



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Harvest Valley/Winchester planning area, additional policy guidance is 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. The Local Land Use Section provides a host of policies to address these issues. 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. The intent is to enhance and/or preserve the identity and character of this unique area.



*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.*

## LOCAL LAND USE POLICIES

### Community Centers

The Harvest Valley/Winchester Area Plan Land Use Plan identifies two Community Centers and two Community Center Overlays within its planning area. The Community Center and Community Center Overlay land use designations allow a unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixing of these uses, voluntary incentives may be necessary. While both the Community Center and Community Center Overlay land use designations allow a mixture of uses, the Community Center Overlay also allows development to meet the standards of the underlying land use designation.

The first of the two Community Center land use designations is located along State Route 74 in the adopted Menifee North Specific Plan. The community center is envisioned as a Village Center, which provides a mixture of uses that serve nearby residents. Since this Community Center is located within an adopted specific plan, its future development and design are subjected to that document. However, the community center would benefit by employing the guidance found in the Community Center Land Use Designation section of the Land Use Element.

The second Community Center land use designation is located immediately west of the Diamond Valley Lake. This community center is envisioned as an Entertainment Center to provide a focus for and take advantage of the recreational and tourism opportunities presented by the Diamond Valley Lake.

The first of the two Community Center Overlay land use designations is located in the community of Winchester. Given the transportation opportunities and the presence of the nearby Diamond Valley Lake, this land use designation allows the flexibility for this community to create a special place in western Riverside County.

The second Community Center Overlay designation is located long the Salt Creek in the adopted Winchester Hills Specific Plan. This area is provided with the Community Center Overlay to allow the flexibility to create a “village” core that serves the adjacent residences and becomes the focal point for the



# County of Riverside General Plan - *Hearing Draft*

## *Harvest Valley/Winchester Area Plan*

surrounding community. This Community Center Overlay is placed upon an area that is in an adopted specific plan, which governs the future development and design for projects within its boundaries. While this area can develop per the underlying land uses, it would benefit by employing the guidance found in the Community Center land use designation section of the Land Use Element.

### **Policies:**

- HVWAP 5.1      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 land use designation and address the development standards, street scene, access, the relationship to surrounding properties, signage, and parking.
-  HVWAP 5.2      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 Harvest Valley/Winchester Area Plan Land Use Plan, Figure 3.
-  HVWAP 5.3      Ensure that community centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.
-  HVWAP 5.4      Encourage that community centers located in adopted specific plans adhere with those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.
-  HVWAP 5.5      Encourage areas within Community Center Overlay’s to develop the land use standards for Community Centers as detailed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element, and within the Community Centers Guidelines.
- HVWAP 5.6      Allow the land uses within a Community Center Overlay to develop to the standards and uses of the underlying land use designation.
- HVWAP 5.7      Ensure sufficient pedestrian linkages to the Salt Creek corridor from the adjacent Winchester Community Center Overlay area.
- HVWAP 5.8      Encourage future development within the Winchester Community Center Overlay area to develop in a western theme and incorporate a transit station along the railroad line.