



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



uses, though at a village scale. In order to promote the mixing of uses intended for this Community Center, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:



LMWAP 4.1 Ensure that Community Centers develop according to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

LMWAP 4.2 Provide incentives such as density bonuses and regulatory relief to property owners and developers to facilitate the development of community centers as designated on the Lake Mathews/Woodcrest Area Plan Land Use Plan, Figure 3.



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 I of the General Plan.

Water Quality

The Lake Mathews reservoir serves as a vital source of freshwater for Riverside County. As such, maintaining the reservoir's water quality at high levels may become more challenging with increased urban development and activity in the Lake Mathews/Woodcrest area. The area's groundwater reserves and natural open space areas may also be affected by pollutants resulting from increased development.

Policies:

LMWAP 5.1 Prior to any development approvals of less than 2½ acres in size within areas designated for 1 acre or less development, a master water and wastewater facility plan shall be developed and approved by the service providing agency.

LMWAP 5.2 A master drainage plan must be developed and approved prior to: 1) One acre or smaller development approvals within the following drainage areas: Cajalco Creek, Mockingbird Canyon, Lake Mathews, Dawson Canyon, Gavilan Hills; and 2) Development approvals less than 2 ½ acres within Cajalco Creek and Lake Mathews. The approved Drainage Water Quality Management Plan for the Lake Mathews Watershed shall be implemented to assist in the management of the water quality of Cajalco Creek and Lake Mathews and to mitigate water quality impacts resulting from development permitted under the Lake Mathews/Woodcrest Area Plan.



LMWAP 5.3 As Regional and Community Trails are acquired by the County of Riverside within the Lake Mathews Drainage Basin, appropriate specific mitigation measures shall be prepared and implemented prior to the construction or implementation of any of these trails so that the water quality of Lake Mathews will be fully preserved and protected.



Lake Mathews

LMWAP 5.4 Proposed projects within the Lake Mathews drainage basin which may significantly increase run-off over natural levels shall be engineered to reduce potential pollutant loads that may affect water quality.