



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

A sphere of influence is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city's jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

While a number of these designations reflect the unique features found only in the Lake Mathews/Woodcrest area, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding our valued open space network is described in the Multipurpose Open Space section. There are, of course, both natural and man made hazards to consider and they are spelled out in the Hazards section.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the general plan and area plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Lake Mathews/Woodcrest area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Community Centers. This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the Vision. One community center designation permitting this mix of uses occurs in Woodcrest.

Lake Mathews. The Lake Mathews reservoir and watershed area is a tremendously valuable local and regional resource. Aside from its function as a major source of fresh water for southern Californians, Lake Mathews and adjacent habitat reserve areas offer outstanding value in the area of drainage, flood control, natural habitat conservation/restoration, and visual aesthetics. The Plan reinforces these functions through the pattern of open space and public facility designations in this area.



Estelle Mountain Reserve/Harford Springs Reserve. The rolling hillside terrain and rock outcroppings of the Lake Mathews/Woodcrest area define the character of this region. The Harford Springs Reserve and Estelle Mountain Reserve are prime examples of the area's prominent open space and rural character. They also serve as important habitat preservation areas for several species. The Plan preserves their character with the application of the Open Space-Conservation Habitat designation.

Rural Communities. The rural nature of the Lake Mathews/Woodcrest area can be seen throughout much of the planning area. The communities of Woodcrest and El Sobrante, and the assorted rural enclaves south of Cajalco Road are overwhelmingly rural in character, with a strong equestrian presence. Adjacent open space and agricultural uses further enhance the rural nature of this area. The application of Rural Residential, Rural Mountainous, Very Low Density Residential and open space uses throughout much of the planning area serves to maintain the character of this wonderfully unique area of the County.

Data in this area plan is current as of June 19, 2001. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.



County of Riverside General Plan - *Hearing Draft*

Lake Mathews/Woodcrest Area Plan

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