



A view of the outstanding open space in the Motte-Rimrock Reserve.

Motte-Rimrock Reserve

The Motte-Rimrock Reserve encompasses a rocky plateau above the City of Perris. The Reserve protects important archaeological sites, including an unexcavated ceremonial site and well-preserved pictographs. The Reserve environment is rich in coastal sage scrub, riparian grassland, chaparral, and contains six seasonal springs that enrich the diversity of plant species found here. Animal life prospers as well, this being a home to the Stephen's Kangaroo Rat, a federally protected endangered species.

UNIQUE COMMUNITIES

Good Hope

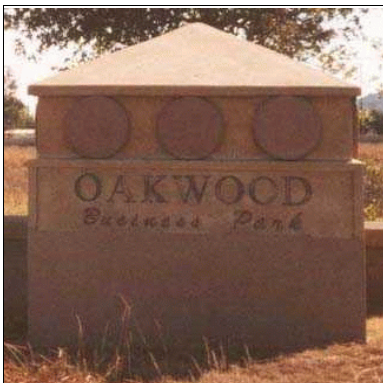
The rural and equestrian oriented community of Good Hope is located in the southwestern portion of the planning area among distinctive rock outcroppings, just east of Steele Peak. Currently, State Route 74 carves a swath through this otherwise remote community, serving scattered commercial and industrial development. State Route 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the planning area.

Mead Valley

Cajalco Road is the anchor for the community of Mead Valley. As a major link between Interstates 215 and 15, this important east/west corridor provides the opportunity for the commercial uses along Cajalco Road to assume a more prominent role in the future. South of Cajalco Road is a mixture of equestrian homes, which are set among rolling hills and large stands of Eucalyptus. The sense of community here is reinforced by a community center and a fire station. The area north of Cajalco Road is predominantly a grid-like pattern of half-acre and larger residential lots, the centerpiece of which is a local school.

Old Elsinore Road

Old Elsinore Road runs north-south through a narrow valley formed by the Gavilan Hills and the Motte-Rimrock Reserve. The road is lined by rural residential uses set on larger lots that can accommodate equestrian activities.



The entrance to the Oakwood Business Park.

Oakwood Business Park

In stark contrast to most of the rest of the Mead Valley area, a large property west of Interstate 215 has been prepared for the development of a business park. The Oakwood Business Park property has the strategic location and the infrastructure in place to create a successful employment center. Roads have been paved, utilities provided, and entrance signs have been placed throughout the property. The proximity to Interstate 215, the parallel rail lines, the Cajalco Road corridor, and the March Air Reserve Base, all contribute to the economic potential of this key property. Because of the existing infrastructure and strategic



location of the Oakwood Business Park, its potential for viable business attraction is strong. That accounts for the designation of a concentrated community center here, with an emphasis on employment uses.

INCORPORATED CITIES



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.

The City of Perris, incorporated in 1911, occupies the entire eastern part of the planning area. Perris' Sphere of Influence encompasses all of the unincorporated lands within the Mead Valley planning area. The City's perception of the sphere area is generally consistent with its predominantly rural, equestrian character intended through the land use plan.