



Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Mead Valley, additional policy guidance is 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. The Local Land Use Section provides policies to address these issues. 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. The intent is to enhance and/or preserve the identity and character of this unique area.

LOCAL LAND USE POLICIES

Community Centers

The Mead Valley Area Plan Land Use Plan identifies one community center within the planning area, offering a unique mix of employment, commercial, public, and residential uses. The Employment Center envisioned here would provide region-wide services with a mixture of business park and office uses, retail centers, and high density residential uses. In order to promote the compact mixing of uses intended for this community center, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- MVAP 4.1 Require that the area designated as Community Center be designed and developed as one Specific Plan of Land Use.
- MVAP 4.2 Provide incentives, such as density bonuses and regulatory concessions to property owners and developers, to facilitate the development of community centers as designated on the Mead Valley Area Plan Land Use Plan, Figure 3.
- MVAP 4.3 Ensure that community center development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

Third and Fifth Supervisorial District Design Standards and Guidelines

In July 2001, the County adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial District. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include; ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging



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 Cc community center implementation tools such as zoning classifications and Specific Plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.



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efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

Policies:



MVAP 5.1

Adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District.