



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 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



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.

Community Centers

The Elsinore Area Plan Land Use Plan identifies three Community Centers within the planning area, each offering the potential for a unique mix of employment, commercial, public and residential uses. In order to promote the compact vertical and horizontal mixing of uses intended for these Community Centers, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- ELAP 4.1 Ensure that Community Centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.
- ELAP 4.2 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 Elsinore Area Plan Land Use Plan, Figure 3.

Wildomar/Sedco Hills

This community is located in the southeastern portion of the Elsinore Area Plan. The majority of the projected growth within Elsinore can best be accommodated within this policy area, despite the amount of low density and rural character for much of it. Two unique and distinctive community centers have been identified which will provide focused areas for residential, employment and retail uses for area residents.

Policies:

- ELAP 5.1 Reduce flooding damage through adherence to design and density standards contained in the Master Drainage Plans for the Sedco Area and the Wildomar Area.



Wildomar

