



Land Use Plan

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Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.

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-RCIP Vision

The Land Use Plan focuses on preserving the unique features found only in the Southwest planning area and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Southwest Area Plan 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 designations 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, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Southwest Area Plan, 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

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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.

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-RCIP Vision

The Southwest Area Plan Land Use Plan generally reflects the predominantly rural character of the area. In fact, approximately 80% of the Southwest planning area is devoted to Open Space, Agricultural, and Rural designations. The remaining 18% of the land is devoted to a variety of urban uses. Most of this urban development is focused near existing urban areas and the Cities of Temecula and Murrieta. By concentrating development patterns in this manner, future growth will be accommodated and the unique rural and agricultural lifestyle found elsewhere in the Southwest planning area will be maintained.

For the most part, the Open Space and Rural designations are applied in the mountains and foothills surrounding the Cities of Murrieta and Temecula. The Agricultural designation is largely applied to the existing vineyards and wineries



east of Temecula and the groves in the Santa Rosa Plateau. The Santa Rosa Ecological Reserve, the Cleveland National Forest, and Vail Lake are designated for open space uses to reflect the rich and significant habitat these areas provide. Glen Oaks Hills and the Santa Rosa Plateau are designated for rural uses to maintain the existing rural residential character of these areas.

These Open Space, Agricultural, and Rural general plan land use designations reflect the existing and intended long term land use patterns for these areas and help maintain the historic identity and character of the Southwest planning area. Such designations also provide an edge to urban development and a separation between the adjoining area plans and San Diego County. This edge strengthens the identity of the Southwest planning area and helps to distinguish it from other communities. Future growth is largely accommodated northeast of the existing Cities of Temecula and Murrieta in the French Valley. Proposed land uses reflect, or are influenced by, the adopted specific plans described in the Policy Area section of this area plan. These specific plans depict a largely residential community with local-serving commercial and employment uses located along the major roadways. The residential community is focused around State Route 79 North (Winchester Road). Within that residential pattern the French Valley Airport acts as a hub for surrounding business and industrial park development, which contributes significantly to an employment and economic focus for the Southwest planning area. State Route 79 North is the chief circulation route in the valley other than the Interstate 15 and Interstate 215 freeways. The adjacent areas accommodate regional uses and a large segment of potential commercial development. Despite this rather focused development, significant watercourses in the valley are maintained in adopted and proposed specific plans through open space designations. This stream system is depicted on the Southwest Area Plan Land Use Plan Watercourse Overlay designation.

Community Center



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.

To help provide a focus for this community, a community center is designated at the intersection of State Route 79 North and Murrieta Hot Springs Road. This designation is intended to function similar to a Town Center or traditional downtown, with a rich mixture of uses in close proximity. Typical uses would include restaurants, bookstores, specialty stores, office complexes, medical services, day care centers, hotels, and multi-family residences, as well as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks.

Future multi-modal transportation options are accommodated along the freeways and State Route 79 North. A distinctive component of the Riverside County General Plan is the Transit Oasis concept. This is a highly flexible transit system tailored to the particular conditions found in Riverside County. It depends in part on a careful integration with land use patterns and development design to appeal to users who would otherwise drive cars. This is a substantial commitment to reducing the pressure on single occupancy automobiles by providing a cost effective, convenient, flexible, and responsive option that could also save families a significant amount from their budgets. The area plan envisions this Transit Oasis concept being a major feature of activity centers such as the French Valley Airport and the proposed community center.