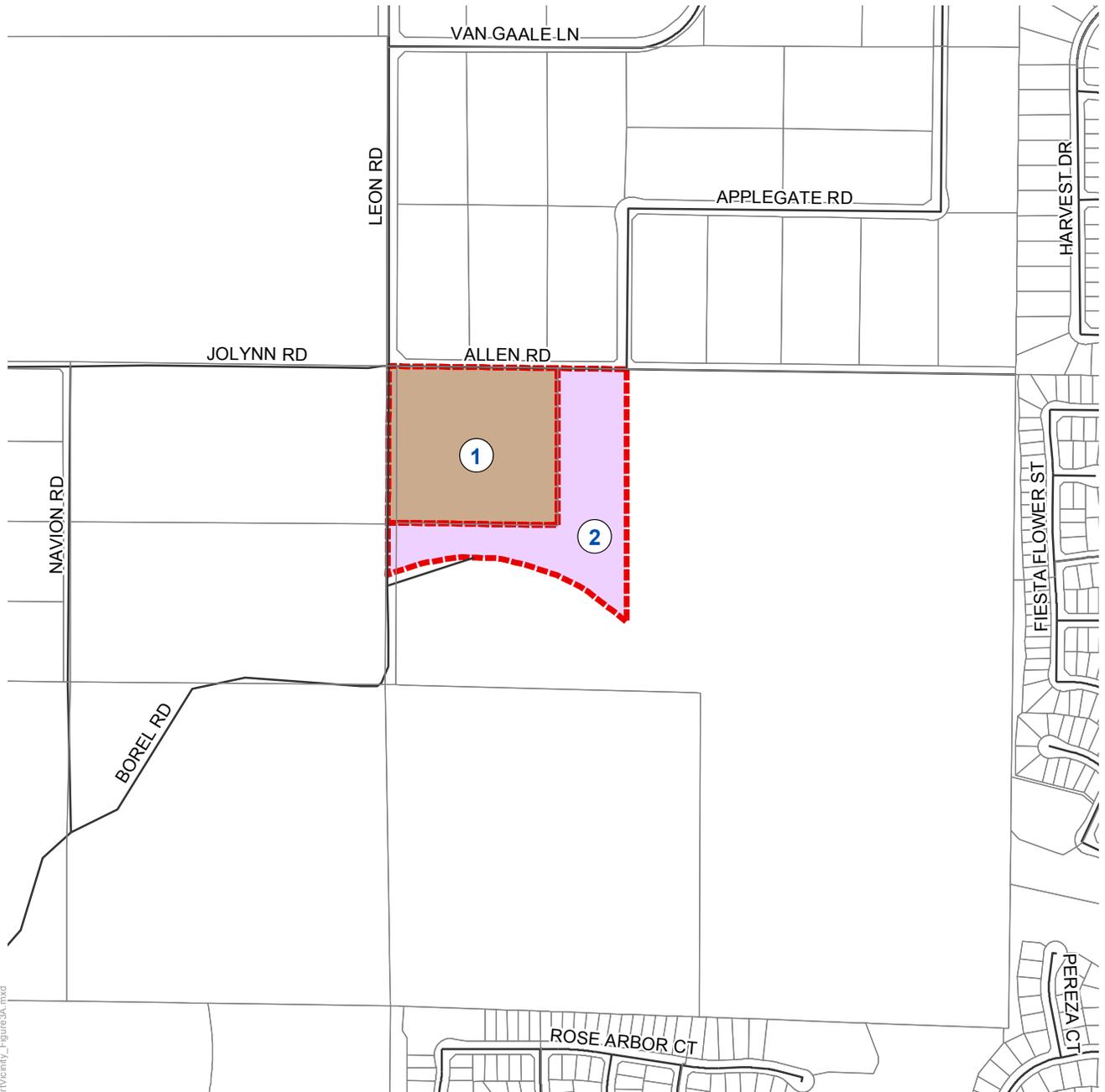
The **Leon Road East - Tucalota Creek Neighborhood** [Neighborhood 2] contains approximately nine gross acres (**also, about nine net acres**) and is located along the eastern and southern edges of the Leon Road East - Allen Road Southeast Neighborhood. Its southern edge adjoins the northern side of the floodplain of Tucalota Creek. This neighborhood is currently mostly undeveloped, is part of a much larger parcel, and is designated as a Mixed-Use Area, with a required **50% minimum HHDR component of 50%**.

Policies:

- SWAP 12.5 *Fifty percent ~~At least 50%~~ of the Leon Road East – Tualota Creek Neighborhood shall be developed in accordance with the HHDR land use designation.*
- SWAP 12.6 *In addition to 50% HHDR, the neighborhood may include both residential uses of different densities, retail commercial, office commercial, schools, child care facilities, parks and recreational facilities, and other uses as appropriate to serve the needs of both French Valley Airport Vicinity HHDR/Mixed-Use Area residents and the surrounding community.*
- SWAP 12.7 *The southern edge of the neighborhood, where it adjoins the floodplain of Tualota Creek, should be developed with trails, trailhead facilities, and park facilities located conveniently and frequently accessible to local residents, workers, and visitors.*

Policies applying to both neighborhoods of the French Valley Airport Vicinity community, whether designated HHDR or MUA:

- SWAP 12.8 *All development, whether residential or otherwise, shall be designed to facilitate convenient and attractive internal pedestrian and bicycle access to residents, workers, and visitors, as appropriate, within and between the two neighborhoods.*
- SWAP 12.9 *All development shall be designed in such a manner as to facilitate, to the maximum degree practical, pedestrian, bicycle, and transit access between the two French Valley Airport Vicinity neighborhoods and local area schools, shopping, employment, and other activity centers, in the local area and in surrounding communities.*
- SWAP 12.10 *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.*



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Highest Density Residential
-  Mixed-Use Area

HHDR / MUA NEIGHBORHOODS:

- 1- Leon Road - Allen Road Southwest
- 2- Leon Road - Tucalota Creek

Figure 3A

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



Temescal Canyon Area Plan

General Plan Amendment No. 1122

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General Plan Amendments adopted since 12/31/09:

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

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

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

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

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

Location

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

Features

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

Setting

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

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

Overlays and Policy Areas

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

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	27	10	33	NA
Very Low Density Residential (VLDR)	170	128	437	NA
Low Density Residential (LDR)	182	273	935	NA
Medium Density Residential (MDR)	2,624 2,583	9,185 9,040	31,411 30,918	NA
Medium-High Density Residential (MHDR)	633	4,116	14,077	NA
High Density Residential (HDR)	93 92	1,021 1,016	3,491 3,475	NA
Very High Density Residential (VHDR)	26	444	1,518	NA
Highest Density Residential (HHDR)	5	142	485	NA
Commercial Retail ² (CR)	124 103	NA	NA	1,870 1,546
Commercial Tourist (CT)	97	NA	NA	1,581
Commercial Office (CO)	5	NA	NA	197
Light Industrial (LI)	1,020	NA	NA	13,109
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	106	NA	NA	1,727
Public Facilities (PF)	366	NA	NA	366
Community Center (CC) ³	31	0	0	746
Mixed Use Planning Area (MUPA)	0 63	0 635	0 2,285	0 324
<i>Community Development Foundation Sub-Total:</i>	5,509	15,319 15,804	52,387 54,163	19,596
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	43,033 43,303	17,008 17,493	58,164 59,940	19,795
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	25,132	---	---	---
Indian Lands	0	---	---	---
Freeways	394	---	---	---
<i>Other Lands Sub-Total:</i>	25,526			
TOTAL FOR ALL LANDS:	68,559 68,829	17,008 17,493	58,164 59,940	19,795
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS				
<i>Home Gardens Town Center Mixed Use Overlay⁴</i>	63	635	285	324
<i>Total Area Subject to Overlays</i>	63	635	285	324
POLICY AREAS^{4,5}				
Santa Ana River Policy Area	3,606			
Temescal Wash Policy Area	802			
El Sobrante Landfill Policy Area	495			
East Temescal Hillside Policy Area	999			
Serrano Policy Area	705			
Design Theme Policy Area	172			
Corona Municipal Airport Influence Area	1,417			
<i>Total Area Within Policy Areas:⁴</i>	8,196			
TOTAL AREA WITHIN SUPPLEMENTALS:⁵	8,196			

Temescal Canyon Area Plan

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

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will buildout at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation *and* a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 *Overlays provide alternate land uses that may be developed instead of the underlying base use designations.*
- 4- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 5- 6 Acreages in the table are calculated with associated land use assumption formulas as well as the spatial circumstances. Thus the acreage tabulation in the table does not reflect the actual geographical statistics of the Area Plan.
- 6 7 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

Temescal Canyon Area Plan

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

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

Corona Municipal Airport Influence Area

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

Policies:

- TCAP 7.1 To provide for the orderly development of Corona Municipal Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Corona Municipal Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Overlays

Home Gardens Town Center (Mixed-Use Area Overlays)

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

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

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

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

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

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

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

Policy:

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

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

Policy:

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

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

Policy:

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

Temescal Canyon Area Plan

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

Policy:

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

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

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

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

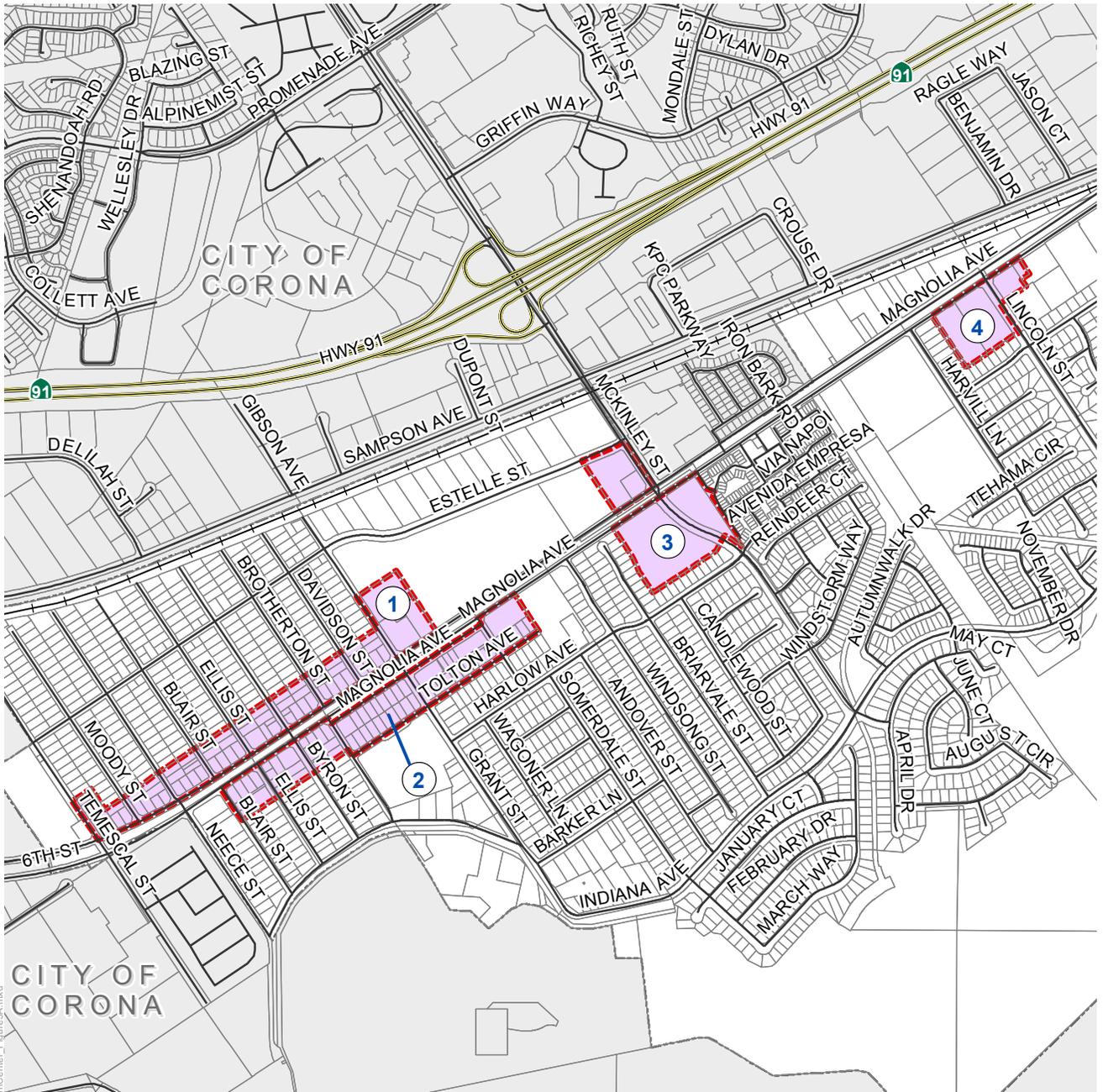
Specific Plans



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

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

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department.



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 Mixed-Use Area

 Railroads

 Cities

MUA NEIGHBORHOODS:

- 1- Magnolia Avenue Northwest
- 2- Magnolia Avenue Southwest
- 3- Magnolia Avenue - McKinley Street
- 4- Magnolia Avenue - Lincoln Street

Figure 3A

**TEMESCAL CANYON AREA PLAN
PROPOSED GPA NO. 1122
HOME GARDENS TOWN CENTER
NEIGHBORHOODS**

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



3/22/2016

0 0.1 0.2 0.4 Miles





The Pass Area Plan

General Plan Amendment No. 1122

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Character Rich Communities. There are a few special communities within the unincorporated lands in the Pass, and their character and lifestyle have been preserved within this area plan. The community of Cherry Valley, located in the north-central portion of the planning area, is distinguished from other communities by its concentration of cherry orchards, a distinctive southerly entrance along tree-lined Beaumont Avenue, and distinctive rural community character. A one-acre minimum parcel size policy has been in effect for many years in this area. Cabazon is located along Interstate 10 and is a favorite of travelers and tourists because it is home to the Cabazon Dinosaurs, Hadley's, and two outlet store shopping centers. Banning Bench is a rural community that is hidden from freeway travelers, located northerly of and elevated above Banning. This area is also characterized by orchards and residences on one acre or larger lots. The Morongo Indian Reservation, home to the Malki Museum and the Morongo Gaming Facility, is also in the planning area, but is not subject to County of Riverside jurisdiction.

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 Pass, or more specifically the San Gorgonio Pass Area, is a distinctive geographical area between the Coachella, San Jacinto, and Moreno Valleys as shown in Figure 1, Location. The Badlands separate the Pass Area Plan from Moreno Valley to the west and the San Jacinto Valley to the south. The San Jacinto Mountains form the southern boundary and the San Bernardino Mountains generally define the northern boundary. The Coachella Valley lies immediately to the east of the planning area. In relation to other area plans, the Pass is bounded by the Reche Canyon/Badlands Area Plan to the west, the San Jacinto Valley Area Plan and Riverside Extended Mountain Area Plan (REMAP) to the south, and the Western Coachella Valley Area Plan to the east. The cities of Redlands and Yucaipa, which are located within the County of San Bernardino, lie to the north. The incorporated cities of Banning, Beaumont, and Calimesa are located within the Pass as well as the unincorporated communities of Cherry Valley, Cabazon, and Banning Bench.

Features

This section describes the functions, setting, and features that are unique to the Pass. The San Gorgonio Pass, from which this Area Plan derives its name, is a valley bounded by the San Jacinto Mountains on the south and the San Bernardino Mountains on the north. The physical features within The Pass Area Plan are shown on Figure 2, Physical Features, and they are further described below.

Setting

The Pass is comprised of both valley and highland geographic features. The valley contains most of the existing and planned development. The highlands, or mountains, create the backdrop for these communities. The San Gorgonio Pass is a narrow separation between the Peninsular Ranges, which extend southward into Baja California, and the Transverse Ranges, which extend northwest to include the San Bernardino and San Gabriel Mountains. These two ranges are accented by the distinctive San Gorgonio Mountain on the north, reaching to an elevation of 11,485 feet, and the southerly Mount San Jacinto, at a height of 10,831 feet. The western end of

The Pass Area Plan

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

Overlays and Policy Areas

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

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

Table 2: Statistical Summary of Pass Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS¹⁰				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2,180	109	298	109
<i>Agriculture Foundation Sub-Total:</i>	2,180	109	298	109
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	4,057	609	1,665	NA
Rural Mountainous (RM)	20,806	1,040	2,846	NA
Rural Desert (RD)	2,970	148	406	NA
<i>Rural Foundation Sub-Total:</i>	27,833	1,797	4,917	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	638	223	611	NA
Very Low Density Residential (RC-VLDR)	53	40	109	NA
Low Density Residential (RC-LDR)	197	296	809	NA
<i>Rural Community Foundation Sub-Total:</i>	888	559	1,529	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	22,883	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	16	NA	NA	NA
Open Space-Recreation (OS-R)	1,128	NA	NA	229
Open Space-Rural (OS-RUR)	3	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	24,030	0	0	169
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR) ^{8, 9}	7,990	7,774	21,270	NA
Low Density Residential (LDR)	1,063,949	1,595,142 ³	4,364,894	NA
Medium Density Residential (MDR)	776,703	2,717,459	7,436,729	NA
Medium-High Density Residential (MHDR)	73	477	1,306	NA
High Density Residential (HDR)	8	84	229	NA
Very High Density Residential (VHDR)	2	26	71	NA
Highest Density Residential (HHDR)	273	462,180	125,964	NA
Commercial Retail ² (CR)	109,76	NA	NA	1,645,113 ⁸
Commercial Tourist (CT)	5	NA	NA	75
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	186,62	NA	NA	2,394,793
Heavy Industrial (HI)	11,2	NA	NA	100,13
Business Park (BP)	5	NA	NA	75
Public Facilities (PF)	177	NA	NA	177
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	0,285	0,3,509	0,9,599	0,2,192
<i>Community Development Foundation Sub-Total:</i>	10,407,10,410	17,932	48,062	4,463
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	65,338,65,341	17,932	54,806	4,741
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	43,512	---	---	---
Indian Lands	30,719	---	---	---
Freeways	643	---	---	---
<i>Other Lands Sub-Total:</i>	74,874			
TOTAL FOR ALL LANDS:	140,212,140,213	17,932	54,806	4,741

Cabazon Community Policy Area: Community Center and Town Center

Cabazon Policy Area

The Cabazon Policy Area was based on the Cabazon Community Plan, which was adopted in 1998. The Cabazon Community Plan provided land use guidance for approximately 7,490 acres of unincorporated land on both sides of Interstate 10, excluding the Morongo Indian Reservation. The boundaries of the policy area are generally Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. Cabazon, a rural community that has more than 2,000 residents, has expressed concerns over a series of issues that affect most growing communities. These issues include: revitalizing their historic main street to accommodate local residents' and tourists' needs; reducing flood hazards; increasing accessibility throughout the area; and improving railroad crossings. The land use map reflects the policies regarding lot sizes and allowable uses as detailed in the Cabazon Community Plan. The following policies assist the residents of Cabazon in creating a safe and more desirable place to live and work.

The Pass Area Plan provides for a Community Center Overlay covering approximately three square miles, generally southerly of Interstate 10 between Apache Trail on the west and Elm Street on the east.

Policies:

- PAP 5.1 A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the eight-year limit and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.
- PAP 5.2 Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.
- PAP 5.3 Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.
- PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.
- PAP 5.5 Refer to the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.
- PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

Cabazon Town Center

The community of Cabazon – a gateway to the Coachella Valley for Interstate 10 travelers heading east and to Western Riverside County for those heading west – is envisioned to grow significantly in the future. In order to provide for growth in a manner that furthers the overall vision of the community, in Cabazon Town Center (see Figure 3A) a total of about 306 gross acres within six neighborhoods are designated as Mixed Use Areas (MUA), and an additional 59 gross acres in five neighborhoods are designated as Highest Density Residential (HHDR).

Residents of Cabazon enjoy beautiful views of mountains to the north and south and convenient access to employment opportunities in both western Riverside County and the Coachella Valley, with regional automobile access provided by Interstate 10. The community is also bisected by the Southern Pacific rail line. There is a possibility for inter-city passenger rail service to be provided to the Pass Area in the future, potentially in or near Cabazon. The Pass Transit System currently provides bus transit service to the communities in the San Geronio Pass area, and its Cabazon Circulator route provides transit service to much of the community, including the neighborhoods identified below. Cabazon Circulator passengers can transfer to other routes that provide access to Banning and Beaumont, and connections can be made at a bus stop outside Casino Morongo to the Sunline Transit Agency Commuter Link bus, thereby providing access to Riverside on the west and Palm Desert on the east. Cabazon is located close to important regional trail systems – the California Riding and Hiking Trail within the community, and the Pacific Crest National Scenic Trail nearby to the east of the community. The community should avail itself of connections to these major trails, and provide for internal non-motorized trail and paseo connections between existing and newly developing neighborhoods.

Cabazon is best known for the attractions on the north side of Interstate 10. Casino Morongo and the outlet malls are major employers as well as tourist magnets. However, many of the important local community facilities – the community’s elementary school, library, community center, fire station, and Sheriff’s station – are located south of the freeway, as are most of the community’s existing homes.

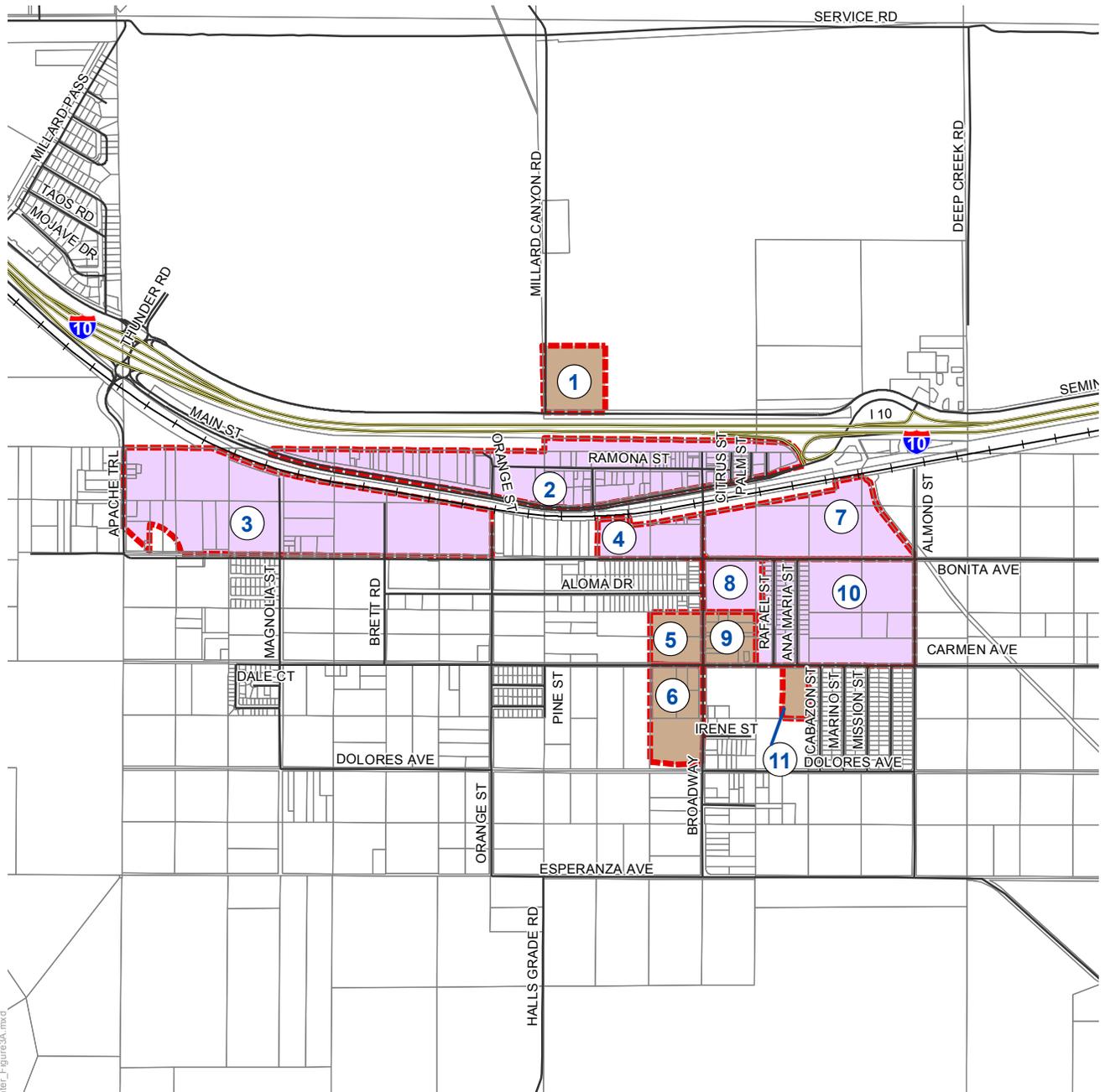
Cabazon Town Center includes five HHDR neighborhoods, and six Mixed-Use Area neighborhoods that will contain various minimum levels of HHDR development, as specified. The designated Mixed-Use Areas will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Mixed uses will be able to be developed in either a side-by-side manner, or in vertically integrated designs.

Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, including but not limited to 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 Highest Density Residential and Mixed-Use Areas, along with the other sections of the community, 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 senior centers.

The County envisions that future development in Cabazon will be mostly focused on the following 11 Cabazon Town Center neighborhoods, as presented below:

Highest Density Residential (HHDR) Neighborhood descriptions and policies:

Following are descriptions of the five neighborhoods in Cabazon Town Center that are designated for 100% development pursuant to the Highest Density Residential (HHDR) land use designation, and the policies specific to each neighborhood:



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Mixed-Use Area
-  Highest Density Residential
-  Railroads

HHDR / MUA NEIGHBORHOODS:

- | | |
|--|--|
| 1- Seminole Drive | 7- Broadway - Bonita Avenue
Northeast |
| 2- Main Street - Interstate 10 | 8- Broadway - Bonita Avenue
Southeast |
| 3- Apache Trail - Bonita Avenue
Northeast | 9- Broadway - Carmen Avenue
Northeast |
| 4- Broadway - Bonita Avenue
Northwest | 10- Bonita Avenue - Almond Street
Southwest |
| 5- Broadway - Carmen Avenue
Northwest | 11- Carmen Avenue South |
| 6- Broadway - Carmen Avenue
Southwest | |

Figure 3A

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**THE PASS AREA PLAN
PROPOSED GPA NO. 1122
CABAZON TOWN CENTER
NEIGHBORHOODS**



Path: \\agency\images\Projects\Planning\HousingElement\HHDR_Mapping\Work\GIS\Bibles\Districts\CabazonTownCenter\Figure3A.mxd

The **Seminole Drive Neighborhood** [Neighborhood 1], covers about 15 gross acres (**also**, about ~~15~~ ~~14~~ net acres) and is designated HHDR. It is located along the north side of Seminole Drive (a designated Major Highway), directly to the east of the easterly boundary of the section of the Morongo Band of Mission Indians land that includes the Casino Morongo Resort. This 15-acre area – a portion of a much larger parcel – had been zoned for intense development – for commercial purposes - since the 1990s. This site is outside the floodplain and is on the Cabazon Circulator transit route. This is an excellent location for residential uses, including housing for people employed at the commercial and tourist-oriented businesses located northerly of Interstate 10, and elsewhere in the community.

Policy:

PAP 5.7 The entire Seminole Drive Residential Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Broadway/Carmen Avenue Northwest Neighborhood** [Neighborhood 5] contains about 10 gross acres (about nine net acres), and is designated Highest Density Residential (HHDR). This neighborhood is located northwest of the intersection of Broadway and Carmen Avenue.

Policy:

PAP 5.8 The entire Broadway/Carmen Avenue Northwest Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Broadway/Carmen Avenue Southwest Neighborhood** [Neighborhood 6] contains about 19 gross acres, (about ~~17~~ ~~18~~ net acres), as is designated Highest Density Residential (HHDR). This neighborhood is located southwest of the intersection of Broadway and Carmen Avenue.

Policy:

PAP 5.9 The entire Broadway/Carmen Avenue Southwest Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Broadway/Carmen Avenue Northeast Neighborhood** [Neighborhood 9] contains about 10 gross acres about nine net acres), and is designated Highest Density Residential (HHDR). This neighborhood is located northeast of the intersection of Broadway and Carmen Avenue.

Policy:

PAP 5.10 The entire Broadway/Carmen Avenue Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Carmen Avenue South Neighborhood** [Neighborhood 11] contains about five gross acres (**also**, about five net acres), and is designated Highest Density Residential (HHDR). This neighborhood is located along the south side of Carmen Avenue, directly across the avenue from the vicinity of its intersection with Ana Maria Street.

Policy:

PAP 5.11 The entire Carmen Avenue South Neighborhood shall be developed in accordance with the HHDR land use designation.

Mixed-Use Areas (MUA) Neighborhoods descriptions and policies:

Following are descriptions of the six neighborhoods of Cabazon Town Center that are designated as Mixed-Use Areas (MUAs), and the policies specific to each neighborhood.

The **Main Street/Interstate 10 Neighborhood** [Neighborhood 2], covers about 77 gross acres (about 64 net acres) and is designated as a Mixed-Use Area, with a **requirement for required minimum of 35%** HHDR development. This neighborhood is located within the historic core of the community – the crescent of land bounded on the north by Interstate 10 and on the south by Main Street (a designated Secondary Highway) and the Southern Pacific rail line. There is already a mix of land uses in this area, including single-family housing, lots with two homes or duplexes, commercial uses, a church, a sheriff's station, and small-scale industrial/distribution uses. There are also many vacant parcels. The Mixed Use Area designation offers opportunities to develop either mixtures of existing and new uses, entirely new mixed use projects, or combinations thereof.

Policies:

- PAP 5.12 **Thirty-five percent At least 35%** of the Main Street/Interstate 10 Neighborhood shall be developed in accordance with the HHDR land use designation.
- PAP 5.13 Nonresidential uses should include a variety of other uses, such as retail and dining activities serving the local population and tourists, office uses, public uses, places of worship, community facilities, and recreation centers.
- PAP 5.14 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.

The **Apache Trail-Bonita Northeast Neighborhood** [Neighborhood 3], covers about 101 gross acres (about ~~96~~ **97**-net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 35%** HHDR development. This neighborhood is located northerly of Bonita Avenue (a designated Major Highway), easterly of Apache Trail (also a designated Major Highway), westerly of Orange Street, and southerly of the Southern Pacific rail line and Main Street.

Policies:

- PAP 5.15 **Thirty-five At least 35%** of the Apache Trail-Bonita Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.
- PAP 5.16 Residential uses are encouraged to be located in the southerly and westerly portions of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks and other uses, light industrial uses, and parkland.
- PAP 5.17 In addition to pedestrian and bicycle access between residential and nonresidential uses, linkages should be provided along the edge of the Rural Desert land use designation that includes the San Gorgonio River floodplain and fluvial sand transport area.

The **Broadway/Bonita Avenue Northwest Neighborhood** [Neighborhood 4] contains about 15 gross acres (14 net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development. This neighborhood is located northwest of the intersection of Broadway and Bonita Avenue.

Policies:

- PAP 5.18 **Fifty percent At least 50%** of the Broadway/Bonita Avenue Northwest Neighborhood shall be developed in

accordance with the HHDR land use designation.

PAP 5.19 *Development in this neighborhood should not preclude the potential for a grade separation where Broadway crosses the Southern Pacific rail line.*

The **Broadway/Bonita Avenue Northeast Neighborhood** [Neighborhood 7] contains about 42 gross acres (about 40 net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50%** HHDR development. This neighborhood is located northeast of the intersection of Broadway and Bonita Avenue.

Policies:

PAP 5.20 **Fifty percent** ~~At least 50%~~ of the Broadway/Bonita Avenue Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

PAP 5.21 *A community trail should be developed along the easterly margin of the neighborhood, at the westerly edge of the Rural Desert land use designation.*

PAP 5.22 *Development in this neighborhood should not preclude the potential for a grade separation where Broadway crosses the Southern Pacific rail line.*

The **Broadway/Bonita Avenue Southeast Neighborhood** [Neighborhood 8] contains about 11 gross acres (about 10 net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50%** HHDR development. This neighborhood is located southeast of the intersection of Broadway and Bonita Avenue.

Policies:

PAP 5.23 **Fifty percent** ~~At least 50%~~ of the Broadway/Bonita Avenue Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

PAP 5.24 *This neighborhood is ideally located and suited as a potential location for a neighborhood shopping center, as a component of the site's mixed uses, serving the residents of Cabazon southerly of the Southern Pacific rail line and Interstate 10.*

The **Bonita Avenue/Almond Street Southeast Neighborhood** [Neighborhood 10] contains about 59 gross acres (about 53 net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50%** HHDR development. This neighborhood is located southwest of the intersection of Bonita Avenue and Almond Street.

Policy:

PAP 5.25 **Fifty percent** ~~At least 50%~~ of the Bonita Avenue/Almond Street Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

Policy applying to all six neighborhoods designated as Mixed-Use Areas (MUA):

PAP 5.26 *Nonresidential uses should include a variety of other uses, such as business parks, office, retail, light Industrial, and parkland.*

Policies applying to all 11 neighborhoods of Cabazon Town Center, whether they are designated as Highest Density Residential (HHDR) or Mixed-Use Areas (MUA):

- PAP 5.27 HHDR development is encouraged to 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.*
- PAP 5.28 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.*
- PAP 5.29 Buffers shall be provided between the Highest Density Residential development and existing lower density residential areas, such as those in the neighborhood (Neighborhood 10) located southerly of Bonita Avenue, easterly of Broadway, and westerly of Almond Street.*
- PAP 5.30 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design and use features as varied building heights and spacing, park and recreational areas, trails, and landscaping.*
- PAP 5.31 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 frequent and, in many cases, even daily, basis.*
- PAP 5.32 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.*
- PAP 5.33 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.*

San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass area is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, funneled through the Pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic view sheds, nearby residents, and increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views, noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects that could adversely affect existing downwind wind turbines.

Wind energy development in the San Gorgonio Pass area was studied through the San Gorgonio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. Since the adoption of the San Gorgonio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting



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Western Coachella Valley Area Plan

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- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 1101, BOS RSLN 2012-038, 01/10/12;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;

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Western Coachella Valley Area Plan

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

NOTES:

- 1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
- 2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- 3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5 acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.
- 4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

Table 2: Statistical Summary of Western Coachella Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.	
LAND USE ASSUMPTIONS AND CALCULATIONS⁸					
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS					
AGRICULTURE FOUNDATION COMPONENT					
Agriculture (AG)	0	0	0		0
<i>Agriculture Foundation Sub-Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>		<i>0</i>
RURAL FOUNDATION COMPONENT					
Rural Residential (RR)	19,909	2,986	7,263		NA
Rural Mountainous (RM)	565	28	69		NA
Rural Desert (RD)	12,043	602	1,464		NA
<i>Rural Foundation Sub-Total:</i>	<i>32,517</i>	<i>3,616</i>	<i>8,796</i>		<i>0</i>
RURAL COMMUNITY FOUNDATION COMPONENT					
Estate Density Residential (RC-EDR)	215	75	183		NA
Very Low Density Residential (RC-VLDR)	756 746	567 560	1,379 1,361		NA
Low Density Residential (RC-LDR)	0	0	0		NA
<i>Rural Community Foundation Sub-Total:</i>	<i>971</i> 961	<i>642</i> 635	<i>1,562</i> 1,544		<i>0</i>
OPEN SPACE FOUNDATION COMPONENT					
Open Space-Conservation (OS-C)	2,339	NA	NA		NA
Open Space-Conservation Habitat (OS-CH)	106,351	NA	NA		NA
Open Space-Water (OS-W)	4,082	NA	NA		NA
Open Space-Recreation (OS-R)	1,839	NA	NA		276
Open Space-Rural (OS-RUR)	66,086	1,652	4,018		NA
Open Space-Mineral Resources (OS-MIN)	2,487	NA	NA		75
<i>Open Space Foundation Sub-Total:</i>	<i>183,184</i>	<i>1,652</i>	<i>4,018</i>		<i>351</i>

COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	1,024	359	872	NA
Very Low Density Residential (VLDR)	408	306	744	NA
Low Density Residential (LDR)	297	445	1,083	NA
Medium Density Residential (MDR)	7,989 7,559	27,963 26,455	68,005 64,339	NA
Medium-High Density Residential (MHDR)	1,501 1,077	9,755 7,000	23,724 17,024	NA
High Density Residential (HDR)	1,099 1,096	12,085 12,057	29,390 29,324	NA
Very High Density Residential (VHDR)	169	2,866	6,970	NA
Highest Density Residential (HHDR)	0 5 82	14 2,450	35 5,957	NA
Commercial Retail ² (CR)	460 311	NA	NA	6,920 4,668
Commercial Tourist (CT)	358	NA	NA	5,850
Commercial Office (CO)	29	NA	NA	1,097
Light Industrial (LI)	4,529	NA	NA	58,229
Heavy Industrial (HI)	36	NA	NA	314
Business Park (BP)	119 85	NA	NA	1,943 1,382
Public Facilities (PF)	2,162	NA	NA	2,162
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA) ¹	42 1,012	0 13,626	0 33,139	679 3,496
<i>Community Development Foundation Sub-Total:</i>	<i>20,222 20,234</i>	<i>53,793 65,564</i>	<i>130,823 159,452</i>	<i>77,194 77,195</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	236,894 236,896	59,703 71,467	145,199 173,810	77,545 77,546
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	173,385	---	---	---
Indian Lands	9,230	---	---	---
Freeways	1,629	---	---	---
<i>Other Lands Sub-Total:</i>	<i>184,244</i>			
TOTAL FOR ALL LANDS:	421,138 421,140	59,703 71,467	145,199 173,810	77,545 77,546
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations. The acreage and statistical data below represent ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS ^{4,5}				
Rural Village Overlay	115			
<i>Total Area Subject to Overlays:^{4,5}</i>	<i>115</i>			
POLICY AREAS ⁶				
San Geronio Pass Wind Energy	23,718			
Hot Springs	3,066			
Rancho Mirage Sphere of Influence	1,512			
Bermuda Dunes Airport Influence Area	4,683			
Palm Springs International Airport Influence Area	468			
Cahuilla Hills Policy Area	638			
<i>Total Area Within Policy Areas:⁶</i>	<i>34,085</i>			
TOTAL AREA WITHIN SUPPLEMENTALS:	34,200			

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 and certain Policy Areas 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 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 7 Acreages in the table are calculated with associated land use assumption formulas as well as the spatial circumstances. Thus the acreage tabulation in the table does not reflect the actual geographical statistics of the Area Plan.
- 8 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

Sky Valley Mobile Home Parks and Recreational Vehicle Parks

In addition to the mapped Hot Springs Policy Area located westerly of Sky Valley, the same type of thermal resources exist in portions of Sky Valley in the vicinity of the existing mobile home park and recreational vehicle park southerly of Dillon Road. In order to utilize this natural resource, it is appropriate to make special provision to allow for the expansion of these land uses in this Rural Residential designated area.

Policies:

- WCVAP 7.1 Notwithstanding the mapped Area Plan designations of the subject properties, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to provide for expansion of an existing mobile home park or recreational vehicle park, or the establishment of new mobile home parks or recreational vehicle parks on properties located south of Dillon Road in the east half of the northwest quarter and the west half of the northeast quarter of Section 21, Township 3 South, Range 6 East, S.B.B. and M. that are contiguous to such parks 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. The project is specifically designed to provide for the utilization of the hot mineral water thermal resources by the project's future residents, customers, and guests.
 - b. The total acreage that may utilize this exemption is limited to a maximum of 40.75 acres.
 - c. The proponent shall submit, in conjunction with the project application, a hydrogeological report assessing the presence of the resource and its potential for use by the project's future residents, customers, and guests.
 - d. Adequate services are available to the project, including sewer service.
 - e. The project is designed to be compatible with its rural surroundings.
 - f. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

Mixed Use Areas/Highest Density Residential Development Town Centers

Thousand Palms Town Center

The Thousand Palms Town Center (see Figure 3.A) consists of approximately 605 ~~602~~ gross acres consisting of five ~~six~~ Mixed-Use Area neighborhoods located along Ramon and Varner Roads. This town center serves as the western entrance into the Thousand Palms Community directly accessible from Interstate 10 via the Ramon Road and Monterey Avenue interchanges. The area is generally characterized by vacant lots, rural residential, mobile home subdivisions and scattered local-serving commercial uses amongst the desert sand dunes, hillsides and flat terrain.

Thousand Palms Town Center is centrally located among the Coachella Valley desert communities. The desert region's major employment sectors include agriculture, healthcare, retail trade, and hospitality. The valley as a whole is diversifying its economy to include renewable energy, clean technology, and manufacturing. Major employment centers within the vicinity of this area include casinos, golf courses, country clubs, hotels, retail centers, medical centers, California State University San Bernardino, University of California Riverside, and College of the Desert Community College.

The goals for this Town Center are to concentrate the community's future higher intensity development along Ramon and Varner Roads while protecting the viewsheds and biological resources of Indio Hills, provide diverse housing opportunities for existing and growing desert populaces, provide connectivity to destination points through varying transit modes, and provide additional local serving commercial uses, public services and employment opportunities.

The Thousand Palms Town Center will facilitate creative approaches to community development through the implementation of the Mixed Use Zone Classification or a specific plan, wherever possible. There are ~~two three~~ neighborhood groupings in this Town Center. Each neighborhood should be planned as a unit with a common theme that reflects the Thousand Palms Community. The ~~two three~~ neighborhood groupings, the ~~Desert Moon East Neighborhood (single neighborhood)~~, Thousand Palms Neighborhoods Adjacent to I-10 (three neighborhoods), and Thousand Palms neighborhoods Along Ramon Road (two neighborhoods), and the policies that apply to them, are described below.

Mixed-Use Areas (MUAs) Neighborhoods Descriptions and Policies:

***Thousand Palms Neighborhoods Adjacent To I-10** [Monterey Avenue/Varner Road Neighborhood, Boca Chica Trail/Varner Road Neighborhood, and Ivey Ranch Neighborhood (Neighborhoods 2, 5, and 6, respectively, as shown on Figure 3 – detail)] are located near existing or proposed I-10 freeway interchanges. These neighborhoods are generally vacant with large parcels that can accommodate Mixed-Use Area developments with local-servicing commercial uses, office centers, and tourist-accommodating uses.*

*The **Monterey Avenue/Varner Road Neighborhood** [Neighborhood 2] contains about 110 gross acres (about 96 net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.*

Policy:

*WCVAP 8.2 **Fifty percent At least 50%** of the Monterey Avenue/Varner Road Neighborhood shall be developed in accordance with the HHDR land use designation.*

*The **Boca Chica Trail/Varner Road Neighborhood** [Neighborhood 5] contains about 192 gross acres (about 179 ~~178~~ net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.*

Policy:

*WCVAP 8.3 **Fifty percent At least 50%** of the Bolsa Chica/Varner Road Neighborhood shall be developed in accordance with the HHDR land use designation.*

*The **Ivey Ranch Neighborhood** [Neighborhood 6] contains about 145 gross acres (about 143 net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.*

Policy:

*WCVAP 8.4 **Fifty percent At least 50%** of the Ivey Ranch Neighborhood shall be developed in accordance with the*

HHDR use designation.

Thousand Palms Neighborhoods Along Ramon Road [*Ramon Road Neighborhood and Desert Moon West Neighborhood (Neighborhoods 1 and 3, respectively, as shown on figure 3 – Detail)*]. The Ramon Neighborhood is generally characterized by small lots with intermittent commercial uses and community services. The Desert Moon West Neighborhood is generally vacant with some existing residential development. Mixed commercial, business park uses and community services are encouraged to continue to operate and establish within these neighborhoods.

The ***Ramon Road Neighborhood*** [*Neighborhood 1*] contains about 37 gross acres (about 24 net acres), and is designated as a Mixed-Use Area, with a ***requirement for required minimum of 25%*** HHDR development.

Policy:

WCVAP 8.5 ***Twenty-five percent At least 25%*** of the Ramon Road Neighborhood shall be developed in accordance with the HHDR land use designation.

The ***Desert Moon West Neighborhood*** [*Neighborhood 3*] contains about 120 gross acres (about ~~113~~ ***112*** net acres), and is designated as a Mixed-Use Area, with a ***requirement for required minimum of 25%*** HHDR development.

Policies:

WCVAP 8.6 ***Twenty-five percent At least 25%*** of the Desert Moon West Neighborhood shall be developed in accordance with the HHDR land use designation.

WCVAP 8.7 *Local serving commercial and tourist commercial uses are encouraged to establish within these neighborhoods.*

The following policies shall apply to all Mixed-Use Area development within the Thousand Palms Town Center:

WCVAP 8.8 *The portions of Mixed-Use Areas that are not developed for HHDR may accommodate additional residential development at varying densities, general commercial, commercial office, business park, and commercial tourist, public facility, and recreational uses.*

WCVAP 8.9 *The neighborhoods are encouraged to be developed through a Specific Plan application or Implementation of the Mixed Use Zone Classification.*

WCVAP 8.10 *Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.*

WCVAP 8.11 *Encourage redevelopment, reuse of existing infrastructure, and parcel mergers to establish additional commercial uses, business park uses and community services such as day care facilities and parks.*

The following policies shall apply to all six neighborhoods in Thousand Palms Town Center, whether designated as Highest Density Residential (HHDR) or Mixed-Use Area (MUA):

WCVAP 8.12 *HHDR development shall accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

WCVAP 8.13 *Encourage active mobility by providing adequate non-motorized infrastructure such as sidewalks, trails and*

bikeways.

