

## ***2.0 Plan Area Description and Setting***

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### **2.2 LAND USE CONTEXT**

#### **2.2.1 Existing Land Use**

Existing land uses within the MSHCP Plan Area can be characterized by developed, agriculture and open space/vacant land categories. Developed land uses include residential uses (single family detached, single family attached, high-density residential, and mobile homes), commercial uses (retail/office and tourist/commercial recreation), industrial uses (light industrial/business park, heavy industrial, mineral extraction, and warehouse), public facilities (utilities, other public facilities, and schools), recreational uses (recreation open space), and rural uses (rural residential). Open space/vacant lands are composed of natural, vacant, and water categories. *Figure 2-7* depicts existing land uses within the Plan Area. Approximately 218,260 acres of incorporated and unincorporated County lands are currently developed. A total of 169,480 acres are characterized as agriculture, and 871,040 acres are characterized as vacant land.

#### **2.2.2 Planned Land Use**

As outlined in *Section 1.0* of this document, the County is developing an updated General Plan for the unincorporated area concurrent with development of the MSHCP. The proposed General Plan incorporates four broad Foundation Component land uses: agriculture, rural, open space, and community development.

#### **2.2.3 Institutional/Political Framework**

The MSHCP Plan Area is composed of the jurisdictional boundaries of 14 Cities as well as unincorporated lands within Western Riverside County. *Table 2-3* provides a breakdown of acreages for the various Jurisdictions within the Plan Area. As shown, unincorporated County lands comprise approximately 78% of the Plan Area with the remaining approximately 22% comprised of incorporated Cities. County and Cities boundaries are depicted in *Figure 2-8*.