



A **Community of Interest** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an Unincorporated Community within two years of status obtainment.



Interstate 15 and Gavilan Hills

as an expression of the preferred rural lifestyle. Temescal Canyon Road is the main corridor through what might be characterized as El Cerrito's central business district. Industrial, manufacturing, recycling, vehicle storage, commercial, and houses of varying design can be found in profusion along this corridor. El Cerrito has been recognized by the Local Agency Formation Commission (LAFCO) as a Community of Interest, a status that recognizes the community's interest in further examining its jurisdictional options.

Interstate 15 Corridor

Interstate 15 runs generally in a northwest/southeast direction through Temescal Canyon. A variety of suburban residential and rural estate neighborhoods are located along the corridor together with a considerable amount of industrial uses and extensive areas of existing and potential mineral extraction. Uses are served by both Interstate 15 and Temescal Canyon Road. The Glen Ivy Hot Springs, a day spa complete with natural hot springs and mud baths is a popular tourist destination in the area.

Future development along Interstate 15 corridor is focused as much as possible around localized centers providing jobs and services to area residents. Careful consideration is needed to preserve the Temescal Wash and accommodate the Multiple Species Habitat Conservation Plan, especially in terms of linkages under Interstate 15 at key points.

INCORPORATED CITIES

Corona



A **"sphere of influence"** is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Corona incorporated in 1896 and encompasses 32.8 square miles, with an estimated population of 123,000 (as of January 2000). One of the oldest cities in Riverside County, Corona has established itself not only as a bedroom community for Los Angeles and Orange County employment centers, but as a diversified community with a track record in attracting commercial and industrial development in its own right.

Corona's Sphere of Influence extends to the north and south of the City's current boundaries. Most of its Sphere is contained within the Temescal Canyon Area Plan boundary. Land uses within the City's Sphere of Influence include agriculture, rural and suburban type development. However, a more intensive mix of uses accompanies periodic annexations, especially south of the City near the Cajalco Corridor.



County of Riverside General Plan - *Hearing Draft*

Temescal Canyon Area Plan

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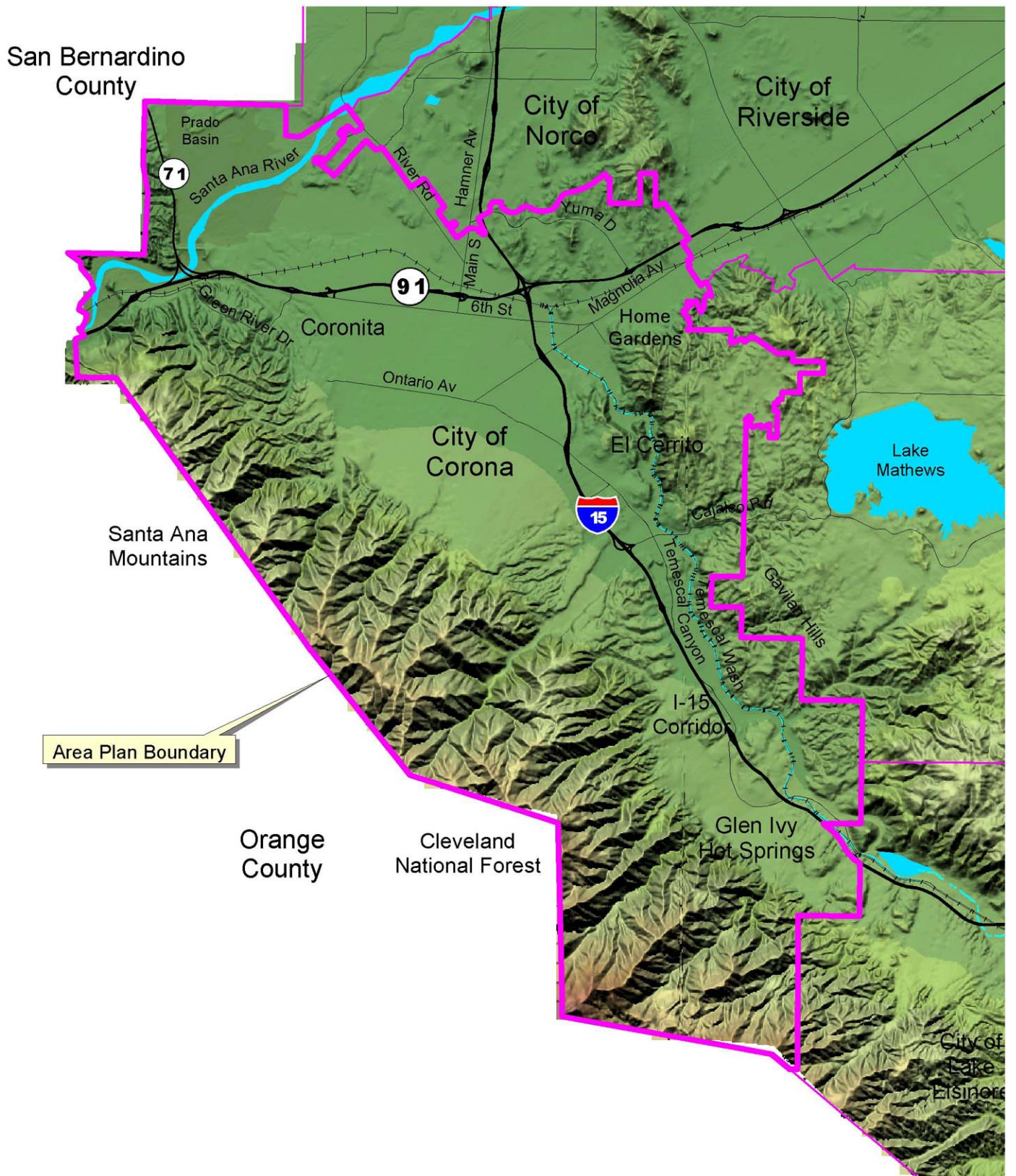


Figure 2



County of Riverside General Plan - *Hearing Draft*

Temescal Canyon Area Plan

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