- WCVAP 8.14 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.*
- WCVAP 8.15 Develop a trails system that connects to the local and regional trails system, including Cathedral City, Palm Springs and Palm Desert and the County trails systems as shown on Western Coachella Valley Area Plan Figure 8 Trails and Bikeway System.*
- WCVAP 8.16 Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, Amtrak Stations, and recreational opportunities.*
- WCVAP 8.17 Incorporate educational kiosks and public art that highlights viewsheds and community focal points along trails and within developments.*
- WCVAP 8.18 Use public art to create a sense of place.*
- WCVAP 8.19 Create visual interest by providing varied roof lines and adhere to the signage policies WCVAP 15.1 through WCVAP 15.4.*
- WCVAP 8.20 Use single storied construction and lower building heights when development is immediately adjacent to existing single family residential dwellings.*
- WCVAP 8.21 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.*

Thousand Palms Community: I-10/Cook Street Vicinity (Mixed-Use Area)

*The Thousand Palms Community (I-10/Cook Street Vicinity) (see Figure 3B) includes a single neighborhood, the **I-10/Cook Street Neighborhood**, a Mixed-Use Area (MUA) consisting of approximately 69 gross acres (about 68 net acres) located north of Varner Road and Interstate 10 and west of Cook Street. This area is adjacent to a mobile home golf resort community, Xavier College Preparatory High School, and North Star Ranch. This area is ideal for higher density residential due to its central location and close proximity to the educational loop within the City of Palm Desert. The MUA will provide flexibility for mixed residential and commercial uses to provide additional housing, employment and educational opportunities for the Thousand Palms Community.*

Following are the policies applying to the I-10/Cook Street Neighborhood:

- WCVAP 8.22 **Fifty percent** ~~At least 50%~~ of the I-10/Cook Street Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.23 Commercial uses are encouraged along Varner Road with the residential component generally located within the northerly portion of the MUA.*
- WCVAP 8.24 Development should accommodate a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

- WCVAP 8.25 The remaining portion of the neighborhood that is not developed for HHDR may provide a mixture of uses including additional residential at varying densities, commercial, public facility, and recreational uses.*
- WCVAP 8.26 Development should be processed through a Specific Plan application or implementation of the Mixed Use Zone Classification.*
- WCVAP 8.27 Commercial uses should be concentrated along Varner Road; however, residential may be incorporated along Varner Road if vertical mixed use is a part of the project design.*
- WCVAP 8.28 Provide a trail/bikeway connection to the California State University, San Bernardino and University of California, Riverside campuses.*
- WCVAP 8.29 Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.*
- WCVAP 8.30 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.*
- WCVAP 8.31 Minimize visual impacts to single family residential units that are immediately adjacent by decreasing building height*
- WCVAP 8.32 Adhere to the Scenic Highway Signage provision of this area plan along Interstate 10.*
- WCVAP 8.33 Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.*
- WCVAP 8.34 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.*

Desert Edge/Southeast Desert Hot Springs Community (Mixed-Use Areas)

The Desert Edge/ Southeast Desert Hot Springs Community (see Figure 3C) consists of two Mixed-Use Areas (MUAs) located at the intersection of Dillon Road and Mountain View Road, easterly of the City of Desert Hot Springs. The community covers about 20 gross acres, and consists of two neighborhoods, Mountain View/Dillon Roads SW Neighborhood and Mountain View/Dillon Roads NE Neighborhood. There are existing commercial and industrial uses, as well as, single family dwelling units and mobile home parks located west of this community. This community is ideally situated near the Hot Springs Policy Area that encourages the destination resorts and commercial tourist uses that focus on the natural hot mineral water thermal resources. The community will provide the potential for varied housing forms for seniors and the desert area workforce.

Following are the neighborhood descriptions and policies applying to each of the Desert Edge/Southeast Desert Hot Springs Mixed-Use Area neighborhoods:

*The Mountain View/Dillon Roads SW Neighborhood [Neighborhood 1] is located southwest of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50% HHDR development.** The neighborhood covers about 10 gross acres (about nine net acres).*

Policy:

*WCVAP 8.35 **Fifty percent** ~~At least 50%~~ of the Mountain View/Dillon Roads SW Neighborhood shall be developed in accordance with the HHDR land use designation.*

*The **Mountain View/Dillon Roads NE Neighborhood** [Neighborhood 2] is located northeast of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development. The neighborhood covers about 10 gross acres (about nine net acres).*

Policy:

*WCVAP 8.36 **Fifty percent** ~~At least 50%~~ of the Mountain View/Dillon Roads NE Neighborhood shall be developed in accordance with the HHDR land use designation.*

The following policies apply to both Mixed-Use Area neighborhoods of the Desert Edge/Southeast Desert Hot Springs Community:

WCVAP 8.37 HHDR developments should accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

WCVAP 8.38 The remainder of each the MUA that is not developed for HHDR may be developed as a mix of neighborhood supporting retail commercial, office, community facilities, and other uses.

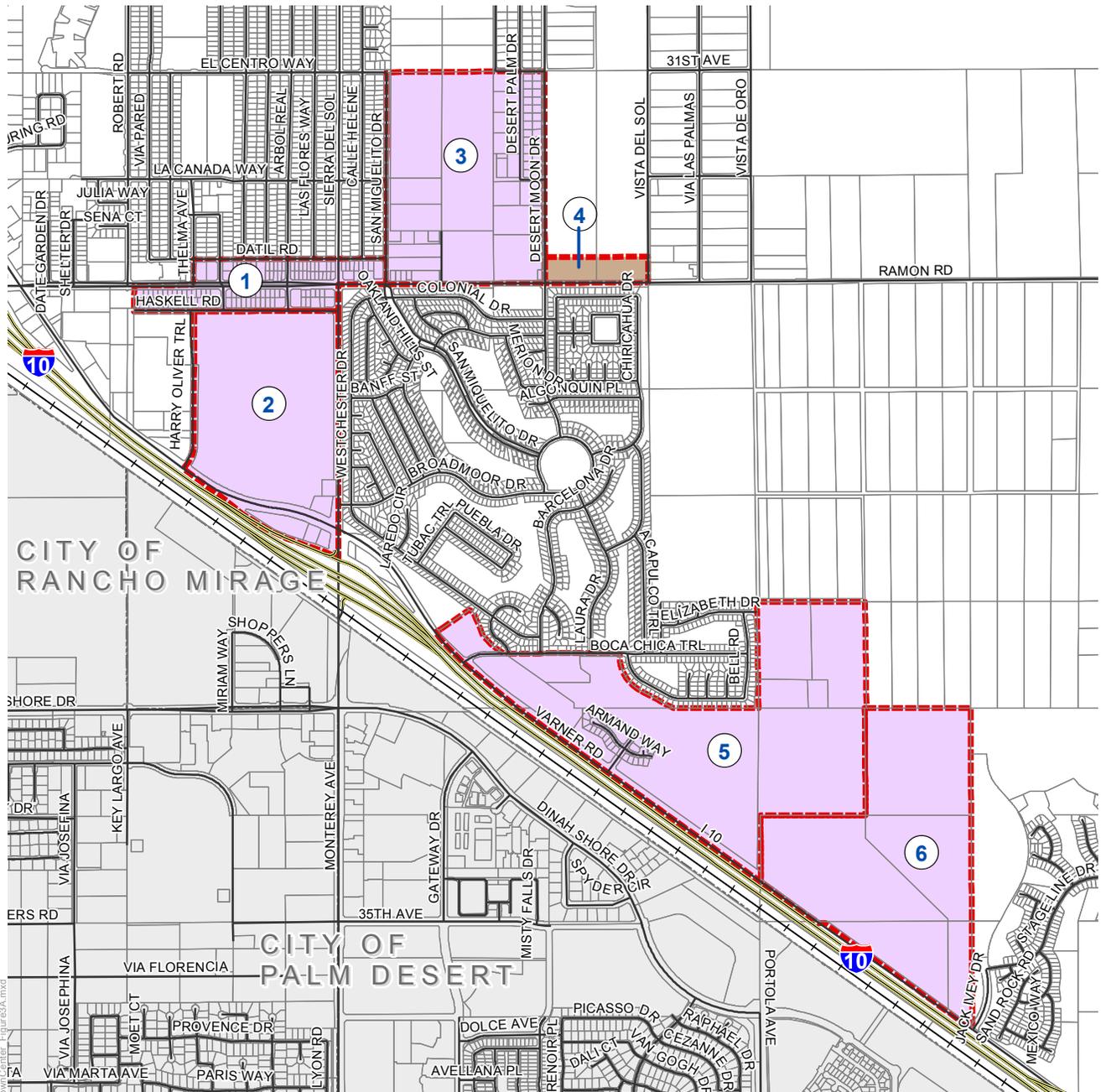
WCVAP 8.39 The neighborhoods should be developed through implementation of the Mixed-Use Zone classification.

WCVAP 8.40 Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.

WCVAP 8.41 Explore providing connections to the future extension of the Coachella Valley Association of Government CV Link Trails system and the County trails system as shown on the Western Coachella Valley Area Plan’s Figure 8 - Trails and Bikeways System.

WCVAP 8.42 Encourage vertical mixed uses to incorporate commercial, businesses, and public facilities with residential uses through multi-storied construction.

WCVAP 8.43 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.



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

- Mixed-Use Area
- Highest Density Residential
- Railroads
- Cities

HHDR / MUA NEIGHBORHOODS:

- 1- Ramon Road
- 2- Monterey Avenue - Varner Road
- 3- Desert Moon Drive West
- 4- Desert Mone Drive East
- 5- Boca Chica Trail - Varner Road
- 6- Ivey Ranch

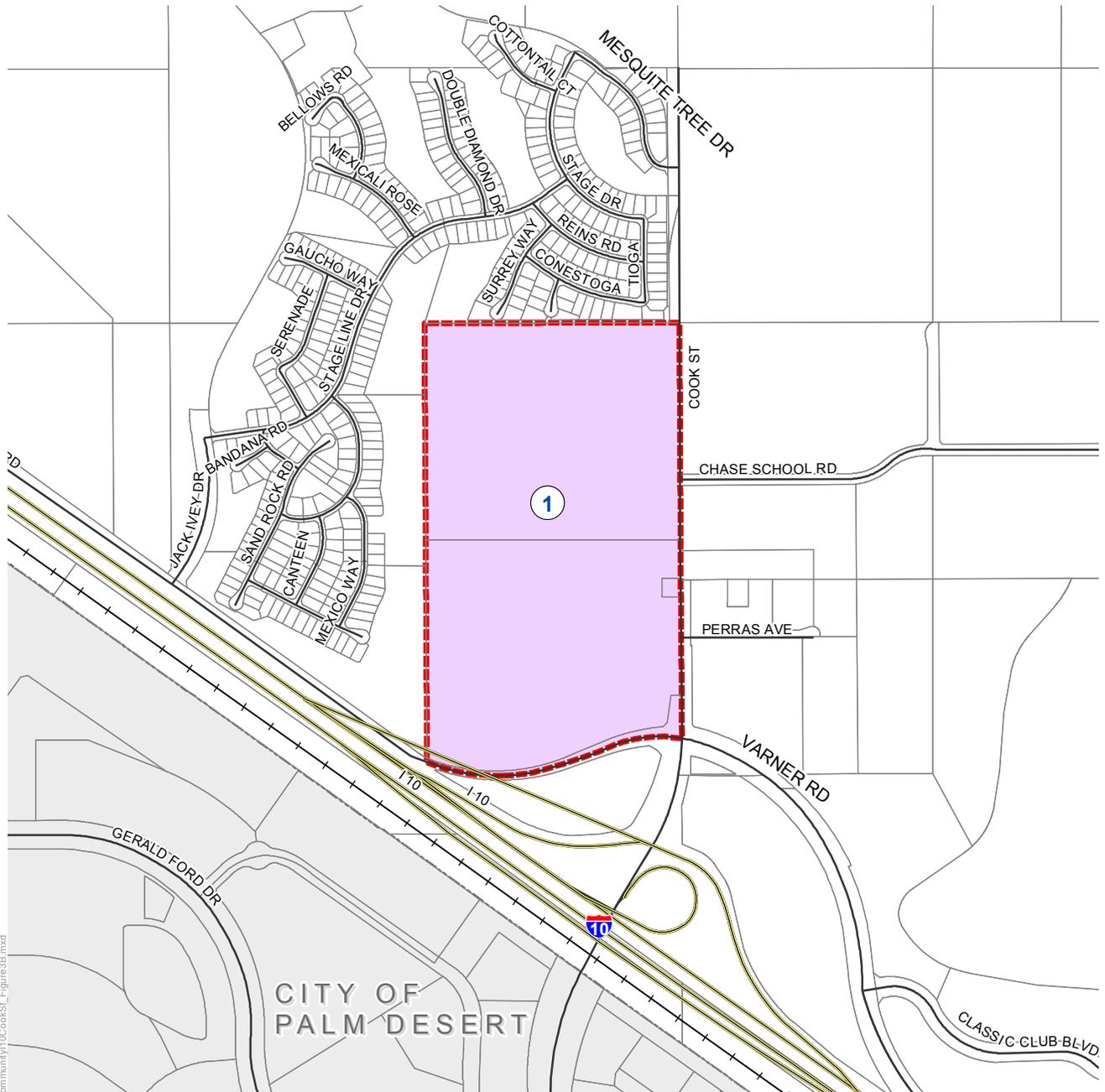
Figure 3A

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**WESTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
THOUSAND PALMS
TOWN CENTER
NEIGHBORHOODS**



Path: \\agency\images\Projects\Planning\Housing\HHDR_Maps\Work\Exhibits\District4\ThousandPalmsTownCenter_Figure3A.mxd



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

**MUA NEIGHBORHOOD:
1- Interstate 10 - Cook Street**

 **Mixed-Use Area**

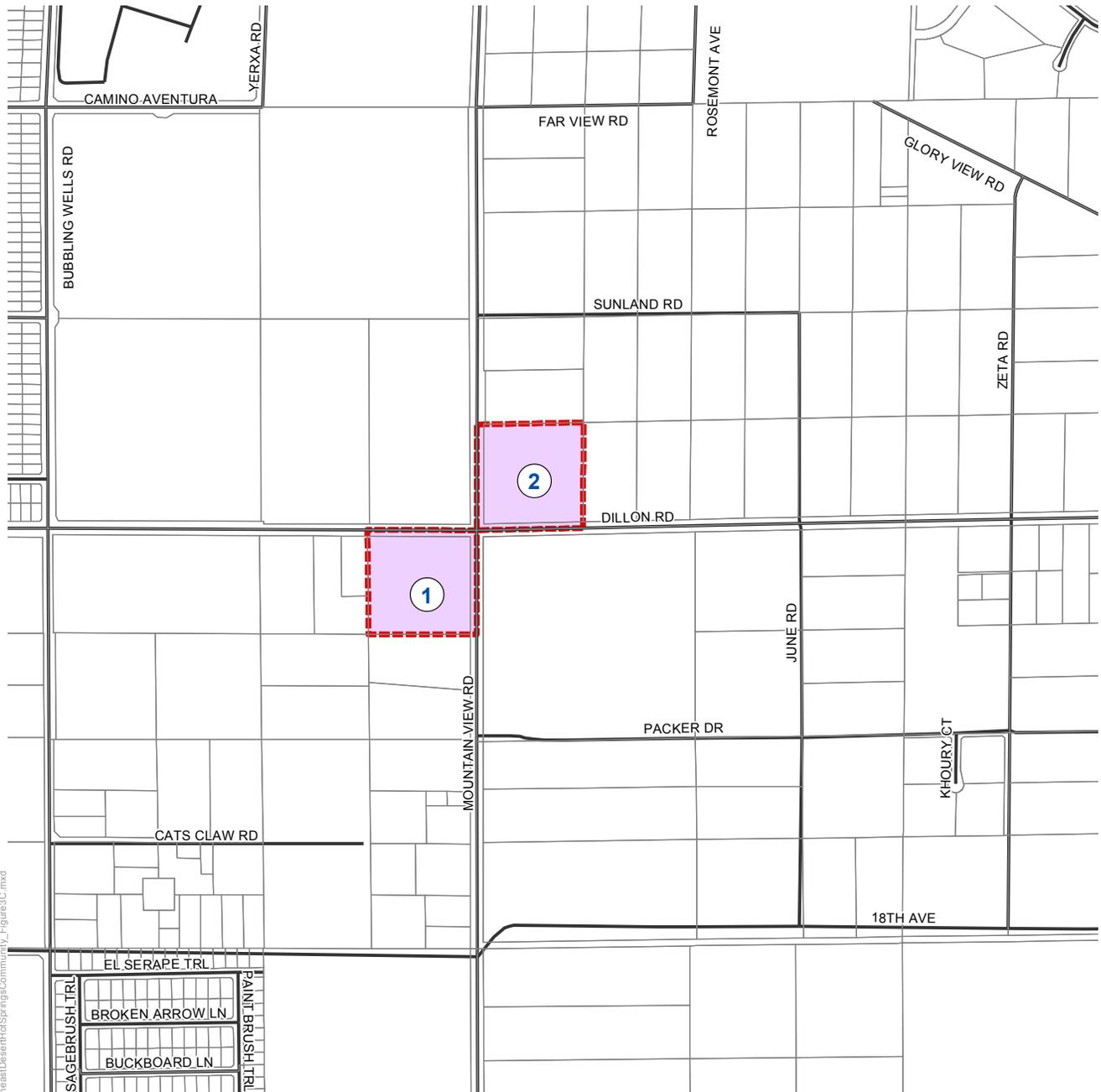
 **Railroads**

 **Cities**

Figure 3B

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**WESTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
THOUSAND PALMS COMMUNITY
(I-10 / COOK STREET VICINITY)
NEIGHBORHOODS**



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**



Mixed-Use Area

MUA NEIGHBORHOODS:

- 1- Mountain View / Dillon Roads Southwest
- 2- Mountain View / Dillon Roads Northeast

Figure 3C

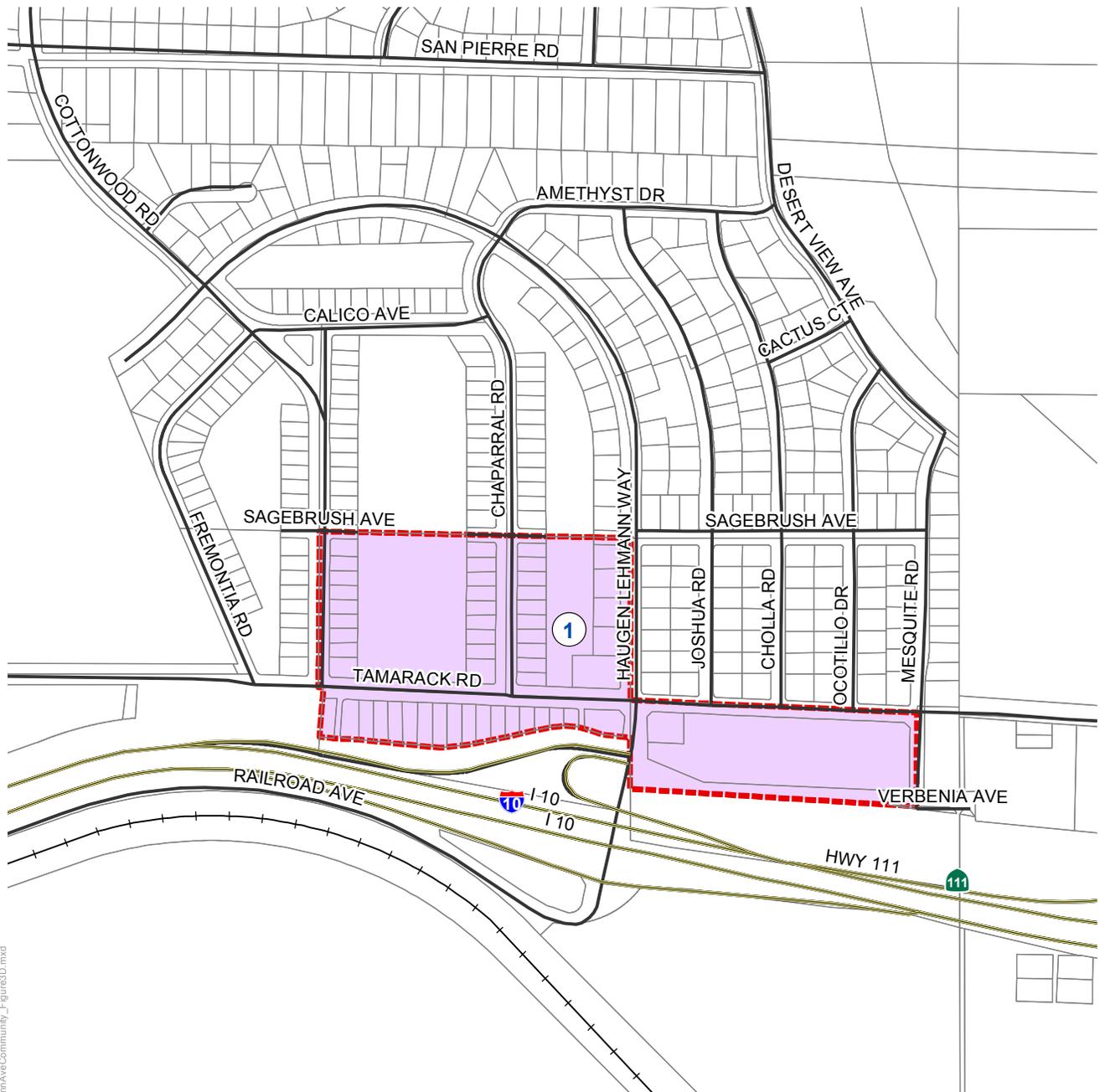
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**WESTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
DESERT EDGE / SOUTHEAST
DESERT HOT SPRINGS COMMUNITY
NEIGHBORHOODS**



3/22/2016





Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**



Mixed-Use Area



Railroads

MUA NEIGHBORHOOD:

1- Haugen Lehmann Avenue - Tamarack Road

Figure 3D

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

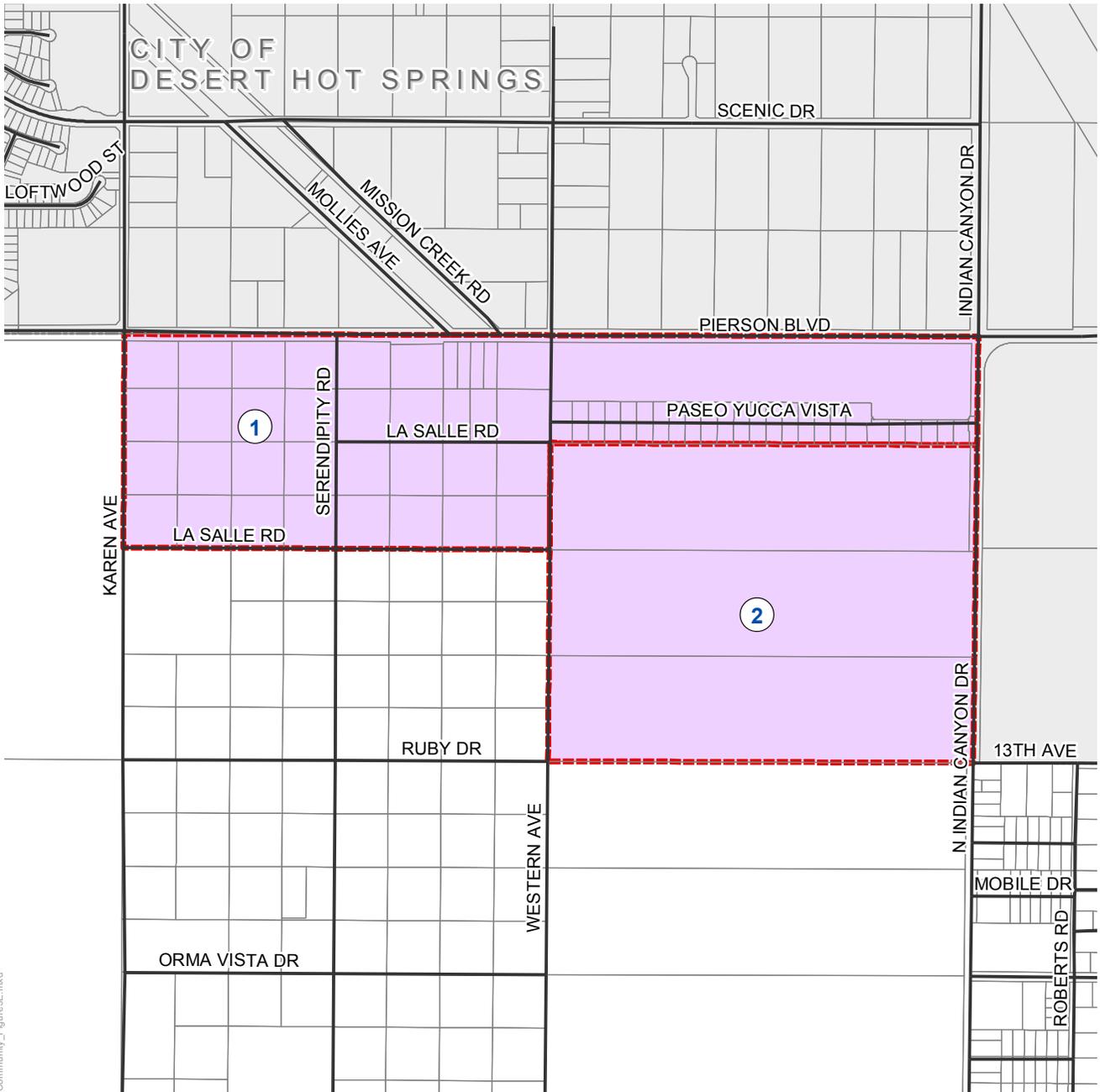


3/22/2016



**WESTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
I-10 / HAUGEN LEHMANN AVENUE
COMMUNITY
NEIGHBORHOODS**

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Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

