



conservation linkages help provide a separation between communities and provide additional definition for existing communities.

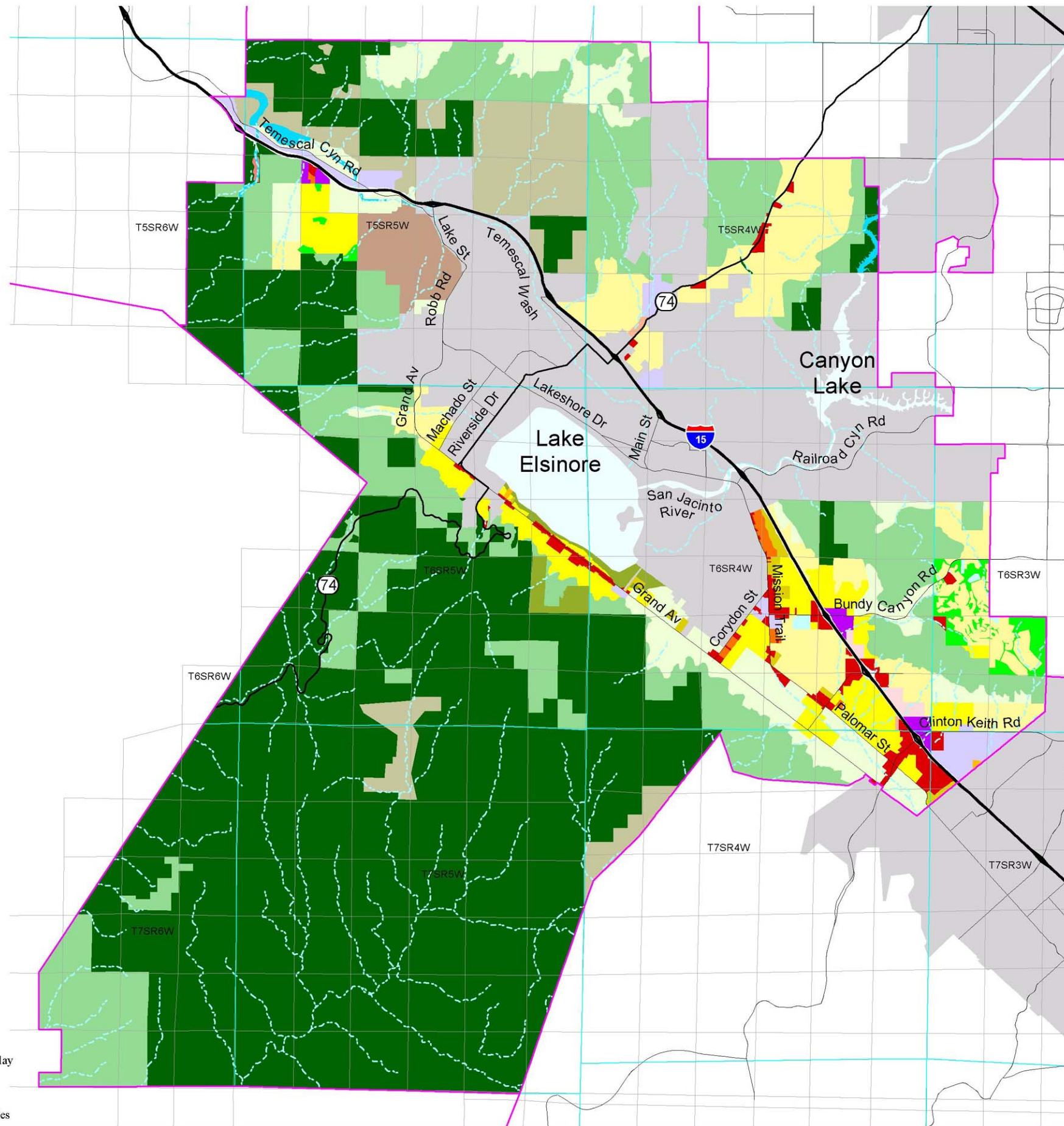
### Community Centers

A major tool for accommodating growth pressures in a more balanced and effective way is the use of Community Center designations in carefully selected locations. Typically they occur where previous planning had already indicated the need for more intensive uses. The difference lies in an expanded array of uses to be attracted to these locales. Even where their scale is insufficient to support the unique Oasis Transit Concept built in the RCIP, these smaller centers can still stimulate a more walkable character than with strictly segregated use patterns. Three such areas are contained here along the busy Interstate 15 Corridor:



