



## Policy Areas

A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the policy areas in the Southwest planning area are shown on Figure 4, Policy Areas, and are described in detail below.

### POLICY AREAS

Five policy areas are designated within the Southwest Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of decades in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Southwest planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The boundaries of these policy areas shown on the Policy Area Map are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.



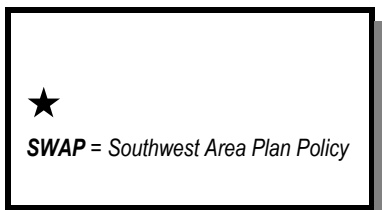
A view of one of the Temecula Vineyards

### Citrus/Vineyard

Located immediately east of Temecula along Rancho California Road, the Citrus/Vineyard Policy Area has been created to ensure the continuation of the rural lifestyle and the wine producing atmosphere of southwestern Riverside County. This policy area encompasses one of the most important agricultural lands in the County. The many wineries here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. Not only that, the Citrus/Vineyard area also is an important part of the character of the Southwest planning area and has become ingrained in the “culture” of the surrounding communities. The Citrus/Vineyard policies also protect against the location of uses that are incompatible with agricultural uses and which could lead to conflicts with adjacent uses. The following policies summarize an adopted County Ordinance that reinforces the importance of this area and preserves its distinctive character.

#### Policies:

- SWAP 1.1 Maintain a rural and agricultural character in the Citrus/Vineyard area through adherence to the Citrus Vineyard Ordinance. The Citrus Vineyard Ordinance helps achieve the desired character through provisions such as:
- Discouraging the introduction of urban treatments such as sewers or the use of curbs, gutters, street lights, and discouraging uses, such as residential subdivisions, that require an urban level of public services such as sewer and urban fire protection;
  - Requiring that development and landscaping blend with a rural or wine-country theme, through such methods as using citrus and/or grapevine planting material;





- Requiring a 10-acre minimum parcel size;
- Requiring the planting of 75% or more of the land with citrus plants or vineyards; and
- Requiring that agricultural and processing operations be maintained as the primary use.

SWAP 1.2 Permit incidental commercial uses, such as those listed below, in conjunction with the agricultural and processing operations:

- Wine tasting;
- On-site tours;
- Delicatessens;
- Restaurants;
- Citrus packing;
- Retail sales of goods associated with the operations, e.g., wine sales, sales of citrus products; and
- Bed and breakfast inns, motels, and hotels developed in conjunction with citrus/vineyard operations and approved as a comprehensive development plan.

SWAP 1.3 Permit residential uses on a 5-acre minimum parcel size.

### North Skinner

This policy area in the northeast portion of the Southwest planning area encompasses an expanse of rolling hills, mountainous terrain, agricultural uses, and rural residences. Development in this area is characterized by large lot residential uses on at least ten acres. In this policy area, the Rural Residential land use designation allow a five-acre minimum lot size, which does not preserve this rural character. A larger minimum lot size of ten acres is more consistent with the existing uses.

**Policies:**

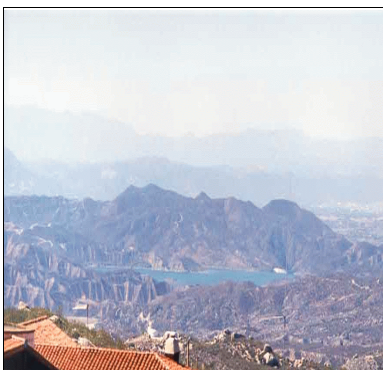
SWAP 2.1 Require a minimum lot size of 10-acres for residential development within the North Skinner Policy Area, regardless of the underlying land use designation.

### Vail Lake

The Vail Lake area is characterized as remote and undeveloped but limited, private recreational uses are allowed. Protecting the flora and fauna in and around the Vail Lake area is an integral part of preserving the character of the area as well as implementing the intent of the Multiple Species Habitat Conservation Plan (MSHCP). This protection extends to water quality management and riparian habitats. The intent of this policy area is to preserve the natural and rural character of the Vail Lake environment and focus any future development into the least biologically sensitive areas.

**Policies:**

SWAP 3.1 Preserve the rural and natural character of the Vail Lake Policy Area by enforcing the following:



A distant view of the Vail Lake area