 **Cities**

MUA NEIGHBORHOODS:

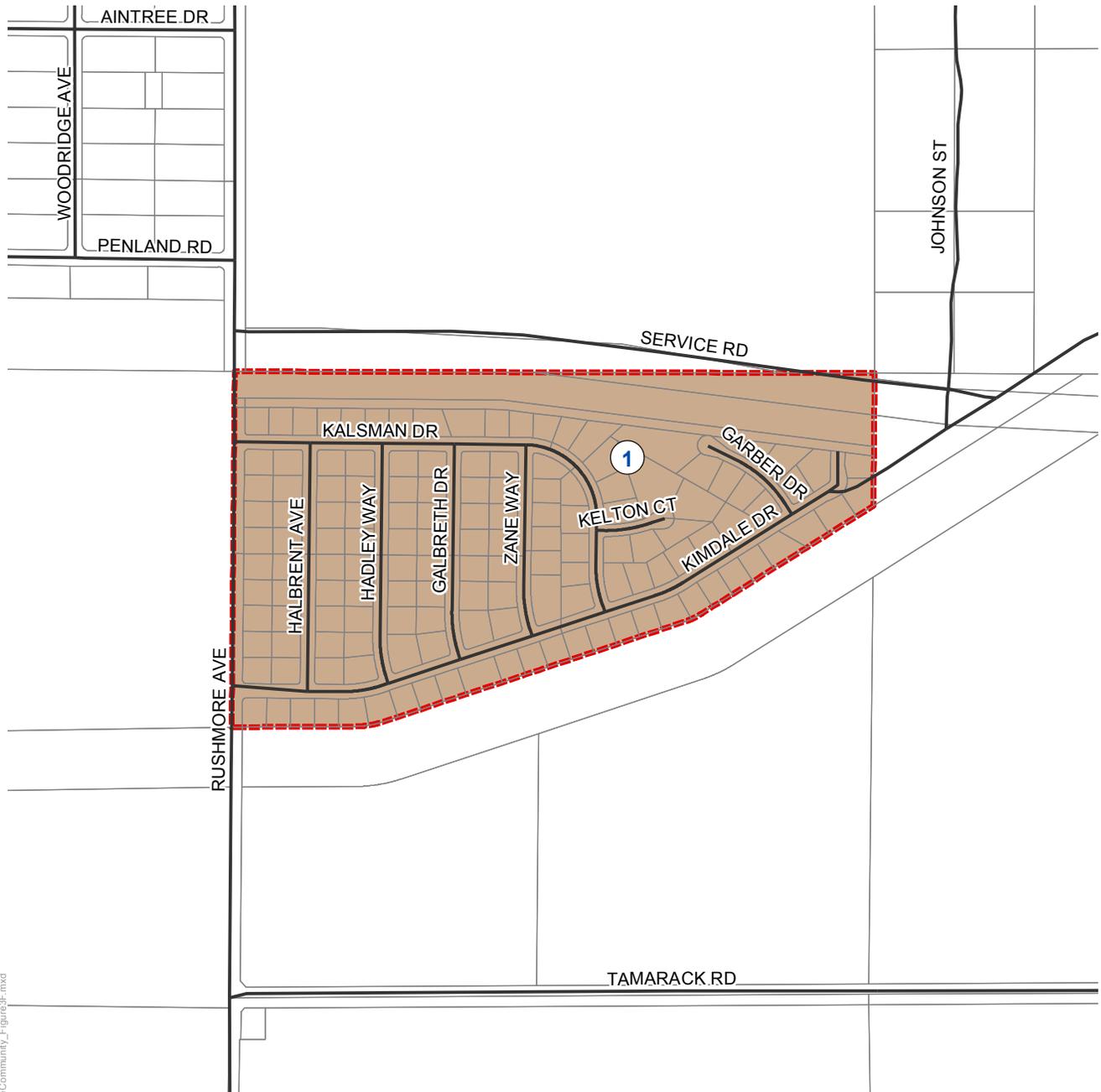
- 1- Pierson Blvd. - Pierson Canyon Drive / Karen Avenue**
- 2- Indian Canyon Drive West**

Figure 3E

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**WESTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
NORTH PALM SPRINGS
COMMUNITY
NEIGHBORHOODS**



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Highest Density Residential**

**HHDR NEIGHBORHOOD:
1- Rushmore Avenue / Kimdale Drive**

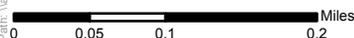
Figure 3F

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**WESTERN COACHELLA VALLEY
AREA PLAN
PROPOSED GPA NO. 1122
RUSHMORE / KIMDALE
COMMUNITY
NEIGHBORHOODS**



3/22/2016



Path: \\agency\images\Projects\Planning\HHDR_Mapping\Work\Exhibits\Districts\Rushmore\Kimdale\Community_Figure3F.mxd

I-10/Haugen Lehmann Ave. Community (Mixed-Use Area)

*In order to stimulate growth and development in the southerly portion of the San Gorgonio Pass community known as West Palm Springs Village, an area of about ~~38~~ ~~36~~ gross acres (about 26 net acres) within the community located northerly of the Haugen-Lehmann Way interchange with Interstate 10 is designated as a Mixed-Use Area (see Figure 3D), with a requirement for 75% HHDR development. The area extends westerly from Haugen-Lehmann Way to Cottonwood Road. This Mixed-Use Area is the **Haugen Lehmann/Tamarack Neighborhood** [Neighborhood 1]. Generally, it extends from Sagebrush Avenue (west of Haugen Lehmann Way) on the north to Interstate 10 on the south. It extends east-west from Cottonwood Road to Mesquite Road. It encompasses the two parcels located southerly of Tamarack Road (This area is occupied by an eleven-building complex in use, or approved for use, as an 80-resident halfway house operated under contract with the California Department of Corrections and Rehabilitation). Tamarack Road westerly of Haugen-Lehmann Way is designated as a Major Highway, as is the short segment of Haugen-Lehmann Way between Tamarack Road and Interstate 10. There are many existing single family residences in the area. Sewer service is not yet available in this area; however, the existing residential lot sizes are suburban, rather than those typical of rural communities, and the area is located within the Community Development Foundation Component in light of the existing residential lot sizes.*

Following are the policies applying to the Haugen Lehmann/Tamarack Neighborhood:

- WCVAP 8.44 **Seventy-five percent** ~~At least 75%~~ of the Haugen Lehmann/Tamarack Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.45 ~~Additional non-HHDR uses in the remainder of this area could include retail uses (especially along Haugen-Lehmann Way at its intersection with Tamarack Road), offices, public and quasi-public uses, and recreational facilities, as well as continued residential use of existing homes.~~*
- WCVAP 8.46 ~~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.~~*

North Palm Springs Community (Mixed-Use Areas)

***North Palm Springs Community** (see Figure 3E): In order to stimulate growth and development in the community of North Palm Springs, a total of about ~~243~~ ~~244~~ acres within two predominantly undeveloped neighborhoods bounded by Pierson Boulevard on the north and Indian Canyon Drive on the east within the sphere of influence of the City of Desert Hot Springs are designated as Mixed-Use Areas. Pierson Boulevard also coincides with the southerly boundary of the City of Desert Hot Springs. These neighborhoods are the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood [Neighborhood 1] and the Indian Canyon Drive West Neighborhood [Neighborhood 2]. These two Mixed Use Area neighborhoods will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and non-residential 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, for example, grocery stores, pharmacies, places of worship, schools, parks, and community or senior centers.*

Following are the Policies Applying to each of North Palm Springs Community's two Mixed-Use Areas (MUAs):

*The **Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood** [Neighborhood 1] consists of about 123 gross acres (about 117 net acres), and is planned as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development. The westerly portion of Neighborhood 1 consists of thirty-six properties (30 of which are 2½ acres in*

size) within an 80-acre area that extends one-half mile southerly from Pierson Boulevard. The easterly portion of Neighborhood 1, covering about 53 acres, consists of one large parcel and 44 small parcels. This area extends one-quarter mile southerly from Pierson Boulevard.

Policies:

- WCVAP 8.47 *Fifty percent ~~At least 50%~~ of the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.48 *A mix of housing densities is encouraged to be established as part of the land use mixture in the portion of this neighborhood located west of Western Avenue, including the continued residential use of existing homes.*
- WCVAP 8.49 *Additional uses in the remainder of this neighborhood may include retail uses, offices, and recreational facilities, as well as a mix of residential densities and continued residential use of existing homes.*

The **Indian Canyon Drive West Neighborhood** [Neighborhood 2] consists of about 121 acres located along the westerly side of Indian Canyon Drive and extending one-half mile to Western Avenue on the west. This neighborhood is planned as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50% HHDR development**. Its southerly border would be a westerly extension of 13th Avenue, while its northernmost extent would be the southerly boundary of the easterly portion of the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood.

Policies:

- WCVAP 8.50 *Fifty percent ~~At least 50%~~ of the Indian Canyon Drive West Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.51 *Development along the southern edge of this neighborhood shall incorporate edges, transitions, and/or buffers to separate higher intensity uses on-site from the Rural Foundation Component area adjoining to the south, which is designated Estate Density Residential (maximum density: one dwelling unit per two acres).*

The following policies apply to both of the North Palm Springs Community’s Mixed-Use Area Neighborhoods:

- WCVAP 8.52 *Paseos and pedestrian/ bicycle connections should be provided between the Highest Density Residential areas and those nonresidential uses that would serve the local population.*
- WCVAP 8.53 *Any retail or office uses or other nonresidential uses serving the neighborhood should be designed in such a manner as to provide for a walkable, mixed-use area, rather than as isolated, self-contained pockets.*
- WCVAP 8.54 *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.*

Rushmore/Kimdale Community (Highest Density Residential)

Rushmore/Kimdale Community (see Figure 3F): The small community of Friendly Estates, a 72-acre area located easterly of Rushmore Avenue in the San Geronio Pass, easterly of Cabazon and westerly of Whitewater, is the site of one neighborhood, the **Rushmore/Kimdale Neighborhood** [Neighborhood 1]. The neighborhood is designated as HHDR. This neighborhood is bordered on three sides by land in the Open Space – Rural designation and on the west by lands within the

jurisdiction of the Morongo Band of Mission Indians. The area was subdivided into lots many years ago through the Friendly Estates subdivision, but the many single family residences that have been built there have been established on a custom basis by individual landowners. A major Southern California Edison transmission line right-of-way is located directly north of this subdivision, and the Metropolitan Water District aqueduct forms the southerly boundary.

The following policies apply to the Rushmore/Kimdale Neighborhood:

WCVAP 8.55 The entire Rushmore/Kimdale Neighborhood shall be developed in accordance with the HHDR land use designation.

WCVAP 8.56 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site and use features as varied building heights and spacing, park and recreational areas, trails, and landscaping.

WCVAP 8.57 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.

Residential Uses

The scenic qualities of the Coachella Valley make the area a special place to live. With the Valley continuing to face growth and development pressures, it is essential that current and future residents are able to maintain views of the desert and mountainous terrain from their homes. The following policies apply only to new residential developments approved after the effective date of this General Plan having densities of 8 dwelling units per acre or more, within the High, Very High, and Highest Density Residential land use designations, and address building height and compatibility issues between adjacent, varying residential densities. (Note: Policies relating to rooflines and buildings may not be applicable to mobile home parks.)

Policies:

WCVAP ~~8.1~~**8.58** Utilize single-story units adjacent to existing single family developments.

WCVAP ~~8.2~~**8.59** Ensure that two-story residential units do not block views from adjacent single family residences.

WCVAP ~~8.3~~**8.60** Require additional front and side-yard setbacks, where necessary, in order to ensure land use compatibility.

WCVAP ~~8.4~~**8.61** Ensure that architectural design is compatible with or enhances adjacent development.

WCVAP ~~8.5~~**8.62** Enhance blockwalls with special treatment or design.

WCVAP ~~8.6~~**8.63** Require residential development to incorporate the following design criteria:

- a. Roofline variation, through level changes and/or different building heights.
- b. Setback variation of units to reduce a straight-line effect, but in no case less than required by the Riverside County Land Use Ordinance.

ATTACHMENT B:

5) Appendix A-2: Glossary



Urban Design: The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Land Use: Residential, commercial, or industrial land use in areas where urban services are available.

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Utility Corridors: Rights-of-way or easements for utility lines on either publicly or privately owned property. (See “Right-of-way” or “Easement”)

Vehicle-Miles Traveled (VMT): A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Very Low-income Household: A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the 98 housing program.

View Corridor: The line of sight identified as to height, width, and distance of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewers attention.

Viewshed: The area within view from a defined observation point.

Volume-to-Capacity Ratio: A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as V/C . At a V/C ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a “peak period.” (See “Level of Service”)

Walkable: *A continuous network of sidewalks, paths and street crossings that encourages pedestrian travel between origins and destinations free of obstructions and in a safe and comfortable environment.*

Water-efficient Landscaping: Landscaping designed to minimize water use and maximize energy efficiency.

Watercourse: Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

Waterway: See “Watercourse”

Williamson Act: Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to

ATTACHMENT B:

6) Appendix E-2: Socioeconomic Build-Out Assumptions and Methodology



APPENDIX E-1-2: SOCIOECONOMIC BUILD-OUT ASSUMPTIONS AND METHODOLOGY

The following document provides a description of the assumptions and methods used to determine population, housing, and employment projections for the Riverside County General Plan Land Uses. Appendix E-1 factors, assumptions and methods were used in preparing the updated General Plan and associated analyses.

Assumptions & Methodology

The projections developed represent a range of estimates for potential population, dwelling units, and employment for the unincorporated areas of Riverside County. The General Plan land uses serve as the basis for these projections. A key assumption in understanding the magnitude of these projections is that the projections reflect a theoretical build-out of all unincorporated areas, rather than what is likely to appear on the ground over the next 20 years.

Land use designations differ among jurisdictions for a variety of reasons including unique physical and geographic characteristics, market forces, and varying community desires. There are no industry standards for population density or building intensity that can be applied to the new land use designations created for the Riverside County General Plan. ULI Handbooks, SCAG data, General Plans of cities within Riverside County and contemporary planning experience have been used to define the factors below to estimate Riverside County's future socioeconomic environment.

I. Residential: Population, Dwelling Units & Potential Workers

Gross Acres: Land use designation acreages were derived from GIS-based calculations for each of the Area Plans and the remaining unincorporated areas.

DU/AC (dwelling units per acre): A range of dwelling units per acre are identified for residential land use designations as well as for other designations that allow for limited residential uses (i.e., Rural Mountainous). As indicated in Table E-1, below, the range includes a minimum and maximum density for each designation as well as a midpoint. These ranges have been established based on actual product types and account for roads, rights-of-ways, easements and public facilities typically found in residential areas such as elementary schools, parks, etc.

Table E-1: Residential Housing Density Ranges

Land Use Designation	DU/AC		
	Minimum	Midpoint*	Maximum
Agriculture (AG)	0	0.05	0.1
Rural Residential (RR)	0.1	0.15	0.2
Rural Mountainous (RM)	0	0.05	0.1
Rural Desert (RD)	0	0.05	0.1
Open Space – Rural (OS-RUR)	0	0.025	0.05
Estate Density (EDR) (RC and CD)	0.2	0.35	0.5
Very Low Density (VLDR) (RC and CD)	0.5	0.75	1.0
Low Density (LDR) (RC and CD)	1.0	1.5	2.0
Medium Density (MDR)	2.0	3.5	5.0
Medium High Density (MHDR)	5.0	6.5	8.0
High Density (HDR)	8.0	11.0	14.0
Very High Density (VHDR)	14.0	17.0	20.0
Highest Density (HHDR)	20.0	30.0	40.0

*Factor used for theoretical build-out calculations.



Center type, the building intensity, or FAR, for each land use is typically greater in Community Centers than in areas designated for single uses and varies among the types. The square footage per employee factor remains the same as the single use land use designations. These factors are described as follows:

Table E-8: Community Center Land Use Factors

Community Center Type	FAR			SF/Emp.
	Minimum	Probable*	Maximum	
Village Center (VC)				
Commercial Retail	0.20	0.30	0.50	500
Commercial Office	0.25	0.50	1.00	300
Town Center (TC)				
Commercial Retail	0.20	1.00	1.50	500
Commercial Office	0.25	1.50	3.00	300
Job Center (JC)/Job Center No Residential (JCNR)				
Commercial Retail	0.20	0.40	0.50	500
Commercial Office	0.25	1.00	2.00	300
Light Industrial	0.25	0.38	0.60	1,030
Business Park	0.25	0.30	0.60	600

*Factors used for planning estimates.

For example, in a 100-acre Village Center, 30 acres (30%) would be designated as Commercial Retail and 10 acres (10%) as Commercial Office. Gross acres would be converted to net acres (30 x .75 = 22.5 net acres and 10 X 0.75 = 7.5 net acres). Next, to calculate net square footage, FARs would be applied to the net square feet (22.5 net acres x 43,560 sf X .30 = 294,030 net sf and 7.5 net acres x 43,560 sf X .50 = 163,350 net sf, or a total of 457,380 net sf). To calculate estimated employment, net square footage is divided by the SF per employee factor for each land use (294,030 net sf ÷ 500 = 588 employees and 163,350 net sf ÷ 300 = 546 employees, for a total estimated employment of 1,134).

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

Area Plans - Community	Land Use Assumption
<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>

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Eisnore– Meadowbrook Town Center	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)
Harvest Valley/Winchester – Domenigoni/Barton Properties	See Specific Plan No. 310
Harvest Valley/Winchester– Menifee North Specific Plan	See Specific Plan No. 260
Harvest Valley/Winchester– Winchester Community(Western Area)	Neighborhood 1: 25% HHDR. (See General Plan Appendix P-1B)
Harvest Valley/Winchester– Winchester Community Town Center	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 as what is assumed to occur under the CCO. (See General Plan Appendix P-1B)
Highgrove– Highgrove Town Center	Neighborhood 1: 75% HHDR, projected number of employees is based on this area's previously assigned land use designation of LI. (See General Plan Appendix P-1B)
Lakeview/Nuevo– Lakeview Town Center	Neighborhoods 1 and 2: 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 Appendix P-1B)
Lakeview/Nuevo– Nuevo Community (Western Area)	Neighborhood 1: 50% 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)
Mead Valley– Good Hope Community	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)
Mead Valley– I-215/Nuevo Road Vicinity	Neighborhoods 1 and 2: 50% HHDR, Neighborhood 3: 75% HHDR; projected number of employees is based on this area's previously assigned land use designations of BP. (See General Plan Appendix P-1B)
Mead Valley– Mead Valley Town Center	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)
San Jacinto Valley - Along Gilman Spring Rd. east of Sanderson Ave.	10%, VHDR, 5% HHDR, 40% CR, 40% CO and 5% PF
Southwest– French Valley Airport Vicinity	Neighborhood 2: 50% HHDR. (See General Plan Appendix P-1B)
Southwest – Winchester Properties Specific Plan	See Specific Plan No. 213
Southwest– Keller Crossing Specific Plan	See Specific Plan No. 380
Southwest– Domenigoni/Barton Properties Specific Plan	See Specific Plan No. 310
Pass– Cabazon Town Center	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)
Western Coachella Valley - North Star Ranch Specific Plan	See Specific Plan No. 343
Western Coachella Valley – Desert Edge/Southeast Desert Hot Springs Community	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)
Western Coachella Valley – I-10/Haugen Lehmann Avenue Community	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)
Western Coachella Valley– North Palm Springs Community	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)
Western Coachella Valley – Thousand Palms Community (1-10/Cook St. Vicinity)	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)
Western Coachella Valley – Thousand Palms Town Center	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)



Table E-9: Mixed-Use Planning Area Assumptions

Area Plan	MHDR	HDR	VHDR	HHDR	CR	CT	CO	PF	MDR
San Jacinto Valley			10%	5%	40%		40%	5%	
Southwest			10%	5%	40%		40%	5%	
Harvest Valley/ Winchester	20%	20%	10%		30%		10%	10%	
Western Coachella Valley					20%	80%			
Lakeview / Nuevo	11%	22%	32%		14%			24%	

B. Land Use Overlays

Community Center Overlays

The Community Center overlay provides an option for development at the densities and intensities permitted by the underlying land use or at the densities and intensities permitted by the Community Center designation. While these areas may ultimately build out at the underlying land use densities, projections for these areas reflect the more intense uses allowed within Community Center to avoid underestimating the numbers of residents and employees that could occur. Build-out estimates for Community Center Overlays will be calculated using the same method as Community Centers.

Table E-10: Community Center Overlays in the General Plan

Community Center Overlay	
Area Plan – Community	Community Center Type for Land Use Assumption
Eastvale- Mira Loma	Job Center (JC)
Eastvale- Eastvale (Archibald Avenue)	Village Center (VC)
Eastern Coachella Valley	Village Center (VC)
Harvest Valley/ Winchester- Winchester	Town Center (TC), <i>and MUA designation see Table E-9</i>
Harvest Valley/ Winchester- French Valley	Village Center (VC)
Jurupa- Mira Loma	Village Center (VC)
Jurupa- Rubidoux	Village Center (VC)
Southwest- French Valley	Village Center (VC)
Mead Valley – I215	Job Center (JC)
The Pass- Cabazon	Underlying Land Use

Rural Village Land Use Overlays (RVLUO) and Rural Village Overlays (RVO)

The Rural Village Land Use Overlay and Rural Village Overlays allows a concentration of residential and commercial uses over and above what is permitted by the underlying land use designation. While these areas may ultimately build out at the underlying land use densities, socio-economic build out for these areas reflect the more intense uses allowed within Rural Villages to avoid underestimating the numbers of residents and employees that could occur within the Rural Village.

