

typical views of inland valley and foothills in the middle ground and background. Vantage Point B depicts typical foreground and middle ground views of inland valley and foothills, looking east near the intersection of El Sobrante and La Sierra.

**Rural Residential.** The second most dominant visual character within the HCLE Corridor study area is rural residential. The visual features associated with this visual characteristic include scattered homes on large residential parcels and roads. Views from within this area include open views to the foothills and valleys in the middle ground and background. This visual characteristic generally has foreground views of large residential parcels and rural roads.

Figure 3.14.3 depicts Vantage Points E and F. Both of these vantage points depict views from Ramona Expressway looking east toward the City of San Jacinto. Both vantage points depicted on Figure 3.14.3 show foreground views of rural residential areas, roadways, and utility lines, which is a typical view within the rural residential visual character areas.

**Urban.** The urban visual characteristics within the HCLE Corridor study area are primarily within the communities of Menifee, Perris, Lake Elsinore, and Canyon Lake, which are the largest developed areas within the HCLE Corridor study area. The dominant view within the urban visual character area is a foreground view of urban land uses such as homes, commercial/retail areas, roads and highways, and/or urban landscaped areas. Typically, there are no middle ground or background views within this visual character area.

The views from Vantage Points C and D depicted on Figure 3.14.4 are from El Sobrante Road looking east from the roadway. Vantage Points C and D depict foreground views of residential development adjacent to the road. Views are dominated by urban land uses on both sides of the roadway. As shown in the views, there are no real middle ground or background views within this visual character area.

#### 3.14.1.4 Typical Existing Views Within the HCLE Corridor Study Area

The following views depict the visual character areas described above, as seen throughout the HCLE Corridor study area. The vantage points and the views are typical for all viewer groups (temporary travelers and permanent residential viewer groups) within the study area.

**Figure 3.14.5.** The view from Vantage Point G depicts middleground and background views of inland foothills and valleys from Ramona Expressway looking west toward the Lake Perris State Recreation Area.

The view from Vantage Point H depicts inland foothill and valley visual features adjacent to a rural visual character area. This situation is typical for areas that are at the edge of developed rural areas throughout the HCLE Corridor study area. This view depicts middle ground and background views from the temporary viewers traveling along SR-74 looking north near the communities of Romoland and Homeland.

Figure 3.14.3 - Vantage Points Depicting Typical Views within the Study Area

Figure 3.14.4 - Vantage Points Depicting Typical Views within the Study Area

Figure 3.14.5 - Vantage Points Depicting Typical Views within the Study Area

**Figure 3.14.6.** The view from Vantage Point I depicts rural development west of I-215 along Ethanac Road. Views from this area are dominated by foreground views of the rural development with minimal middle ground and background views of the inland foothills and valleys.

The view from Vantage Point J depicts urban development in the Menifee area along Newport Road looking east. The view depicted shows foreground views of the residential (urban) development through this community.

**Figure 3.14.7.** The view from Vantage Point K depicts urban development in the Canyon Lake area along Railroad Canyon Road. This vantage point depicts foreground views of the residential (urban) development through this community that dominate the overall visual character of the area.

The view from Vantage Point L depicts rural development along SR-74 looking northeast. Views from this vantage point are dominated by foreground views of the rural development with no middle ground or background views.

**Figure 3.14.8.** The view from Vantage Point M depicts rural development and inland foothills and valleys along SR-74 looking southwest towards the Lake Elsinore area. Views from this vantage point are dominated by foreground views of the rural development with middle ground views of inland foothills and valleys and background views of the Santa Ana Mountains.

## 3.14.2 Applicable Planning Policies

There are planning policies from the new County of Riverside General Plan (Hearing Draft, April, 2002) that are applicable to visual resources within the HCLE Corridor Study area. Applicable policies have been included from portions of the Land Use Element and the Multipurpose Open Space Element.

The following policies are restated in this section of the environmental document to form the visual resource planning background and framework for the implementation of the proposed alternatives within the HCLE Corridor study area. In addition, all City General Plan policies related to visual resources would be considered as part of the evaluation of the proposed project.

### 3.14.2.1 Land Use Element

**Scenic Corridors.** Riverside County contains abundant natural visual resources, including low-lying valleys, mountain ranges, rock formations, rivers, and lakes. These features are often enjoyed via the County's many roadways. Due to the visual significance of many of these areas, several roadways have been officially recognized as either Eligible or Designated State or County Scenic Highways. The intent of the following policies is to conserve significant scenic resources along designated scenic highways for future generations and to manage development along scenic highways and corridors so as not to detract from the area's scenic quality.