



## Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Lake Mathews/Woodcrest area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Lake Mathews/Woodcrest Land Use Plan, Figure 3 depicts the geographic distribution of land uses within this area plan. The Plan is organized around 24 area plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the four General Plan Foundation Component land uses: Agriculture, Rural, Open Space and Community Development. Table 1, Land Use Designations Summary outlines the development intensity, density, typical allowable land uses and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed uses represent a full spectrum of designations that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Lake Mathews/Woodcrest Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

## LAND USE CONCEPT



*The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP*

*Vision.*



*-RCIP Vision*

The Lake Mathews/Woodcrest Area Plan provides for substantial areas devoted to rural and equestrian uses, as allowed by the Rural Residential, Rural Mountainous and Very Low Density Residential designations. The land use plan also allows for traditional urban residential densities as reflected by the Low Density Residential and Medium Density Residential designations. Complementing these residential land uses are scattered commercial retail uses including a commercial corridor along Van Buren Boulevard, a small community center, light industrial and office uses, several recreational areas, large chunks of habitat land in the Lake Mathews/Estelle Reserve area and the Gavilan Hills, and public facility uses associated with the Metropolitan Water District operations at the Lake Mathews facility. Continued agricultural uses are also designated within the Woodcrest area.