Table E-11: Rural Village Factors and Planning Assumptions

RURAL VILLAGE OVERLAY	
Area Plan - Community	Land Use Assumption
Western Coachella Valley – Sky Valley	EDR-RC and CR (5 acres only)
RURAL VILLAGE LAND USE OVERLAY	
Area Plans - Community	Land Use Assumption
Elsinore – Meadowbrook	Alternate Land Use (See Figure ELAP-5), <i>with the exception of the MUA designated area, in which case the projection for the MUA designation applies (see Table E-9)</i>
Mead Valley – Good Hope	Alternate Land Use (See Figure MVAP-5)

EDR-RC: 2:5 AC Minimum (0.3 DU/AC = Midpoint)

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For example, a 50-acre Rural Residential parcel with a Rural Village Overlay would be comprised of 25 acres of Medium and Medium High Density Residential and 25 acres of Commercial Retail. For residential uses, the 50-acre parcel would yield a range of 50, 125, and 200 DUs (25 ac x 2 du/ac, 25 ac x 5 du/ac, and 25 ac x 8 du/ac) and a population range of 150, 376, and 602 (50 du x 3.01, 125 du x 3.01, 200 du x 3.01). Employment would be calculated by multiplying the number of acres by the gross to net factor (25 x .75 = 18.75 net acres) then converted to net square feet (18.75 x 43,560 = 816,750), then multiplied by the FAR range (0.20, 0.23, and 0.35) then divided by the Square Footage per Employee factor (500) for a range of 327, 376, and 572 employees.

Community Development Overlay

The Community Development Overlay is a tool that allows Community Development land use designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas, while maintaining the underlying land use designations of these other foundation components until such time as the Community Development land uses are approved. The following are general guidelines intended to indicate the anticipated mix of uses in each one of the community development overlay 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-12: Community Development Overlay Assumptions

AREA PLAN/ Community	VLDR	LD R	MDR	MHDR	HDR	VHDR	HHDR	CR	CT	LI	HI	BP	MDR ¹	OS-R
Jurupa														
Sunny slope	15%	15%	16%					4%	1%	45%	1%	3%		
Belltown								100%						
Southwest														
Winchester				15%	25%	20%	15%	25%						
Lakeview/Nuevo														
Lakeview	15%	15%	16%					4%	1%	45%	1%	3%		
The Pass														
Banning	15%	15%	16%	30%	5%	1%	1%	4%	3%	6%	1%	3%		
Eastern Coachella Valley														
East Jackson				100%										
Lemon					100%									
Middleton				100%										
Blossom	5%	5%	5%	32%	9%	3%	1%	6%	7%	24%	1%	2%		
70th	5%	5%	5%	32%	9%	3%	1%	6%	7%	24%	1%	2%		
64th				92%			4%							4%
W. Monroe				100%										
66th					25%		25%	25%		25%				
Mecca ²	5%	5%	5%	32%	9%	3%	1%	6%	7%	24%	1%	2%		
Vista Santa Rosa(VSR)	5%	5%	5%	45%				6%	7%	24%	1%	2%		
55th - VSR													50%	50%
66th - VSR				100%										
Desert Center														
Desert Center	5%	5%	5%	32%	9%	3%	1%	6%	7%	24%	1%	2%		

1) MDR: DU: Min. 1.0, Max. 3.0, Mid. 2.0

2) With the exception of the MUA designated area, in which case the projection for the MUA designation applies see Table E-9



Specific Community Development Designation Overlays

To provide for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. The application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the eight year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the 8-year limit placed on Foundation Component General Plan Amendments, but only for the General Plan Amendment to the specific designation of the overlay. Otherwise, in situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, a review of the applicable Area Plan text is required. The following are general guidelines intended to provide a means for calculating estimated build-out projections.

Table E-13: Specific Planning Assumptions

BUSINESS PARK OVERLAY	
Area Plan- Community	Land Use Assumption
Jurupa - Mira Loma	Business Park
Jurupa - Glen Avon	Business Park
Lakeview/Nuevo	Business Park
COMMERCIAL RETAIL OVERLAY	
Area Plan- Community	Land Use Assumption
Jurupa - Mira Loma	Commercial Retail
MIXED-USE OVERLAY	
<i>Temescal Canyon – Home Gardens Town Center</i>	<i>Neighborhoods 1 and 2: 25% HHDR, Neighborhoods 3 and 4: 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>

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 each area plan are shown in the respective Area Plan figure denoting Overlays and Policy Areas. The Airport Influence Areas are captured in the respective Area Plan figure denoting the Airport Influence Policy Area. Each Policy Area is described in detail within the corresponding Area Plan text. For Policy Areas, the underlying land use designations are intended to be used for calculating estimated build-out projections, unless otherwise specified in the following guidelines. The actual land use breakdown will be determined on a case by case basis and may differ from the guidelines below. In certain cases, when there is an overlap between an overlay and policy area, overlay takes precedence over policy area.

Table E-14: Policy Area Planning Assumptions

Policy Name	Area Plan	Land Use Assumption
Glen Eden	Elsinore	LDR ¹
Highway 79	Southwest; Sun City/ Menifee Valley; Harvest Valley/ Winchester; San Jacinto Valley	Use underlying Land Use plus modifications as per General Plan
Section 25 & 36	Southwest	EDR
Juniper Flats	Lakeview/ Nuevo	EDR-RC
El Sobrante	Lake Mathews/Woodcrest	MDR ²

ATTACHMENT B:

7) Appendix K-2: Implementation Action Items

County of Riverside General Plan Implementation Program



Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Rural Village Implementation					
AI 30	Prepare Rural Village Design Guidelines and implement the policies for Rural Village Overlays to allow and/or encourage transfer of density and/or lot consolidation.	LU 2.1, LU 3.3, LU 3.4, LU 21.6, LU 22.6, LU 34.4	TLMA-PD		2-4 years	
	Farmworker Housing					
AI 31	Create standards for farmworker housing.	LU 20.3	TLMA-PD		5-8 years	
	Day Care Facilities					
AI 126	Collaborate with appropriate public, private and non-profit agencies (e.g. local, regional and state agencies, such as the Riverside County Child Care Consortium, First-5 Riverside, ABCD Task Force, Department of Public Social Services, Local Planning Council, Office of Aging and Adult Protective Services) to study the development of day care programs, fill service gaps, increase programs' effectiveness, improve service accessibility, and maximize all available resources in the community.	LU 6.1	TLMA-PD		Ongoing	
AI 127	Incorporate provisions for day care facilities in future density transfer programs.	LU 6.1	TLMA-PD		Ongoing	
AI 128	Develop a standard operating procedure for determining when projects should provide day care facilities that incorporates the following guidelines: i) Determine the level of need for additional day care facilities, and whether the day care facilities could be feasibly located either on the project-site, or on another site in the vicinity; ii) To more effectively identify the level of need, utilized the Geographic Information System (GIS) to illustrate the location, type, and magnitude of growth anticipated in the County; iii) Consider whether a neighborhood park, school, community center, or other community facility exists or is proposed on or in the vicinity of the project-site; iv) Consider whether there is interest by a day care provider in working with the project developer in a private, voluntary arrangement between those parties.	LU 6.1	TLMA-PD		2-4 years	
AI 129	<i>The County will apply for federal and state funds to aid in upgrading existing urban areas.</i>	LU 1.5	TLMA-PD		2-4 years	
AI 130	<i>When feasible, new development shall be designed and built to allow</i>	LU 1.5	TLMA-PD		Ongoing	



County of Riverside General Plan Implementation Program

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	for the upgrading or expansion of services necessary to upgrade existing unincorporated urban communities; however, new development will not be expected to be financially responsible for providing upgrades.					
AI 131	The County shall support and assist unincorporated urban communities in their efforts to establish "self-help" programs (such as assessment financing districts) necessary to upgrade their communities.	LU 1.5	TLMA-PD		2-4 years	
AI 132	The County will review, and if necessary, amend the General Plan to address infrastructure, housing, and public health needs to assist in transforming identified disadvantaged communities into healthy communities.	LU 1.5	TLMA-PD		2-4 years	
AI 133	Work with Riverside County LAFCO, districts and other service providers, and local advocacy organizations to address housing-related infrastructure needs in disadvantaged unincorporated communities in the county. The County will participate in outreach and information gathering events and strategy sessions, contribute to efforts to identify and estimate the cost of potential infrastructure improvements, and pursue funding sources to complete necessary upgrades.	LU 1.6	TLMA-PD		1-2 years	
AI 134	As a condition of approval for development in new growth areas, require that developers plan for and construct oversized facilities to create infrastructure connection opportunities for nearby disadvantaged communities. In addition, require that properties to be developed be either annexed into a special district or included in a newly formed special district or community service district prior to project approval. Coordinate with agencies and community groups to explore annexation potential and time frames.	LU 5.2	TLMA-PD		Ongoing	
AI 135	Continue to monitor health and safety issues related to poor water quality in wells due to arsenic contamination in unincorporated disadvantaged communities in the county. Explore funding opportunities for loan or grant programs to provide other water supply options or to address the arsenic contamination.	LU 5.2	TLMA-PD		Ongoing	
Circulation						
Utilities						



County of Riverside General Plan Implementation Program

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Resources.					
AI 78	Monitor the conversion of vacant or agricultural land and native vegetation into vineyards and evaluate land for potential or existing Oak Tree Woodlands.	OS 7.2, OS 7.3, OS 9.4	TLMA-PD		Ongoing	
AI 79	Develop a public process for identifying, defining, mapping, and protecting County scenic resources, scenic vistas, scenic corridors, viewsheds, and natural landmarks.	C 19.1 LU 14.1, LU 14.6 OS 9.3, OS 21.1	TLMA-PD		2-8 years	
	Safety					
	Hazard Data/Information Maintenance					
AI 80	Develop a program to maintain and modify the fault and study zone maps as new data is generated.	S 2.1	TLMA-PD	RCIT	Ongoing	
AI 81	Identify potentially hazardous structures and inventory them in a GIS database. Conduct follow-up structural surveys of high-vulnerability structures identified in the inventory.	S 1.4, S 2.2	Fire Department, OES	TLMA-PD TLMA-BS, TLMA-CE	Ongoing	
AI 81.1	<i>Riverside County Planning and Riverside County Fire will coordinate to mitigate previously developed areas that do not meet Title 14, California Code of Regulations Section 1270 et seq. or equivalent local ordinance.</i>	<i>S 5.1</i>	<i>TLMA, Fire Department</i>		<i>2-8 years</i>	
AI 81.2	<i>Identify and map existing residential structures that do not conform to contemporary fire standards in terms of building materials, perimeter access, and vegetative hazards in VHFHSZ or SRA by fire hazard zone designation.</i>	<i>S 5.1</i>	<i>TLMA, Fire Department</i>		<i>2-8 years</i>	
AI 82	Conduct periodic loss estimations (scenarios) based on inventory and geologic conditions, to track the County's exposure to disaster, and to quantify cost-benefit ratios of mitigation activities.	S 7.5	Fire Department, OES	RCIT	Ongoing	
AI 83	Update dam inundation GIS data when new information becomes available from the California Office of Emergency Services.	S 4.17, S 4.19	TLMA-PD	RCIT	Ongoing	Through General Plan Review Cycle
AI 84	Request a vulnerability study from CalTrans to facilitate emergency response planning.	S 7.15	Fire Department, OES		Ongoing	
AI 85	Enact and employ a short-term hazard notification system based on foreshock probabilities.	S 7.13	Fire Department, OES		2-8 years	



RIVERSIDE COUNTY
PLANNING DEPARTMENT

County of Riverside General Plan Implementation Program

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 86	Compile all disaster incidences into the GIS database.	S 7.6	Fire Department, OES	RCIT	Ongoing	
AI 87	Electronically archive all geotechnical reports and other data relevant to hazard mitigation.		TLMA-PD		2-4 years	
AI 88	Create a countywide Safety Guidelines manual that outlines proper protocol for assessing unsafe buildings, creating emergency response and recovery plans, and updating flood and geotechnical information.	S 1.4, S 4.17, S 4.19, S 5.14, S 5.9, S 7.14, S 7.15	TLMA, Fire Department, OES		2-8 years	OES- Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan, OES- Water and Dam Emergency Response, Ord. 839
	Public Notification/Education					
AI 89	Require tagging of seismically vulnerable buildings to inform occupants that the building could be unsafe in the event of an earthquake.	S 1.4	TLMA-CE		Ongoing	Ord. 839
AI 90	Post visible notices or plaques on buildings that are considered unsafe in an earthquake or commending property owners who have completed mitigation efforts.	S 1.4	TLMA-CE		Ongoing	
AI 91	Utilize the GIS hazard mapping database to attach environmental constraints, <i>including wildfire</i> data to each property title and make the data publicly available on the Riverside County Land Information System (RCLIS) web site.	LU 2.1, S 2.1, S 5.21	RCIT		Ongoing	
AI 92	Develop a hazard notification program that requires property owners to sign a notice confirming their awareness and acceptance of unmitigated risk identified in engineering geologic/geotechnical investigation reports. The notice should be made part of the deed and passed on to future buyers, users, or residents.	S 3.12	TLMA			
AI 93	Develop a series of educational seminars that can be given to homeowners, schools, or civic groups and promote their availability. Through <ul style="list-style-type: none"> ▪ Increasing awareness through Safety Fairs, Open Houses, Places of Worship, Community Centers and School Visits and Curriculum Presentations. ▪ Disseminating informational brochures on topics such as residential 	S 3.14, S 5.21, S 7.19	Fire Department, OES			



County of Riverside General Plan Implementation Program

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 100	Develop a mandatory retrofit ordinance covering unsafe buildings. Create follow-up procedures to ensure that required building retrofits are completed.	S 1.4, S 3.7	TLMA-BS		Ongoing	Ord. 839
AI 101	Develop an ordinance to require correction of nonstructural hazards in privately owned commercial and industrial facilities, especially for critical facilities.	S 4.12, S 4.14, S 7.9	County of Riverside		5-8 years	
AI 102	Investigate the feasibility of forming assessment districts or geologic hazard abatement districts to encourage cost-effective and tax-reduced measures to mitigate existing seismic, landslide, erosion, or subsidence hazards.		County of Riverside		5-8 years	
AI 103	Prepare a disaster recovery and reconstruction ordinance.	S 7.18, S 5.21	County of Riverside		5-8 years	OES- Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan
Staffing						
AI 104	Engage a qualified specialist to regularly review available technology suitable for hazard reduction, mitigation, or emergency response and recovery.	S 2.8, S 3.1	Fire Department, OES		Ongoing	
AI 104.1	<p>Prepare Community Wildfire Protection Plans (CWPP) for communities identified, specifically areas within the SRANVHFSZ.</p> <ul style="list-style-type: none"> Work with key stakeholders to develop the CWPPs. Work with local fire districts, CAL FIRE, and federal and state land management agencies to prioritize pertinent transportation-related recommendations in the Community Wildfire Protection Plans (CWPP). 	S 5.3, S 5.21	TLMA		2-8 years	
AI 104.2	Ensure that the Riverside County Regional Transportation Plan (RTP) and the Riverside County Circulation Element contain adequate policies pertaining to fire infrastructure, e.g., turnouts, helispots, and safety zones.	C 1.2, C 1.6, S 5.26	TLMA, Fire Department, OES		2-8 years	
AI 104.3	Approval of parcel maps and tentative maps is conditional based on meeting regulations adopted pursuant to Sections 4290 and 4291 of the Public Resources Code, particularly those regarding road standards for ingress, egress, and fire equipment access.	C 3.24	TLMA, Fire Department, OES		Ongoing	
AI 104.4	Continually update the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan.	S 5.25	TLMA, Fire Department, OES		Ongoing	

County of Riverside General Plan Implementation Program



PLANNING DEPARTMENT

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 104.5	<p><i>Develop a post-fire life and safety assessment that meets the following criteria:</i></p> <ul style="list-style-type: none"> Framework for rapid post-fire assessment and project implementation (to protect from flooding, water quality degradation, sediment transport, and other risk reduction) Identifies areas vulnerable to flood and landslide post wildfire. 	S. 7.18	TLMA, Fire Department, OES		2-8 years	
AI 104.6	<p><i>Develop burn area recovery plans, evaluation processes, and implementation actions that will include the following:</i></p> <ul style="list-style-type: none"> Encourage tree and biomass salvage and reforestation activities, create resilient and sustainable landscapes, and restore functioning ecosystems. Establish goals and policies for consideration of wildlife habitat/endangered species into long-term fire area recovery and protection plans, including environmental protection agreements such as natural community conservation plans. Incorporate native species habitat needs as part of long-term fire protection and fire restoration plans. 	S. 5.3, S. 7.18	TLMA, Fire Department, OES		2-8 years	
Noise						
AI 105	Prohibit or mitigate harmful or unnecessary noise within the County.	C. 6.7, C. 9.4 N. 1.3, N. 1.5, N. 2.1, N. 2.2, N. 2.3, N. 3.1, N. 3.2, N. 4.1, N. 4.2, N. 4.3, N. 4.4, N. 4.5, N. 4.6, N. 5.2, N. 6.3, N. 6.4, N. 9.2, N. 9.4, N. 9.5, N. 13.1, N. 13.2, N. 13.4, N. 14.6, N. 14.7, N. 15.2, N. 15.3, N. 16.1, N. 18.1	TLMA-PD, TLMA-CE		Ongoing	Ord. 847
AI 106	Examine the existing and projected future noise environment when considering any new development, and when considering amendments to the circulation element.	N. 1.4, N. 1.5, N. 1.7, N. 3.4, N. 4.3, N. 4.7, N. 4.8, N. 9.3, N. 9.6, N. 9.7, N. 11.1, N. 11.2, N. 11.3, N. 11.5, N. 14.3, N. 14.5, N. 15.1, N. 18.4, N. 18.6, N. 18.7, N. 19.5	TLMA-PD, TLMA-TD		Ongoing	Ord. 847
AI 107	Review proposed zone changes to ensure consistency between zoning and the affected noise environment.	C. 20.8 N. 1.1, N. 1.2, N. 1.6, N. 1.7, N. 2.2, N. 3.1, N. 3.3, N. 3.6, N. 3.7, N. 4.5, N. 4.7, N. 4.8, N. 6.3, N. 13.3, N. 14.5, N. 15.1, N. 15.3, N. 18.6, N.	TLMA-PD		Ongoing	

ATTACHMENT B:

8) Appendix P-2: Disadvantage Unincorporated Community Survey



APPENDIX P-2: DISADVANTAGED UNINCORPORATED COMMUNITIES SB244

Introduction

Senate Bill (SB) 244 requires that counties include in their Land Use Elements identification and analysis of underserved disadvantaged unincorporated communities (DUC) within unincorporated areas and outside city spheres of influence (SOI). A DUC is defined as an inhabited and unincorporated community that includes 10 or more dwelling units in close proximity or where 12 or more registered voters reside, and has an annual median household income that is 80 percent or less of the statewide median housing income. In unincorporated county areas outside of SOIs, the only type of DUC is a legacy community which is at least 50 years old.

For each identified community, the General Plan must address any water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other funding or financing alternatives that could make the extension of such services to identified communities financially feasible must also be included.

Riverside County Disadvantaged Unincorporated Community Analysis

Using the data sources in the geographic information systems (GIS), more than 130 unincorporated areas, mostly in Census Designated Places (CDPs), were identified as possible DUCs and were considered for inclusion as communities to analyze as underserved DUCs. These areas were mapped at a finer scale than most CDPs or named communities occur. While many of the DUCs share a name with a CDP for orientation purposes, the boundaries differ and the DUCs are not the same as the Census Designated Place with the same name. The boundaries of the DUCs and surrounding or nearby CDPs (if applicable to that DUC) are shown on Figures P-2 through P-6. For some CDPs the variation in incomes and population density across the entire CDP made it difficult to determine whether an entire CDP qualified as a DUC. Entire CDPs were not identified in many cases, in order to identify the smaller areas (blocks or block groups) that actually met all of the DUC criteria with greater accuracy than at the CDP geography. The DUC areas were identified by areas that met the threshold of 500 persons per square mile and the income requirements as described above. As a result, the population and acreage may not match the same information for the surrounding or nearby CDP. Each block group included in a DUC had a median household income of 80 percent or less of the state median household income based on the 2013 5-year ACS as detailed in Table P-1 below. The scale of the results lent itself to aggregation based on local understanding of community boundaries. Through consultation with County staff and evaluation of existing services, infrastructure, and structures, some areas were combined for evaluation as one DUC, as they are generally considered a single community in the county and often receive services from the same providers. The data listed in Table P-1 was used specifically to identify and map the potential DUCs.

Table P-1: Data Sources for DUC Identification and Mapping

Data Item	Information Provided by Item	Source	Year
Parcels	Settlement pattern	Riverside Co. GIS	2015
Blocks	Population	Census TIGER / Line	2010
Block Groups (shapes)	Income	Census TIGER / Line	2013
Block Groups (tables)	Income (MHHI)	American Community Survey	2013 (2009-2013 5-year ACS)
City limits	Incorporation status	Riverside Co. GIS	2015
City SOIs	Fringe/legacy attributes	Riverside Co. GIS	2015
Census Designated Places (CDPs)	Identification of CDPs	Census TIGER/ Line	2010
Geographic Names Information System (GNIS) Place Names	Place name attribution	USGS / ESRI	2015

Source: Policylink 2015

Figures P-2 through P-6 show the aggregated areas that met the criteria and are considered underserved with their individual boundaries under one name and number (e.g., DUC 1: Anza Area). Some of the original 130 areas were eliminated because they did not meet the qualifications based on census income data, insufficient population density, or County staff knowledge. After consolidation and elimination of some of the 130 potential DUCs, 22 DUCs remained for further analysis.

