



Land Use Plan

The Land Use Plan focuses on preserving the unique features addressed by this area plan and, at the same time, accommodates future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Mead Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area 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 categories 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 categories 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; and established patterns of existing uses, parcel configurations and zoning. A constant theme through which all of these factors were viewed was the desire to reinforce the Riverside County Vision and its related planning principles wherever possible. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of Mead Valley, 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 Mead Valley land use plan provides for a predominantly rural residential character with an equestrian focus. This is reflected by the Rural Residential and Very Low Density Residential land use designations that dominate the planning area.

Pockets of open space, including the Motte-Rimrock Reserve and Steele Peak, are designated as Open Space Conservation Habitat to preserve their scenic and natural qualities.

A Rural Village Overlay is designated along a portion of the present alignment of the State Route 74, which is located in the southern portion of the planning area. The Rural Village would serve as a focal point for the surrounding Good Hope community. This special overlay designation allows for a mixture of local



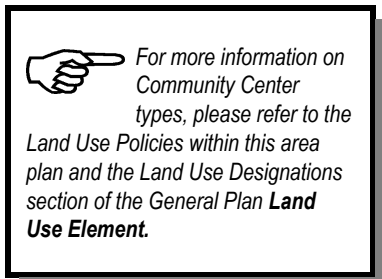
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servicing commercial uses, educational, recreational/cultural opportunities, and limited residential development at a higher density than the underlying land use. The Land Use Element provides a further description of this land use designation and its intent.

Mobility within the open space system is not ignored, either. Multi-use trails are conceptually located throughout the planning area, providing the framework for future trail improvements and connections. Thus, there is a strong relationship in the Area Plan between land uses and associated transportation and mobility systems, no matter what the intensity of uses may be.

Community Center



To help provide a focus for this entire section of the County, the Community Center designation is applied at the intersection of Cajalco Road and Interstate 215. This designation is intended to function as a major employment center, rather than a typical "downtown," reinforced by a mixture of industrial, office, business park, and residential uses in close proximity. The strategic location of this center, described in previous sections of this plan, offers a compelling reason to focus attention on such a valuable economic resource. The concept draws heavily on the thinking involved in establishing the Oakwood Business Park and reinforces industrial development east of Harvill Avenue and designates Business Park uses west of Harvill Avenue. The Business Park uses on the west side of Harvill Avenue provide a buffer for residential uses to the west.

The Employment Center envisioned here would provide region-wide services with a mixture of business park, office uses, retail commercial, and high density residential uses. Typical employment uses within the Employment Center include research and development firms, manufacturing, private and public research institutions, academic institutions, medical facilities, and support commercial uses.