



An aerial view of March Inland Port

March Air Reserve Base Airport Influenced Policy Area

The March Air Reserve Base is located northwest of the Harvest Valley/Winchester planning area. The former Air Force Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an Air Force Base to an Active Duty Reserve Base. A Joint Powers Authority, comprised of the County of Riverside and the Cities of Moreno Valley, Perris, and Riverside, formed to manage the transition of a portion of the base to the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including an active cargo airport. There are a number of ordinances and policies that affect the land uses and development within these policy area boundaries. These policies are detailed in the March JPA General Plan, as well as a number of Federal Aviation Administration (FAA) policies. These policies are intended to protect flight paths, and minimize impacts to residents and employees of the affected area.

Policies:



- HVWAP 2.1 Enforce the March JPA General Plan within the airport influenced areas as depicted on Figure 4, Policy Areas, and described in Airport section of the General Plan Land Use Element for the purposes of protecting life and property in the vicinity of the March Air Reserve Base.

Winchester

The Winchester Policy Area centers on that community and encompasses the Winchester Community Center Overlay as well as the Medium Density Residential land uses that run adjacent to Salt Creek. The intent of this policy area is to help in creating a sense of place as well as an entrance to the Diamond Valley Recreation Area. This policy area has been created to capitalize on the proximity to Diamond Valley Lake by providing for uses that reinforce and support recreation activities. Potential transportation connections through implementation of the Transit Oasis Concept (defined in the Circulation Element) have been incorporated to link the Winchester Area with other tourist attractions within Riverside County. The policy area is also intended to enhance opportunities for selective redevelopment where that can achieve the Area Plan's intent.

Building upon the existing community character, the Winchester Policy Area is envisioned as a western-themed village with the core of the activity centered around Winchester and Simpson Roads. The Community Center Overlay accommodates commercial uses, dining, entertainment, lodging, and offices. The core of the policy area will be relatively dense, with a mixture of commercial and employment uses. As distance from the core increase, the density of the residential land uses slowly decreases. The Community Center Overlay encourages a mixture of uses in the area, contrary to typical zoning.



Policies:

HVWAP 3.1 Encourage mixed land uses within the Winchester Policy area that promote the surrounding recreation, employment, and transit opportunities.

HVWAP 3.2 Recognize the community desire for future development projects within the Winchester Policy Area to reflect a western design theme.

HVWAP 3.3 Require a master plan, specific plan, or other device prior to new improvements, 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 Western design theme, development standards, street scene, access, the relationship to surrounding properties, signage, and parking.



HVWAP 3.4 Permit existing uses and development to conform to the underlying land use designations as specified on Figure 3, Land Use Plan, until such time as the master plan or specific plan is adopted.

Green Acres

Green Acres is a semi-rural community located at the junction of State Route 74 and 79, surrounded by low density residential, mountainous, and agricultural uses. The intent of this policy area is to preserve the historic rural and agricultural character of this community, and preserve the residents' ability to keep animals on appropriately sized lots.

Policies:



HVWAP 4.1 Allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance.

Specific Plans

Specific plans are identified in this section because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in the Harvest Valley/Winchester area, for specific plan names or numbers that are located in the Harvest Valley/Winchester Area Plan.

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.



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