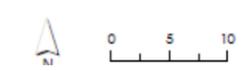
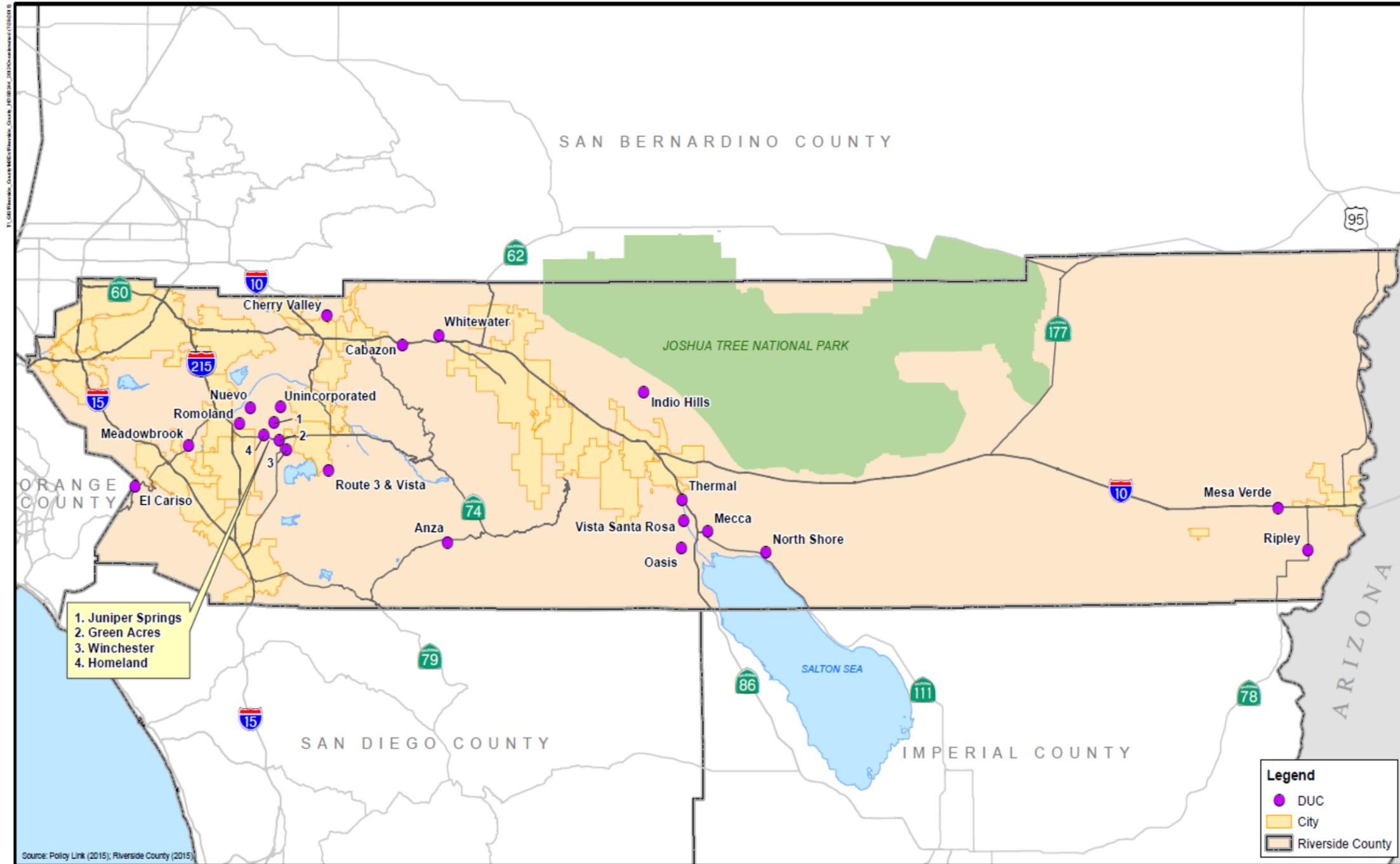


Services to these 22 communities were then assessed. Infrastructure and service adequacy were determined using a variety of data sources including the SB 244 Technical Advisory (OPR 2013); reports and interviews provided by independent agencies and special districts in the county; Municipal Service Reviews; research conducted by County staff; Stormwater Drainage Plans; and the city limit boundary maps of the cities in Riverside County using GIS. Of the 22 communities identified, 18 were found to have one or more deficiencies in infrastructure or services. These areas are summarized in Table P-2 and described below. Figures P-2 through P-6 identify the location and effective boundaries for the 18 underserved DUCs identified in the unincorporated county.

Table P-2: DUCs with Infrastructure or Service Deficiencies in Riverside County, 2015

DUC	Acres	Population	Infrastructure/Service Area Need
Anza Area	134	245	Water quality; stormwater drainage
Cabazon Area	169	196	Water supply; Stormwater drainage
Cherry Valley Area	794	3,038	Stormwater drainage
El Cerrito Area	41	94	Stormwater drainage
Green Acres Area	232	927	Stormwater drainage
Homeland Area	1,070	5,777	Stormwater drainage
Indio Hills Area	38	54	Stormwater drainage
Juniper Springs Area	74	110	Stormwater drainage
Meadowbrook Area	1,156	2,488	Stormwater drainage
Mecca Area	573	8,064	Water quality; stormwater drainage
North Shore Area	751	3,411	Water quality; stormwater drainage
Nuevo Area	1,215	4,484	Stormwater drainage
Oasis Area	1,256	5,301	Water quality; stormwater drainage
Route 3 and Viste Area	288	444	Stormwater drainage
Thermal Area	110	890	Stormwater drainage
Vista Santa Rosa Area	151	381	Stormwater drainage
Whitewater Area	353	795	Stormwater drainage
Winchester Area	112	130	Stormwater drainage

Source: US Census Bureau 2010; Riverside County 2015



Riverside County
 Disadvantaged Unincorporated Communities (DUC)

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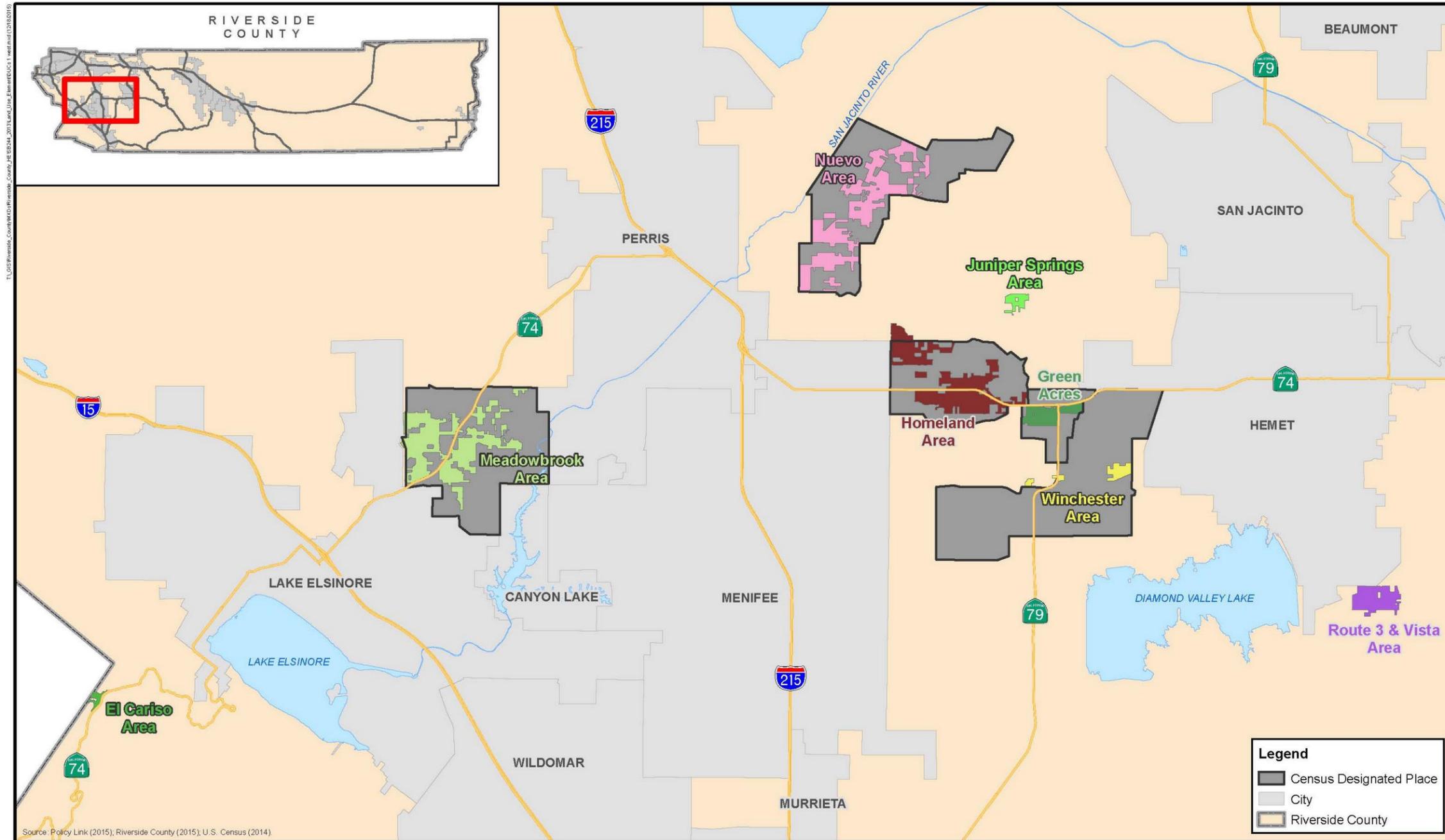


Figure 2
 Underserved Disadvantaged Unincorporated Communities (DUC)

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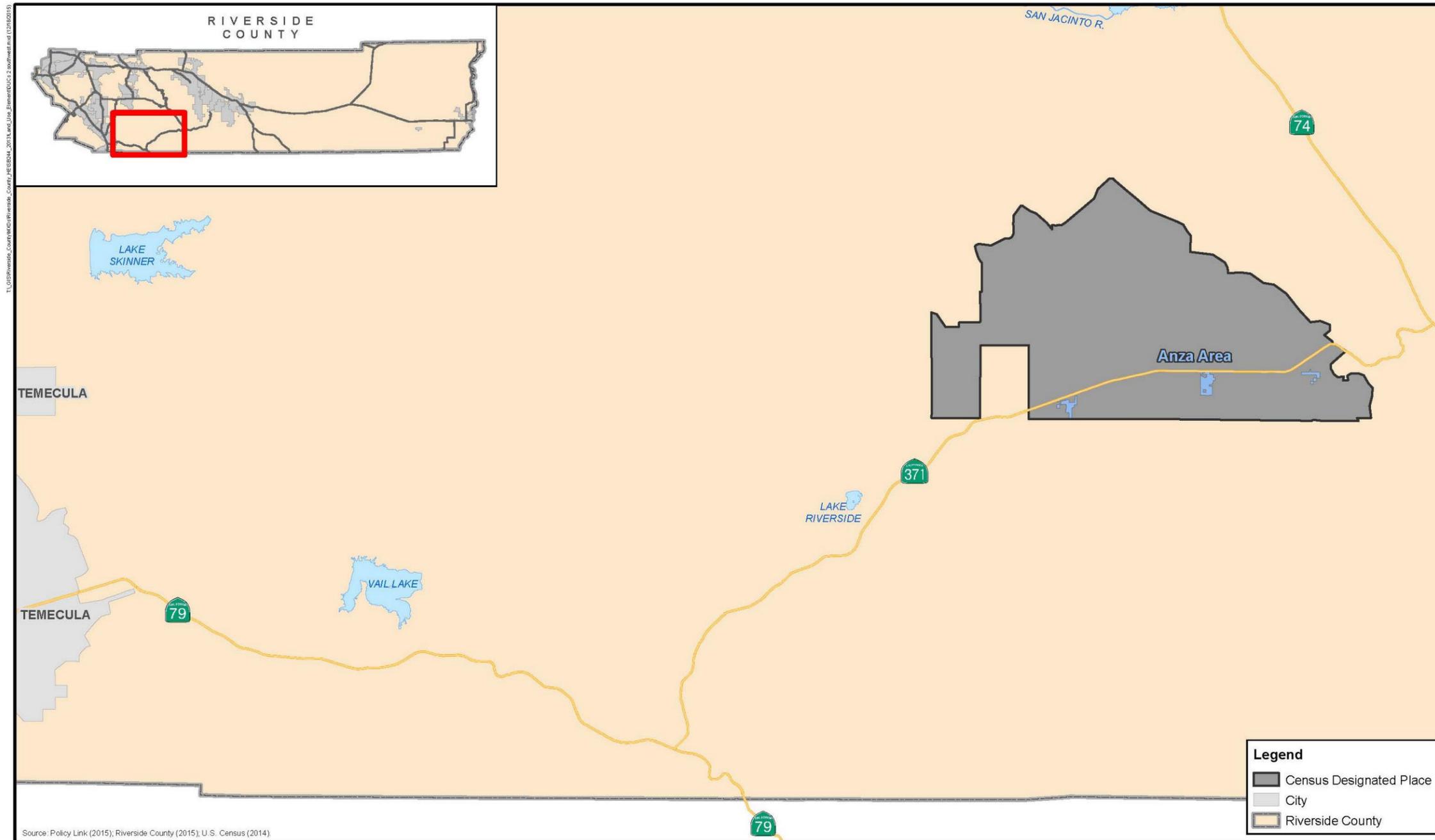


Figure 3
Underserved Disadvantaged Unincorporated Communities (DUC)

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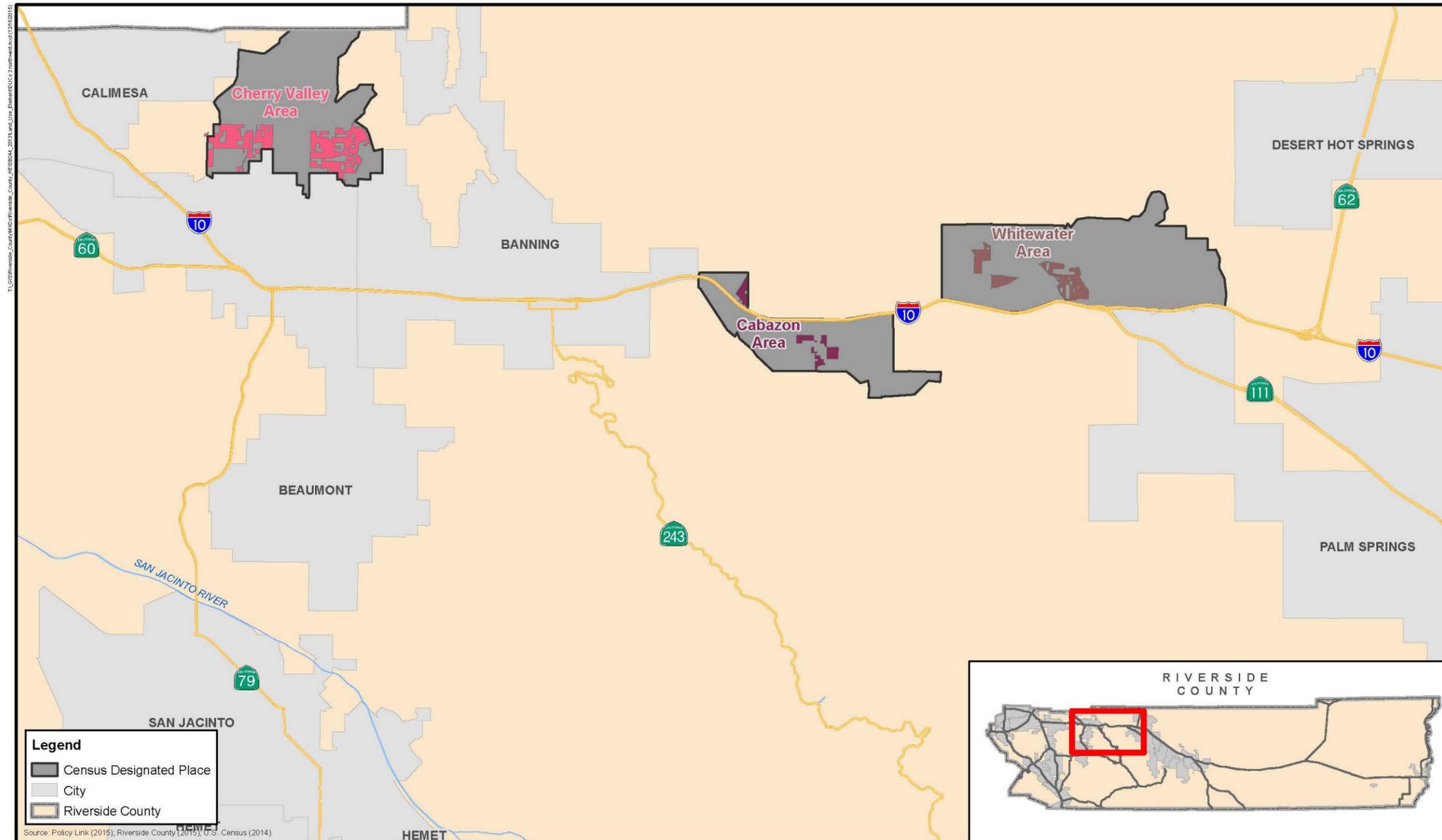


Figure 4
 Underserved Disadvantaged Unincorporated Communities (DUC)

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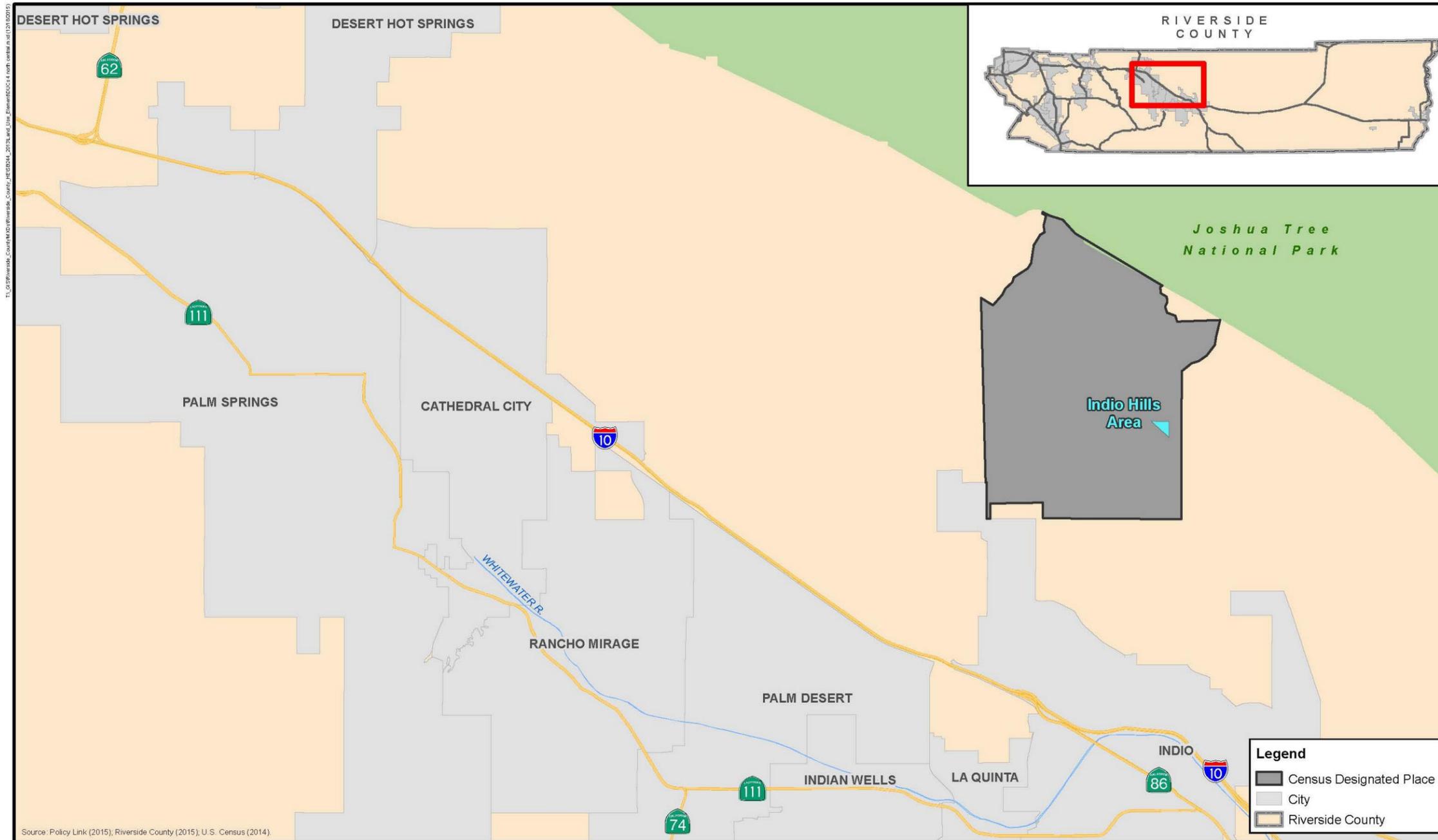


Figure 5
Underserved Disadvantaged Unincorporated Communities (DUC)

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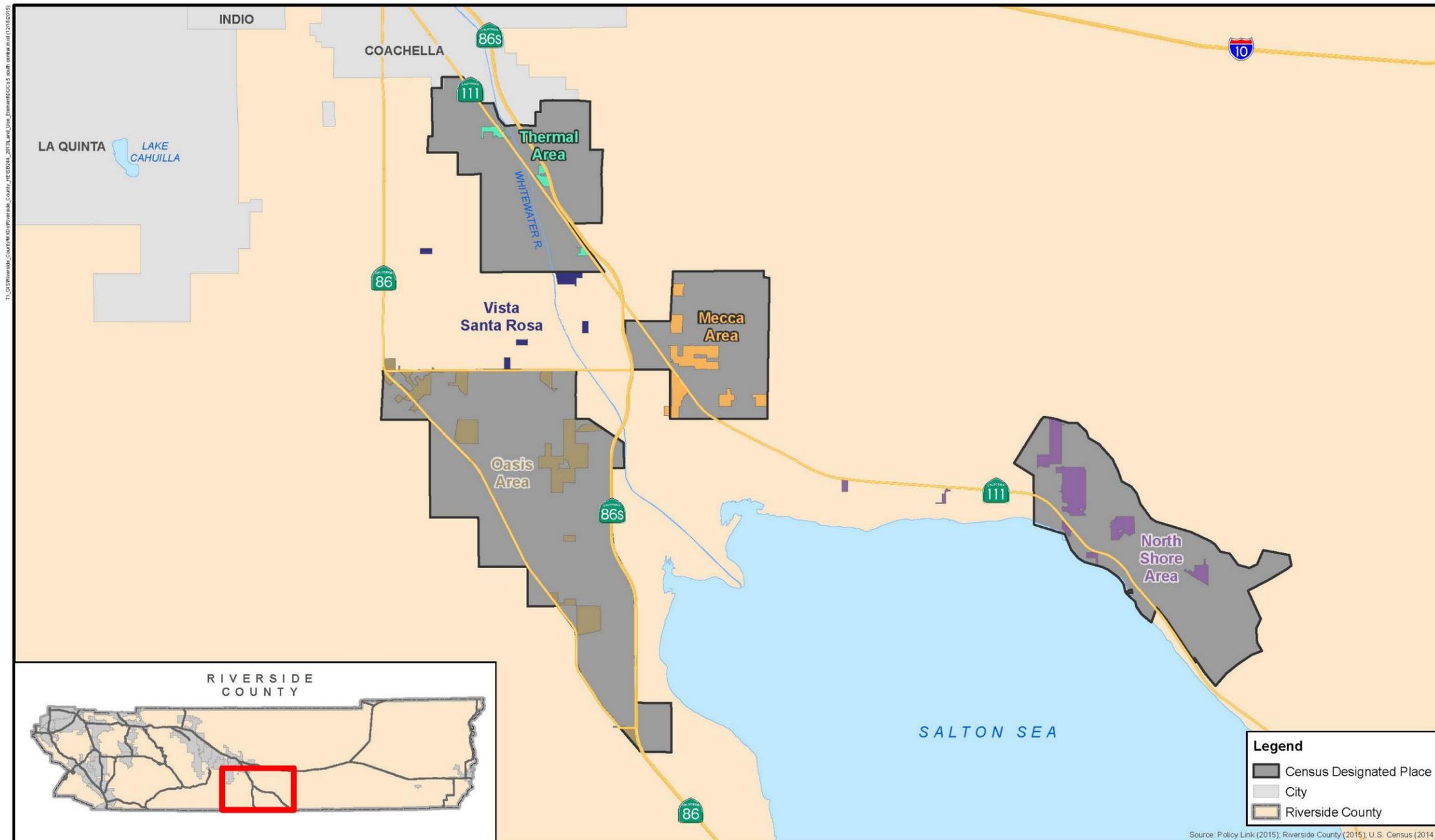


Figure 6
Underserved Disadvantaged Unincorporated Communities (DUC)

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Identified Disadvantaged Unincorporated Communities Service and Infrastructure Needs

This section includes the following information on each underserved DUC:

- *A community description—describes the location, size and layout of the residential community.*
- *Existing conditions—includes the existing infrastructure and services.*
- *Community deficits—identifies the condition of infrastructure and services that need improvement.*

Anza Area DUC

The Anza Area DUC is located in southwestern Riverside County adjacent to State Route (SR) 371 and roughly 6 miles east of the highway's intersection with SR 74. Figure P-3 shows the exact location and boundaries of the Anza DUC. It has an approximate residential population of 245 in an area of about 134 acres.