*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 community center at Interstate 15 and Horsethief Canyon Road would be focused around a new freeway off-ramp. Operating at a more limited village scale, this center would accommodate employment, residential and commercial uses to serve area residents. Uses could include apartments, restaurants, offices, small scale retail stores and open space/recreational amenities.
- The community center at Interstate 15 and Bundy Canyon Road would serve primarily the already established residential community east of Interstate 15. Uses within this Village Center might also include additional office and retail opportunities as well as accommodating civic and recreational type activities for nearby schools and residents.
- The community center at Interstate 15 and Clinton Keith Road is envisioned as an Employment Center incorporating business park, office, retail and residential uses. Light Industrial and Commercial uses would be located to the east and west of the Center along Clinton Keith Road.



- Community Development**
- Very Low Density Residential (0.4 - 2 du/ac)
  - Low Density Residential (2 - 5 du/ac)
  - Medium Density Residential (5 - 8 du/ac)
  - Medium High Density Residential (8 - 14 du/ac)
  - High Density Residential (14 - 20 du/ac)
  - Very High Density Residential (20+ du/ac)
  - Commercial Retail
  - Commercial Tourist
  - Commercial Office
  - Community Center
  - Light Industrial
  - Heavy Industrial
  - Business Park
  - Public Facilities
- Rural**
- Rural Residential (<0.2 du/ac)
  - Rural Mountainous (<0.1 du/ac)
  - Rural Desert (<0.1 du/ac)
- Open Space**
- Conservation
  - Conservation - Habitat
  - Open Space - Recreation
  - Open Space - Rural
  - Open Space - Water
  - Open Space - Mineral Resources
- Agriculture**
- Agriculture

- Water Course Overlay
- Cities
- Indian Lands
- Area Plan Boundaries

Source Information: Land use designations provided by The Planning Center. The oldest data shown on this map is 1990.

This map is a draft document only and has yet to be verified by the County of Riverside or their representatives. This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording.



**ELSINORE AREA PLAN  
LAND USE PLAN**



Figure 3



**County of Riverside General Plan - *Hearing Draft***

*Elsinore Area Plan*

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# County of Riverside General Plan - Hearing Draft

## Elsinore Area Plan



**Table 1: Land Use Designations Summary**

Foundation Component Land Use Designation	Area Plan Land Use Designation	Building Intensity Range	Notes
Agriculture	Agriculture (AG)	≤ 0.1 du/ac	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other agricultural related uses.</li> <li>One (1) single-family residence allowed per 10 acres.</li> </ul>
Rural	Rural Residential (RR)	≤ 0.2 du/ac	<ul style="list-style-type: none"> <li>One (1) single-family residence allowed with a minimum lot size of 5 acres.</li> <li>Limited animal keeping and agricultural uses are allowed.</li> </ul>
	Rural Mountainous (RM)	≤ 0.1 du/ac	<ul style="list-style-type: none"> <li>Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses.</li> <li>Areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater.</li> </ul>
	Rural Desert (RD)	≤ 0.1 du/ac	<ul style="list-style-type: none"> <li>Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses.</li> <li>Allows limited recreational uses, compatible resource development and governmental uses.</li> </ul>
Open Space	OS-Conservation (OS-C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is a permitted use.</li> </ul>
	OS-Conservation Habitat (OS-CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with Habitat Conservation Plans, such as the Multi-Species Habitat Conservation Plan (MSHCP).</li> </ul>
	OS-Water (OS-W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural drainage corridors (i.e. lakes, reservoirs, rivers).</li> </ul>
	OS-Recreation (OS-R)	N/A	<ul style="list-style-type: none"> <li>Active or passive recreational uses such as parks, trails, athletic fields, golf courses.</li> <li>Neighborhood parks are permitted within residential land use designations.</li> </ul>
	OS-Rural (OS-RUR)	≤ 0.05 du/ac	<ul style="list-style-type: none"> <li>One (1) single-family residence allowed per 20 acres, up to 5 dwelling units per parcel.</li> </ul>
	OS-Mineral Resources (OS-MIN)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Very Low Density Residential (VLDR)	0.4 - 2 du/ac	<ul style="list-style-type: none"> <li>Single-family detached residences with suburban amenities and services, and rural visual character. Limited animal keeping is allowed.</li> <li>Lot sizes range from ½-acre to 2½ acres.</li> </ul>
	Low Density Residential (LDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached residences.</li> </ul>
	Medium Density Residential (MDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family detached residences.</li> </ul>
	Medium High Density Residential (MHDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences, including townhouses, stacked flats, courtyard homes.</li> </ul>
	High Density Res. (HDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Very High Density Residential (VHDR)	20 - 40 du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings includes apartments and condominiums.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Includes hotels, golf courses, recreation/amusement facilities.</li> </ul>
	Commercial Office (CO)	0.25 - 1.0 FAR	<ul style="list-style-type: none"> <li>Includes financial, legal, insurance, other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Variety of industrial and related uses, including warehousing/distribution, assembly and light manufacturing, and repair facilities.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>Allows more intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Allows for more employee-intensive employment uses, including research &amp; development, technology centers, corporate offices, and “clean” industry.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Public/quasi-public uses such as landfills, airports, utilities, and other civic uses.</li> </ul>
Community Center (CC)	5 - 40 du/ac 0.10 - 3.0 FAR	<ul style="list-style-type: none"> <li>Includes some combination of small-lot single family residences, multi-family residences, commercial retail, office and business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area.</li> </ul>	

