



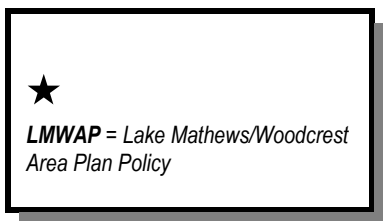
Policy Areas

Not all areas within an area plan are the same. Depending on local conditions and patterns of opportunity areas, distinctiveness can and should be achieved to respect certain localized characteristics. This is a primary means of avoiding the uniformity that so often plagues conventional suburban development. Accordingly, a policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.


POLICY AREAS

Two policy areas have been designated in the Lake Mathews/Woodcrest Area Plan. In some ways, these policies are even more critical to the sustained character of the area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Policy area boundaries, shown Figure 4, are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.

El Sobrante Policy Area



Policies:

- LMWAP 1.1 Require the provision of adequate and available infrastructure to support development.
- LMWAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.
- LMWAP 1.3 Coordinate development strategies with the City of Riverside.
- LMWAP 1.4 Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.
- LMWAP 1.5 Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.
-  LMWAP 1.6 Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.
- LMWAP 1.7 Encourage open space and recreational amenities.