Services and Infrastructure

Water

The Anza Area DUC is partially served by the Anza Mutual Water Company. Some of the housing units have private groundwater wells. These wells are most likely contaminated by arsenic.

Wastewater

Anza Area DUC residents have individual on-site septic systems, for which approval is administered through the County of Riverside Department of Environmental Health.

Stormwater

The Anza Area DUC has limited stormwater drainage infrastructure. The Anza Creek Channel conveys water discharge from flood events for a 4.5-square-mile drainage area and is intended to capture drainage from the mountains and hills north of the Anza Area DUC that can endanger the community. However, other stormwater infrastructures recommended in the 1988 Master Drainage Plan have not been completed to reduce flooding in the community. The Water Company has received six filed complaints since 1984, of flooding issues within the community.

Fire Protection

Fire service is provided to the Anza Area DUC by Riverside County Cal Fire Station 29, Battalion 11. The battalion responded to 704 fire and emergency response incidents in Anza in 2014. The current ISO rating for Anza is 9/9.

Service Deficits

The Anza Area DUC requires improved water supply infrastructure or sources to address water quality contamination from arsenic. The Anza Area DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community. The 1988 Drainage Master Plan recommended additional improvements including construction of Creek Channels for Hamilton Creek, Anza Creek, and Wilson Creek at Route 3, and general flood-proofing of new development using flow-through areas between structures.



Cabazon Area DUC

The Cabazon Area DUC is located off Interstate 10 (I-10) roughly 6 miles east of Banning, as shown in Figure P-4. The DUC has an approximate residential population of 196 in an area of about 169 acres.

Services and Infrastructure

Water

Water service to the Cabazon Area DUC is provided by the Cabazon Water District. It is anticipated that there is adequate water supply for the area currently. Additional supply would need to be secured to accommodate anticipated growth.

Wastewater

A wastewater plant and connections are operated by the Cabazon Water District. Areas of the Cabazon Area DUC are on individual septic systems, for which approval is administered through the County of Riverside Department of Environmental Health.

Stormwater

The Cabazon Area DUC has limited stormwater drainage infrastructure; the Riverside Flood Control District has constructed the RCFC Line Facility-Cabazon Channel. However, other stormwater infrastructure is necessary. The Cabazon Water District has received ten complaints of flooding within the community.

Fire Protection

Fire service is provided to the Cabazon Area DUC by Riverside County Cal Fire Station 24, Battalion 3. The battalion responded to 876 fire and emergency response incidents in Cabazon in 2014. The current ISO rating for the community is 4/9.

Service Deficits

The Cabazon Area DUC will require additional water supply to meet anticipated future growth. The DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community. The Garnet Wash Drainage Plan recommended the construction of an improved channel along the main branch of Garnet wash and the improved tributary, Devil's Garden channel.

Cherry Valley Area DUC

The Cherry Valley Area DUC is located along the northern edge of Beaumont in the unincorporated area between the cities of Calimesa to the west and Banning to the east. Figure P-4 shows the exact location and boundaries of the Cherry Valley Area DUC. The Cherry Valley Area DUC evaluated has a residential population of approximately 1,017 in an area of 794 acres.

Services and Infrastructure

Water

The Cherry Valley Area DUC is provided water by the Beaumont-Cherry Valley Water District. It is anticipated that there is adequate water supply for the region to accommodate the limited growth expected to occur. There are no known hazards related to water service in the Cherry Valley Area DUC.



Wastewater

Cherry Valley Area DUC residents have individual on-site septic systems, for which approval is administered through the County of Riverside Department of Environmental Health.

Stormwater

The Cherry Valley Area DUC is covered by the Beaumont Drainage Plan. Certain improvements recommended in the plan have been completed, including spreading grounds for flood waters from Little San Geronio Creek, construction of the Mountain View Channel and Mountain View Retention Basin. These projects have resulted in some stormwater infrastructure in the Cherry Valley Area DUC. The District has received more than two-dozen complaints of flooding within the community.

Fire Protection

Fire service is provided to the Cherry Valley Area DUC by Riverside County Cal Fire Station 22, Battalion 3. The battalion responded to 1,184 fire and emergency response incidents in Cherry Valley in 2014.

Service Deficits

Cherry Valley requires additional stormwater drainage infrastructure to reduce flooding in the community. The 1983 Beaumont Drainage Plan recommends the construction of a complete drainage system including open channels, underground storm drains, and at least five retention and debris basins.

El Cariso Area DUC

The El Cariso Area DUC is located on the southwestern edge of Riverside County off of SR 74 roughly 10 miles west of Lake Elsinore, as shown in Figure P-2. The DUC has an approximate residential population of 94 in an area of about 41 acres.

Services and Infrastructure

Water

The Elsinore Valley Municipal Water District serves the El Cariso Area DUC. The district anticipates construction of new infrastructure and increased groundwater storage to meet increased needs in the coming years. The planned projects will ensure that the district can meet the water needs of the El Cariso Area DUC.

Wastewater

A wastewater plant and connections are operated by the Elsinore Valley Municipal Water District. The sewer collection system serves the entire El Cariso Area DUC.

Stormwater

No known stormwater infrastructure improvements have been built for the El Cariso Area DUC. The El Cariso Area DUC is in a floodplain along Highway 74 and is in an "unmapped flood hazard area" with potential for flooding.



Fire Protection

Fire service is provided to the El Cariso Area DUC by Riverside County Cal Fire Station 51, Battalion 2. The battalion responded to 202 fire and emergency response incidents in the community in 2014. The current ISO rating for El Cariso is 4/9.

Service Deficits

The El Cariso Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community.

Green Acres Area DUC

The Green Acres Area DUC is located near the intersection of State Routes 74 and 79 adjacent to Hemet, as shown in Figure P-2. The DUC has an approximate residential population of 927 in an area of about 232 acres.

Services and Infrastructure

Water

The Green Acres Area DUC is provided water service by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. However, the Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply.

Wastewater

Wastewater services for the Green Acres Area DUC is provided by the Eastern Municipal Water District. Four operational regional water reclamation facilities are located throughout district. In 2010, 46,500 acre-feet per year (AFY) were treated through the facilities.

Stormwater

No stormwater infrastructure improvements have been built for the Green Acres Area DUC and stormwater infrastructure is called for in the Green Acres Master Drainage Plan. The District has received 13 complaints between 1984 and 2010 of flooding.

Fire Protection

Fire service is provided to the Green Acres Area DUC by Riverside County Cal Fire Station 54, Battalion 13, and is considered part of Homeland for fire service purposes. The battalion responded to 1,380 fire and emergency response incidents in Homeland and Green Acres in 2014. The current ISO rating for Green Acres is 4/9.

Service Deficits

The Green Acres Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Green Acres Master Drainage Plan recommends construction of two new dams, improved outlet channels and culverts from the dam, and drainage channels from smaller watersheds away from the community.



Homeland Area DUC

Located off SR 74 between Hemet and Romoland as shown in Figure P-2, the Homeland Area DUC has an approximate residential population of 5,777 in an area of about 1,070 acres.

Services and Infrastructure

Water

The Homeland Area DUC is served by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply, however.

Wastewater

Wastewater services in the Homeland Area DUC are provided by the Eastern Municipal Water District. Four operational regional water reclamation facilities are located throughout the district. In 2010, 46,500 AFY were treated through the facilities.

Stormwater

One stormwater infrastructure improvement was recommended in the Homeland Master Drainage Plan: construction of a deep concrete storm drain known as Line 2.

Fire Protection

Fire service is provided to the Homeland Area DUC by Riverside County Cal Fire Station 54, Battalion 13. The battalion responded to 1,380 fire and emergency response incidents in Homeland and Green Acres in 2014. The current ISO rating for Homeland is 4/9.

Service Deficits

The Homeland Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Homeland Master Drainage Plan recommends the construction of additional open channels, underground storm drains, and additional detention basins.

Indio Hills Area DUC

The Indio Hills Area DUC is located roughly 10 miles north of Indio, as shown in Figure P-5. This community has an approximate residential population of 54 in an area of about 38 acres.

Services and Infrastructure

Water

The majority of the Indio Hills Area DUC is served by the Coachella Valley Water District. The remainder of the DUC is served by the Indio Water Authority for water supply. No shortages of water or issues with water quality are foreseen from either service provider.



Wastewater

Indio Hills Area DUC residents have individual on-site septic systems, for which approval is administered through the County of Riverside Department of Environmental Health.

Stormwater

No known stormwater infrastructure improvements have been built for the Indio Hills Area DUC. In addition, there are ongoing flooding issues in the vicinity.

Fire Protection

Fire service is provided to the Indio Hills Area DUC by Riverside County Cal Fire Station 86, Battalion 7, located in Indio. The battalion responded to 3,106 fire and emergency response incidents in Indio and Indio Hills in 2014.

Service Deficits

The Indio Hills Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community.

Juniper Springs Area DUC

The Juniper Springs Area DUC is located roughly equidistant from Hemet to its east and Perris to its west. It is roughly 10 miles north of SR 74, as shown in Figure P-2. The community has an approximate residential population of 110 in an area of about 74 acres.

Services and Infrastructure

Water

The Juniper Springs Area DUC is served by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply, however.

Wastewater

Wastewater services in the Juniper Springs Area DUC are provided by the Eastern Municipal Water District. Four operational regional water reclamation facilities are located throughout the district. In 2010, 46,500 AFY were treated through the facilities.

Stormwater

No stormwater infrastructure improvements have been built for the Juniper Springs Area DUC and stormwater infrastructure is called for in the Homeland Master Drainage Plan.

Fire Protection

Fire service is provided to the Indio Hills Area DUC by Cal Fire.

Service Deficits

The Juniper Springs Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community.

Meadowbrook Area DUC

The Meadowbrook Area DUC is located off adjacent to SR 74 on the northwestern edge of Lake Elsinore, as shown in Figure P-2. The DUC has an approximate residential population of 2,488 in an area of about 1,156 acres.

Services and Infrastructure

Water

The Elsinore Valley Municipal Water District provides water to the Meadowbrook Area DUC. The district anticipates construction of new infrastructure and increased groundwater storage to meet increased needs in the coming years. The planned projects will ensure that the district can meet the needs of the Meadowbrook Area DUC.

Wastewater

Wastewater services in the Meadowbrook Area DUC are provided by the Eastern Municipal Water District. There are four operational regional water reclamation facilities located throughout the district. In 2010, 46,500 AFY were treated through the facilities.

Stormwater

No known stormwater infrastructure improvements have been built for the Meadowbrook Area DUC.

Fire Protection

Fire service is provided to the Meadowbrook Area DUC by Riverside County Cal Fire Station 10, Battalion 2. The battalion responded to 1,005 fire and emergency response incidents in Meadowbrook and Lake Elsinore in 2014.

Service Deficits

The Meadowbrook Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community.

Mecca Area DUC

The Mecca Area DUC is located on SR 111 roughly 2 miles north of the Salton Sea, as shown in Figure P-6. The DUC is spread out over 244 acres and has an approximate residential population of 5,967.

Services and Infrastructure

Water

The Mecca Area DUC is served by the Coachella Valley Water District in the Thermal-Oasis Community Council Area. No shortages of water or issues with water quality are foreseen. However, a few pockets of mobile homes are dependent on private on-site drinking water wells. These wells are most likely contaminated by arsenic.



Wastewater

A wastewater treatment plant and connections were recently completed and are operated by the Coachella Valley Water District that serves portions of the Mecca Area DUC. Certain residences may be on individual or small shared septic systems, and there are currently no issues known. The Coachella Valley Regional Water Management Group is currently conducting outreach in the community to document any sewer needs.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that several pieces of infrastructure for stormwater are in place to protect the Mecca Area DUC, and nearby North Shore, from regional and local flood events, but that this infrastructure is not adequate. Local stormwater originates from the areas that lie between the Coachella Canal and the Coachella Valley Stormwater Channel/Salton Sea. Numerous unimproved agricultural channels exist in the Mecca area. These channels have very limited flow capacities and do not provide flood protection. Additionally, undersized culverts cross the Union Pacific Railroad and State Route 111. During large storm events, these undersized culverts cause stormwater to back up and inundate the southwest portion of the Mecca area near Lincoln Street/Hammond Road and Fourth Street.

Fire Protection

Fire service is provided to the Mecca Area DUC by Riverside County Cal Fire Station 40, Battalion 6. The battalion responded to 999 fire and emergency response incidents in the community in 2014. The current ISO rating for Mecca is 4/9.

Service Deficits

The Mecca Area DUC requires either new wells for homes that Coachella Valley Water District does not serve or development of new connection infrastructure to the district's supply in order to address water quality contamination from arsenic. The Mecca Area DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community. The Eastern Coachella Valley Stormwater Master Plan recommends construction of training levees and debris basins to capture and desilt stormwater flows from the Santa Rosa Mountain and a series of stormwater channels across the valley to divert and control alluvial fan flows.

North Shore Area DUC

The North Shore Area DUC is located surrounding SR 111 adjacent to the Salton Sea, as shown in Figure P-6. The DUC is spread out over 751 acres and has an approximate residential population of 3,411.

Services and Infrastructure

Water

Approximately half of the North Shore Area DUC is served by the Coachella Valley Water District Thermal-Oasis Community Council Area. No shortages of water or issues with water quality are foreseen. The remainder of residences in the North Shore Area DUC likely rely on private drinking water wells. Wells in this area often are contaminated by arsenic at higher levels than the threshold established by the US Environmental Protection Agency.

Wastewater

A wastewater treatment plant and connections were recently completed and are operated by the Coachella Valley Water District that serves the North Shore Area DUC. Certain residences may be on individual or small shared septic systems, and there are currently no



issues known. The Coachella Valley Regional Water Management Group is currently conducting outreach in the community to document any sewer needs.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that several pieces of infrastructure for stormwater are in place to protect the North Shore Area DUC, and nearby Mecca, from regional and local flood events, but that this infrastructure is not adequate. The flood risk to the North Shore Area DUC is from both local and regional stormwater runoff. In addition to flood risks, the North Shore Area DUC has significant environmental constraints that are a challenge for new infrastructure development.

Fire Protection

Fire service is provided to the North Shore Area DUC by Riverside County Cal Fire Station 41, Battalion 6. The battalion responded to 226 fire and emergency response incidents in North Shore in 2014.

Service Deficits

The North Shore Area DUC requires either new wells for homes that Coachella Valley Water District does not serve or development of new connection infrastructure to the district's supply in order to address water quality contamination from arsenic. The North Shore Area DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community. The Eastern Coachella Valley Stormwater Master Plan recommends construction of training levees and debris basins to capture and desilt stormwater flows from the Santa Rosa Mountain and a series of stormwater channels across the valley to divert and control alluvial fan flows.

Nuevo Area DUC

Located along the San Jacinto River, the Nuevo Area DUC is rough 5 miles east of Perris, as shown in Figure P-2. The DUC has an approximate residential population of 4,484 in an area of about 1,215 acres.

Services and Infrastructure

Water

The Nuevo Area DUC is served by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply, however.

Wastewater

The Eastern Municipal Water District is responsible for all wastewater collection and treatment for the Nuevo Area DUC. Four operational regional water reclamation facilities are located throughout the district's service area. Wastewater infrastructure is currently sufficient.

Stormwater

County GIS records indicate that a flood control/debris basin, a system of open channels, and a network of storm drains convey runoff in the Nuevo Area DUC to the San Jacinto River. This infrastructure was recommended by the Master Drainage Plan for the Lakeview-Nuevo Area. However, flooding complaints, 48 since 1981, have continued, indicating the DUC remains underserved and requires additional infrastructure improvements.



Fire Protection

Fire service is provided to the Nuevo Area DUC by Riverside County Cal Fire Station 3, Battalion 1. The battalion responded to 639 fire and emergency response incidents in the community in 2014.

Service Deficits

The Nuevo Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Lakeview–Nuevo Master Drainage Plan recommended several new facilities to direct storm runoff generated into existing runoff systems. These improvements include construction of a main collector and outlet channel from the San Jacinto River, a training dike, several lateral concrete storm channels, and a new Lakeview Dam.

Oasis Area DUC

The Oasis Area DUC is a community located along the northwest edge of the Salton Sea. As shown in Figure P-6, the analyzed DUC is just south of Avenue 66 and west of SR 86. The DUC has an approximate residential population of 5,301 in an area of about 1,256 acres.

Services and Infrastructure

Water

The Oasis Area DUC is within the Coachella Valley Water District Thermal-Oasis Community Council Area. No shortages of water or issues with water quality are foreseen. However, pockets of mobile homes in the area depend on on-site private water wells contaminated by arsenic.

Wastewater

A wastewater treatment plant and connections were recently completed and are operated by the Coachella Valley Water District that serves the Oasis Area DUC. Certain residences may be on individual or small shared septic systems, and there are currently no issues known. The Coachella Valley Regional Water Management Group is currently conducting outreach in the community to document any sewer needs.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that the Oasis Area DUC is vulnerable to local and regional flooding. The community is protected by dikes that are levees accredited by the Federal Emergency Management Agency (FEMA). Accumulated floodwater stored behind the dikes is released to the Coachella Valley Stormwater Channel. Additionally, Lake Cabuilla provides some protection since it captures storm waters from the Santa Rosa Mountains to the west. However, alluvial fan flooding from the Santa Rosa Mountains remains a major flood risk to the Oasis/Valley Floor Region and additional stormwater infrastructure would serve the community.

Fire Protection

Fire service is provided to the Oasis Area DUC by Riverside County Cal Fire Station 39, Battalion 6, located in Thermal. The battalion responded to 3,342 fire and emergency response incidents in 2014.

Service Deficits

The Oasis Area DUC requires either new wells for homes that Coachella Valley Water District does not serve or development of new connection infrastructure to the district's supply in order to address water quality contamination from arsenic. The Oasis Area DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community.

Route 3 and Vista Area DUC

The Route 3 and Vista Area DUC is located adjacent to the southern edge of Hemet, as shown in Figure P-2. The DUC has an approximate residential population of 444 in an area of about 288 acres.

Services and Infrastructure

Water

The Route 3 and Vista Area DUC is served by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply, however.

Wastewater

The Eastern Municipal Water District is responsible for all wastewater collection and treatment for the DUC at Route 3 and Vista. The district has four operational regional water reclamation facilities located throughout its service area. Wastewater infrastructure is currently sufficient.

Stormwater

The Murrieta Creek Master Drainage Plan recommends infrastructure upgrades for stormwater in this DUC. However, none of these stormwater infrastructure improvements have been built.

Fire Protection

Fire service is provided to the Route 3 and Vista Area DUC by Cal Fire.

Service Deficits

The Route 3 and Vista Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Murrieta Creek Master Drainage Plan recommends installation of a full stormwater drainage system including the construction of more than two dozen lines and laterals to be funded by drainage fees.

Thermal Area DUC

The Thermal Area DUC is located along SR 111 south of Coachella, as shown in Figure P-6. The DUC has an approximate residential population of 890 in an area of about 110 acres.



Services and Infrastructure

Water

The Thermal Area DUC is served by the Coachella Valley Water District Thermal-Oasis Community Council Area. However, pockets of mobile homes are dependent on individual on-site drinking water wells that are contaminated by arsenic. The Coachella Valley Water District is working to construct \$15 million in new water and sewer lines in the Thermal Area DUC, building a backbone of water service beyond small-scale wells for the Coachella Valley Water District so water quality issues will be addressed by the project currently underway.

Wastewater

A wastewater plant and connections were recently completed and are operated by the Coachella Valley Water District that serves portions of the Thermal Area DUC. Certain residences may be on individual or small shared septic systems, and there are currently no issues known. The Coachella Valley Regional Water Management Group is currently conducting outreach in the community to document any sewer needs.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that several pieces of infrastructure for stormwater should be built to protect the Thermal Area DUC from regional and local flood events. County staff confirms that none of these infrastructure upgrades have yet been completed.

Fire Protection

Fire service is provided to the Thermal Area DUC by Riverside County Cal Fire Station 39, Battalion 6. The battalion responded to 3,342 fire and emergency response incidents in 2014.

Service Deficits

Thermal requires additional stormwater drainage infrastructure to reduce flooding in the community. The Eastern Coachella Valley Stormwater Master Plan recommends construction of training levees and debris basins to capture and desilt stormwater flows from the Santa Rosa Mountain and a series of stormwater channels across the valley to divert and control alluvial fan flows.

Vista Santa Rosa Area DUC

The Vista Santa Rosa Area DUC is a community located several miles northwest of the Salton Sea. As shown in Figure P-6, the analyzed DUC is north of Avenue 66 and west of SR 86. The DUC has an approximate residential population of 381 in an area of about 151 acres.

Services and Infrastructure

Water

The Vista Santa Rosa Area DUC is in the Coachella Valley Water District Vista Santa Rosa Community Council Area. No shortages of water or issues with water quality are foreseen in the Coachella Valley Water District.



Wastewater

A wastewater plant and connections were recently completed and are operated by the Coachella Valley Water District that serves portions of the Vista Santa Rosa DUC. Certain residences may be on individual or small shared septic systems, and there are currently no issues known. The Coachella Valley Regional Water Management Group is currently conducting outreach in the community to document any sewer needs.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that the Oasis Valley floor, which includes the community of the Vista Santa Rosa Area DUC, is vulnerable to local and regional flooding. The community is protected by dikes that are FEMA-accredited levees. Accumulated floodwater stored behind the dikes is released to the Coachella Valley Stormwater Channel. However, no local infrastructure for the Vista Santa Rosa Area DUC recommended in the master plan has been built. Alluvial fan flooding from the Santa Rosa Mountains remains a major flood risk to the Oasis/Valley Floor Region.

Fire Protection

Fire service is provided to the Vista Santa Rosa Area DUC by Cal Fire.

Service Deficits

The Vista Santa Rosa Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Eastern Coachella Valley Stormwater Master Plan recommends construction of training levees and debris basins to capture and desilt stormwater flows from the Santa Rosa Mountain and a series of stormwater channels across the valley to divert and control alluvial fan flows.

Whitewater Area DUC

The Whitewater Area DUC is located off I-10 roughly 3 miles east of Palm Springs, as shown in Figure P-4. The DUC has an approximate residential population of 795 in an area of about 354 acres.

