



Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Lake Mathews/Woodcrest, additional policy guidance is often 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. 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, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to the Lake Mathews/Woodcrest area.

LOCAL LAND USE POLICIES

Agriculture

Agriculture has long been an established land use in the Lake Mathews/Woodcrest area. However, with its abundance of relatively flat land with few safety hazards, proximity to the burgeoning Orange County employment region, and direct access to major transportation corridors, this area is a prime candidate for future urban growth. Not only does this put pressure on the rural character of the area, it also threatens the economic viability of agriculture here. The Lake Mathews/Woodcrest Area Plan, while accommodating this demand for urban development, also seeks to recognize existing and future agricultural activities as vital components of the local land use fabric.

Suburban residential uses and agriculture are inherently incompatible and often lead to complaints by local residents of offending odors, noise, flies and the like. Likewise, farmers and their land can be the targets of vandals, thieves and trespassers.

It is the intent of the Lake Mathews/Woodcrest Area Plan to recognize agriculture as an important economic activity in the region and to accommodate those agricultural owners who wish to continue their operations in the future.

Policies:



- LMWAP 3.1 Adhere to the Riverside County Right-To-Farm Ordinance, and any subsequent ordinance assuring the ability of farmers to continue with long-established agricultural activities throughout the Lake Mathews/Woodcrest area.

- LMWAP 3.2 Encourage agricultural interests that enhance the environment and fulfill the economic and recreational needs of the people in the Lake Mathews/Woodcrest area.

Community Center

The Lake Mathews/Woodcrest Area Plan identifies one area designated as Community Center, allowing a unique mix of commercial, public and residential