**NOTES:**

- The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- Clustering of residential development is permitted per the land use designation descriptions and policies in the General Plan Land Use Element.



# County of Riverside General Plan - *Hearing Draft*

## Elsinore Area Plan

**Table2: Statistical Summary of Elsinore Area Plan**

Land Use Designation	Acreage	Dwelling Units	Population	Employment
<b>Agriculture Foundation Component</b>				
Agriculture (AG)				
<b><i>Agriculture Total</i></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Rural Foundation Component</b>				
Rural Desert (RD)				
Rural Residential (RR)	5,874	881	2,652	
Rural Mountainous (RM)	18,834	942	2,835	
<b><i>Rural Total</i></b>	<b>24,708</b>	<b>1,823</b>	<b>5,487</b>	<b>0</b>
<b>Open Space Foundation Component</b>				
Open Space-Conservation (OS-C)	584			
Open Space-Conservation Habitat (OS-CH)	51,705			
Open Space-Water (OS-W)	341			
Open Space-Recreation (OS-R)	687			103
Open Space-Rural (OS-RUR)	4,989	125	375	
Open Space-Mineral Resources (OS-MIN)	1,398			42
<b><i>Open Space Total</i></b>	<b>59,704</b>	<b>125</b>	<b>375</b>	<b>145</b>
<b>Community Development Foundation Component</b>				
Very Low Density Residential (VLDR)	6,792	8,150	24,533	
Low Density Residential (LDR)	3,532	12,362	37,210	
Medium Density Residential (MDR)	291	1,892	5,693	
Medium High Density Residential (MHDR)	20	220	662	
High Density Residential (HDR)	178	3,026	9,108	
Very High Density Residential (VHDR)				
Commercial Retail (CR)	1,180			17,733
Commercial Tourist (CT)	17			278
Commercial Office (CO)	170			6,480
Light Industrial (LI)	1,115			14,335
Heavy Industrial (HI)				
Business Park (BP)	43			702
Public Facilities (PF)	83			228
Community Center (CC)	251	1,032	3,106	4,018
<b><i>Community Development Total</i></b>	<b>13,672</b>	<b>26,682</b>	<b>80,312</b>	<b>43,774</b>
<b><i>County Total (without overlays)</i></b>	<b>98,084</b>	<b>28,630</b>	<b>86,174</b>	<b>43,919</b>
Rural Village Overlay				
Community Center Overlay				
<b><i>County Total (with overlays)</i></b>	<b>98,084</b>	<b>28,630</b>	<b>86,174</b>	<b>43,919</b>
<b>Other</b>				
City	27,716			
Indian				
Freeways	507			
<b><i>Total</i></b>	<b>28,223</b>			
<b>AREA PLAN TOTAL</b>	<b>126,307</b>			

**NOTES:**

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.