Services and Infrastructure

Water

Most of the Whitewater Area DUC is served by the Mission Springs Water District. The DUC is also partially served by the San Geronimo Pass Water District.

Wastewater

Whitewater Area DUC residents have individual on-site septic systems, for which approval is administered through the County of Riverside Department of Environmental Health.

Stormwater

The Garnet Wash Drainage Plan indicates that several pieces of infrastructure for stormwater should be built to protect the Whitewater Area DUC from regional and local flood events. County staff confirms that none of these infrastructure upgrades have yet been completed.



Fire Protection

Fire service is provided to the Whitewater Area DUC by Cal Fire.

Service Deficits

The Whitewater Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Garnet Wash Drainage Plan recommended the construction of an improved channel along the main branch of Garnet wash and an improved tributary, Devil's Garden channel.

Winchester Area DUC

The Winchester Area DUC is located rough 5 miles south of the intersection of State Routes 74 and 79 and is west of Hemet, as shown in Figure P-2. The DUC has an approximate residential population of 130 in an area of about 112 acres.

Services and Infrastructure

Water

The Eastern Municipal Water District serves the Winchester Area DUC. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply, however.

Wastewater

The Eastern Municipal Water District is responsible for all wastewater collection and treatment for the Winchester Area DUC. The district has four operational regional water reclamation facilities located throughout its service area. Wastewater infrastructure is currently sufficient.

Stormwater

The Winchester Area DUC has limited stormwater drainage infrastructure that was recommended in the Winchester Master Drainage Plan.

Fire Protection

Fire service is provided to the Winchester Area DUC by Riverside County Cal Fire Station 34, Battalion 5. The battalion responded to 556 fire and emergency response incidents in 2014.

Service Deficits

The Winchester Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the DUC.

Providing New Infrastructure and Services Strategy

This section recommends a number of financing mechanisms and funding sources that may be helpful to further the development of adequately served DUCs.



In general, Riverside County underserved DUCs lack certain community infrastructure, especially stormwater drainage systems. Even 10-year flood conditions can cause flooding, resulting in damage to property and infrastructure and occasionally endangering lives. Storm drainage plans, many of which were completed decades ago, provide guidance on infrastructure improvements to address flooding issues. These plans should be updated and capital improvement plans established to complete the infrastructure improvements within a reasonable time.

Water quality in certain areas of Riverside County is also a concern. Arsenic, a naturally occurring substance, is a frequent occurrence in groundwater and in high enough concentrations poses a health risk. This is most often an issue for privately owned wells on individual properties, where water quality standards and monitoring may not occur with as much frequency. Infrastructure improvements and other strategies to address these issues will improve conditions in the underserved DUCs over the long term.

Potential Funding and Financing Mechanisms

The following are potential funding and financing mechanisms the County may pursue to address the infrastructure and service deficiencies in the 18 underserved DUCs. Principal funding sources for local government infrastructure usually include taxes, benefit assessments, bonds, and exactions (including impact fees). While increased user rates could be used to make incremental system improvements, grants are often used to reduce the cost burden for rate payers.

Funding Options for Existing Deficiencies

- *User rate increases—no financing*
- *User rate increases—with loans*
- *Revenue bonds*
- *Tax allocation bonds*
- *Certificates of participation*
- *General obligation bonds*
- *Infrastructure Financing District*
- *Mello-Roos Community Facilities District*
- *Assessment District*

Funding Options for Expansion of Facilities for New Development

- *Mello-Roos Community Facilities District*
- *Infrastructure Financing District*
- *Assessment District*
- *Developer-assisted extensions*

In addition to the principal infrastructure funding mechanisms, there are state and federal funding opportunities for both infrastructure planning and implementation. Table P-3 describes potential loans and grants to fund infrastructure improvements.



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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Table P-3: Potential Funding Sources for Extension and Improvement of Services

Agency	Program (year passed or created)	Funding Provided	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
United States Housing and Urban Development Department (HUD)	Community Development Block Grants (CDBG) (1974) (grants)	Grants of various sizes, generally \$250,000 to \$100 million, for the construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works.	Annually.	Not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.
California Financing Coordinating Committee (CFCC) (http://www.cfc.ca.gov)	Made up of six funding agencies: four state and two federal (1998)	CFCC member agencies facilitate and expedite the completion of various types of infrastructure projects by helping customers combine the resources of several agencies. Project information is shared between members so additional resources can be identified.	CFCC member agencies conduct free funding fairs statewide each year to educate the public and potential customers about the different member agencies and the financial and technical resources available.	
State Water Resources Control Board (SWRCB)	For all programs listed here which are administered by the SWRCB, the first step is to fill out this application: Financial Assistance Application Submittal Tool (FAAST), located at https://faast.waterboards.ca.gov/ . For information and assistance, call Lance Reese, Loans and Grants Administration Section Chief, Division of Financial Assistance, SWRCB: 916-449-5625. Safe Drinking Water State Revolving Fund (SDWSRF) (1996) (grants and loans)	Generally \$100-\$150 million: Low-interest loans and some grants to support water systems with technical, managerial, and financial development and infrastructure improvements.	\$130-\$150 million (revolving funds) (annually).	<ul style="list-style-type: none"> • 20 to 30 percent of annual federal contribution can be used for grants. The remainder must be committed to loans. • Funds can be used only for capital costs. • Cannot be used for operation and maintenance • Only loans (not grants) for privately owned water systems. • Some funds available for feasibility and planning studies for eligible projects/systems. • Can only be used for public water systems (not domestic wells or state small systems)
	Proposition 1, Water Quality, Supply and Infrastructure Improvement Act (2014) (grants) Storm Water Grant Program	\$7.545 billion for water projects including surface and groundwater storage, ecosystem and watershed protection and restoration, and drinking water protection	\$7.545 billion. Project selection anticipated in 2016.	Eligible applicants: Public agencies, nonprofit organizations, public utilities, federally recognized Indian tribes, state Indian tribes listed on Native

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Agency	Program (year passed or created)	Funding Provided	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
<p>(State Water Board) 1</p>	<p>Prop. 1 funds are administered by multiple agencies. For more information: http://bondaccountability.resources.ca.gov/Guidelines.aspx?PropositionPK=48</p>	<p>(Storm Water Program is \$200 million; Groundwater Program is \$800 million).</p>		<p>American Heritage Commission's California Tribal Consultation List, and mutual water companies. State Water Board Guideline Adoption Hearings -</p> <ul style="list-style-type: none"> Prop 1. SWGP Guidelines adoption hearings - tentatively December 2015/January 2016 Storm Water Resource Plan Guidelines – Tuesday, December 1, 2015
	<p>Clean Water State Revolving Fund (Expanded Use Program) (CWSRF) (1987) (loans)</p>	<p>\$200–\$300 million per year. Water quality protection projects, wastewater treatment, nonpoint source contamination control, and watershed management.</p>	<p>\$50 million per agency per year; can be waived.</p>	<p>Eligible uses: Stormwater treatment and diversion, sediment and erosion control, stream restoration, land acquisition. Drinking water treatment generally not eligible except under certain expanded use scenarios. Capital cost only. Operation and maintenance is not eligible.</p>
	<p>Small Community Groundwater Grants (Prop. 40) (2004, amended 2007) (grants)</p>	<p>\$9.5 million. Assist small disadvantaged communities (less than 20,000 people) with projects where the existing groundwater supply exceeds maximum contaminant levels, particularly for arsenic or nitrate.</p>	<p>\$1.4 million remaining – \$300,000 available to encumber; \$1.1 million available to appropriate.</p>	<p>Funding can go to local government or nongovernmental organization. Must demonstrate financial hardship. Can only provide alternate water supply. No operation and maintenance costs. Program not currently active due to staff resource limitations.</p>
	<p>Small Community Wastewater Grant (SCWG) Program</p>	<p>The SCWG Program was most recently funded in 2002 (by Propositions 40 and 50), and provided grants to small (i.e., with a population of 20,000 persons, or less) disadvantaged (i.e., annual median household income [MHI] is 80 percent or less of the statewide MHI) communities for planning, design, and construction of publicly owned wastewater treatment and collection facilities.</p>	<p>All available SCWG funds were committed to projects several years ago; however, some of the funds previously committed to projects have gone unused for various reasons. These "residual bond funds" have been disencumbered, and can be used to fund new projects.</p>	
	<p>Nonpoint Source (NPS) Grant Program - Clean Water Act §319(h) and Timber Regulation and Forest Restoration Fund For more information: http://www.waterboards.ca.gov/water_issues/programs/nps/solicitation_notice.shtml</p>	<p>Funding range per project for CWA 319(h) is \$250,000–\$800,000. Projects are implementation actions to restore impaired surface waters and groundwater by controlling NPS pollution. Funding range per project for Timber Fund Projects is \$250,000–\$1,000,000. Projects are implementation actions to improve water quality on forest lands in</p>	<p>No additional specifics available.</p>	

¹ On July 1, 2014, California's Drinking Water Program's funding programs were transferred from California Department of Public Health to the State Water Resource Control Board.



County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

Agency	Program (year passed or created)	Funding Provided with State Responsibility Area. Projects that involve disadvantaged communities may be eligible for a waiver or reduction of matching funds.	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
	State Water Quality Control Fund: Cleanup and Abatement Account (2009)	Was \$10 million in 2012 (varies annually): Projects to (a) clean up waste or abate its effects on waters of the state, when there is no viable responsible party, or (b) address a significant unforeseen water pollution problem (regional water boards only). Funds can be allocated to public agencies, specified tribal governments, and not-for-profit organizations that serve disadvantaged communities.	\$10 million is most recent available figure, but varies.	Eligible uses: Emergency cleanup projects; projects to clean up waste or abate its effects on waters of the state; regional water board projects to address a significant unforeseen water pollution problem. Recipient must have authority to clean up waste. Under certain circumstances this fund has been used to provide drinking water operation and maintenance for limited durations.
	Agricultural Drainage Loan Program (created by the Water Conservation and Water Quality Bond Act of 1986)	\$6.66 million. Loan repayments are for a period of up to 20 years.	Accepting applications.	To address treatment, storage, conveyance, or disposal of agricultural drainage water that threatens waters of the state.
	Agricultural Drainage Management Loan Program (created by Proposition 204 and distributed through the Agricultural Drainage Management Subaccount)	\$10.44 million for loans. (All grants have been disbursed.)	Accepting applications.	Funding for Drainage Water Management Units (land and facilities for the treatment, storage, conveyance, reduction, or disposal of agricultural drainage water that, if discharged untreated, would pollute or threaten to pollute the waters of the state.)
California Department of Water Resources (DWR)	Water Recycling Funding Program (2008) (grants) For more information: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/water_recycling/index.shtml	\$5 million for construction. Check here: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/water_recycling/index.shtml	\$0, fully committed.	<ul style="list-style-type: none"> • Provide for treatment and delivery of municipal wastewater to users that replace the use of local water supply with recycled water. • Provide treatment and reuse of groundwater contaminated due to human activity, and provide local water supply benefits. • Provide for the treatment and disposal of municipal wastewater to meet waste discharge requirements imposed for water pollution control. • Projects that do not have identifiable benefits to the state or local water supply.
	For all programs listed here which are administered by the DWR, refer to http://www.water.ca.gov/funding/index.cfm (click on "Program Names (A-Z), in the column on the right). Each program has a different application. For information and assistance, call Tracie Billington, Financial Assistance Branch Chief, DWR: 916-651-9226	Recently announced awards for the final solicitation.	Check this website for possible continued funding:	<ul style="list-style-type: none"> • Must be consistent with an adopted IRWM Plan and other program requirements. For capital investment only.



County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

Agency	Program (year passed or created)	Funding Provided	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
	Contaminant treatment or removal technology pilot and demonstration studies (2002) (grants)	Up to \$5 million per grant.	http://www.water.ca.gov/inwm/grants/index.cfm \$15 million available.	<ul style="list-style-type: none"> Covers infrastructure but not operations and maintenance. Eligible applicants are public water systems under the regulatory jurisdiction of the California Department of Public Health and other public entities. For capital investment only.
	Safe Drinking Water Bond Law (Prop 81) (1988)	Up to \$74 million to be awarded to current priority list.	Remaining balance to be determined.	Provides funding for projects that investigate and identify alternatives for drinking water system improvements.
	Drinking water disinfecting projects using UV technology and ozone treatment (2002) (grants)	\$5,000 minimum, up to \$5 million per grant.	\$19 million remaining.	Eligible applicants are public water systems under the regulatory jurisdiction of the California Department of Public Health. For capital investment only.
iBank (CA Infrastructure and Development Bank)	Infrastructure State Revolving Fund (ISRF) Program (2000) (loans)	\$50,000 to \$25,000,000 loans per project to finance water infrastructure that promotes job opportunities. Eligible projects include construction or repair of publicly owned water supply, treatment, and distribution systems.	\$52.6 million approved to date for water supply, treatment, and distribution. Applications continually accepted.	Finances system capital improvements only. Must show job creation. Special loan tier for DUCs was discontinued.
USDA (United States Department of Agriculture) Rural Development Program	<ul style="list-style-type: none"> Rural Utilities Service - Water & Environmental Programs Circuit Rider Program Emergency Community Water Assistance Grants Household Water Well System Grants Individual Water & Wastewater Grants SEARCH - Special Evaluation Assistance for Rural Communities and Households Solid Waste Management Grants Water & Waste Disposal Grants to Alleviate Health Risks on Tribal Lands and Colonias Water & Waste Disposal Loans & Grants Water & Waste Disposal Loan Guarantees 	Varies. See website: http://www.rd.usda.gov/programs-services/all-programs#WEP		



COUNTY OF RIVERSIDE
PLANNING DEPARTMENT

County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

Agency	Program (year passed or created)	Funding Provided	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
	<ul style="list-style-type: none"> • Water & Waste Disposal Predevelopment Planning Grants • Water & Waste Disposal Revolving Loan Funds • Water & Waste Disposal Technical Assistance & Training Grants • Drinking water disinfecting projects using UV technology and ozone treatment (2002) (grants) 			

ATTACHMENT B:

9) Parcel Specific Land Use Amendment Exhibit 6



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Home Gardens Town Center

GPA 01122, CZ 07902: Proposed General Plan

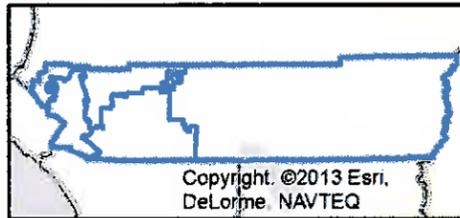
Exhibit 6

Supervisor Tavaglione
Supervisorial District 2
Temescal Canyon Area
Plan

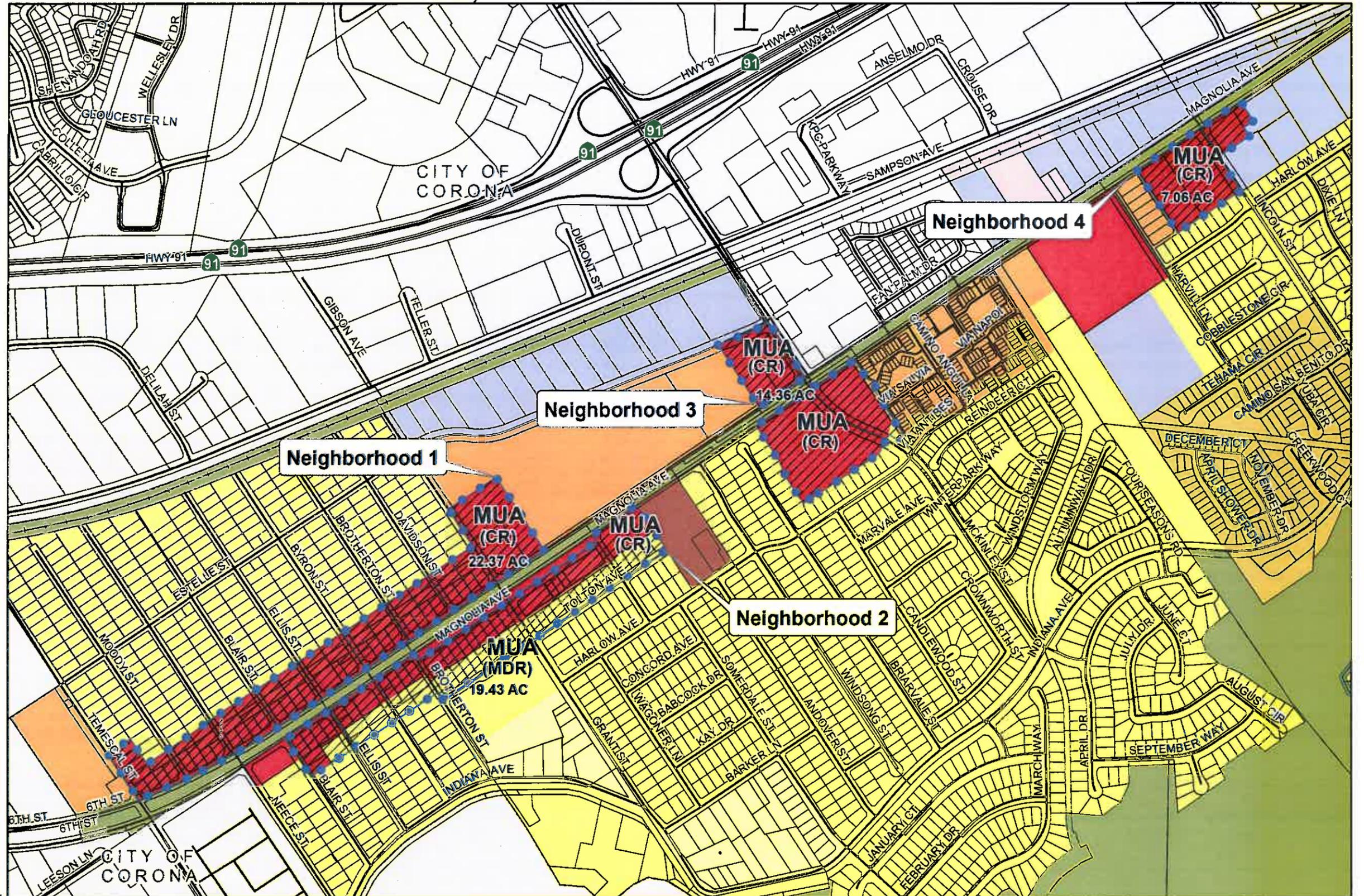
Riverside County
General Plan 5th Cycle

- Proposed HHDR (Highest Density Residential) or MUA (Mixed-Use Area) Neighborhoods
- Parcels
- Supervisorial District
- Roads
- Rail Roads
- Cities
- Area Plans
- Vary Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial
- Conservation
- City

7/20/2016



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Zoning District: East Corona District



1 inch = 667 feet



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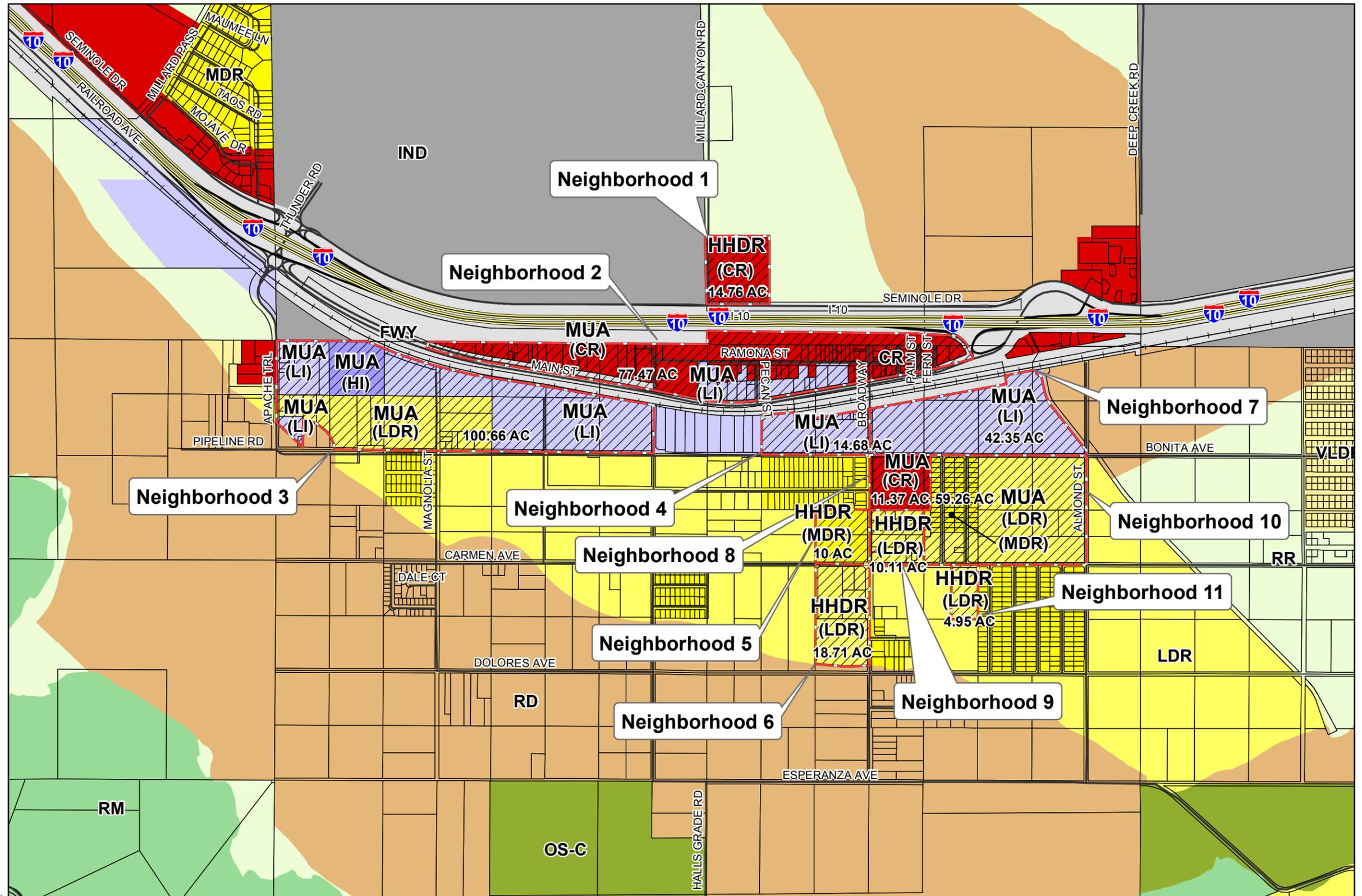
Cabazon Town Center

GPA 01122, CZ 07902 : Proposed General Plan

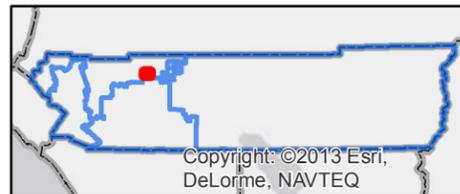
Exhibit 6

Supervisor Ashley
Supervisorial District 5
The Pass Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Area Plans
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial Retail
- Light Industrial
- Heavy Industrial
- Rural Residential
- Rural Mountainous
- Rural Desert
- Conservation
- Indian Lands
- Freeway



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Zoning District: Cabazon &
 Pass & Desert Districts



0 650 1,300 2,600 3,900 5,200 Feet

1 inch = 1,250 feet

