



In addition to the policies above, the area within the Interstate 215 Corridor South shall comply with the following policy. This area includes the Community Center designation so critical to the economic potential of this community. See the Land Use section of this area plan for additional guidance related to the Community Center.

SCMVAP 2.3 Preserve and protect as an open space scenic amenity and recreation corridor the riparian/woodland area along the Paloma Wash.

Very Low Density Residential Area West of Interstate 215

This residential area consists primarily of Very Low Density Residential development, served in some cases by unpaved roads, and is intended to retain its present character. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.

Policies:

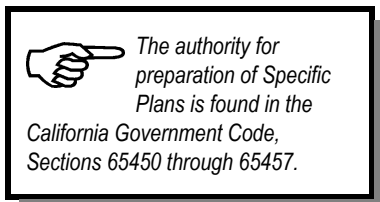
SCMVAP 3.1 Residential development in this area shall retain its existing very low density character.

Rural Residential Area East of Interstate 215

This residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.

Policies:

SCMVAP 4.1 Residential development in this area shall retain its existing rural character.



Specific Plans

Specific Plans are identified in this section because detailed study and development direction is provided in each plan. Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.