



Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Temescal Canyon area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Temescal Canyon Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 24 Area Plan Land Use Designations. These 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 categories represent a full spectrum of uses 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; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Temescal Canyon 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

Open Space Foundation Component land uses comprise nearly 75 percent of the unincorporated planning area in this Area Plan. The Cleveland National Forest and Prado Basin account for much of this acreage. This emphasizes the importance of the remaining 25 percent of the land area to house and employ the existing population, to accommodate the growth pressures in western Riverside County, to respect local interests, as well as observe hazard and circulation constraints.



Strategies of local job creation, coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.



- RCIP Vision

The land use plan focuses on preserving the integrity of existing communities and preserving irreplaceable open space resources, while recognizing this area's transition to urban uses by stimulating targeted infill development as well as redevelopment projects. The land use plan also focuses on achieving a more balanced relationship between workers and jobs, to offer options to the prevailing extended commute patterns to coastal job centers.



County of Riverside General Plan - *Hearing Draft*

Temescal Canyon Area Plan

The Cleveland National Forest, as a priceless, natural open space resource area is generally treated as a permanent open space preserve, with the exception of a few large-lot residential areas reflecting current uses or approved development. The Prado Basin will remain a significant habitat area and critical piece of the Santa Ana River Watershed, with its numerous critical functions in support of development within four counties.

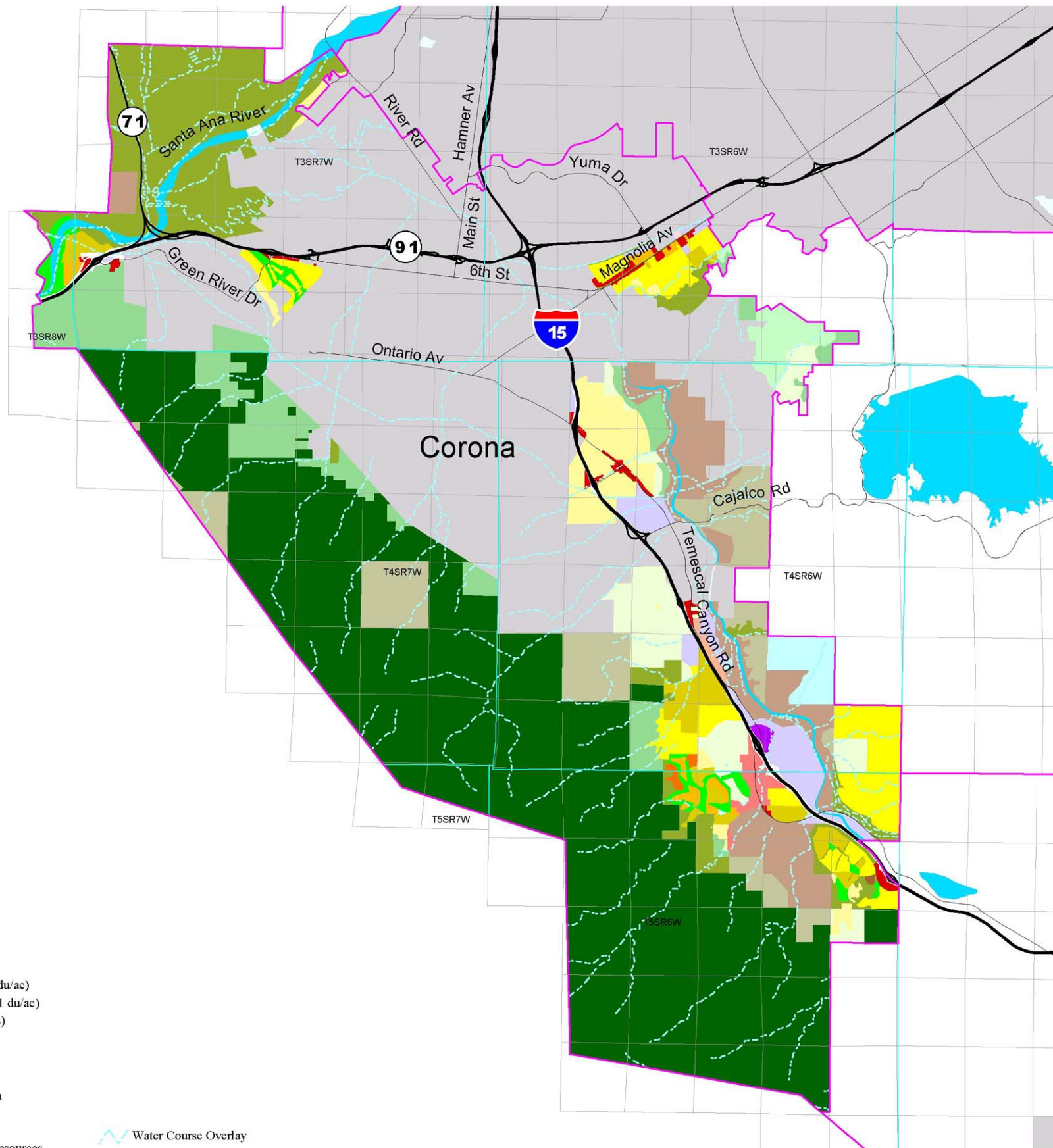
Land use designations and policies maintain the general suburban character of Coronita and Home Gardens and the very low density residential character of El Cerrito.

The Interstate 15 corridor represents the greatest opportunity for community development while achieving the RCIP Vision. Residential and employment uses will continue to be focused within this corridor through the extensive—though not exclusive—use of specific plans. Preserving the Temescal Wash, implementing the MSHCP, enhancing local and regional traffic conditions along Interstate 15, and achieving a satisfactory interface with mineral extraction operations are of utmost importance in the guidance for this strategic area.

The Community Center designation at Temescal Canyon Road and Interstate 15 will provide a focused area for the development of a Job Center comprised of supporting retail services and residential units within this light industrial area.



*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**.*



Community Development

- Very Low Density Residential (0.4 - 2 du/ac)
- Low Density Residential (2 - 5 du/ac)
- Medium Density Residential (5 - 8 du/ac)
- Medium High Density Residential (8 - 14 du/ac)
- High Density Residential (14 - 20 du/ac)
- Very High Density Residential (20+ du/ac)
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities

Rural

- Rural Residential (<0.2 du/ac)
- Rural Mountainous (<0.1 du/ac)
- Rural Desert (<0.1 du/ac)

Open Space

- Conservation
- Conservation - Habitat
- Open Space - Recreation
- Open Space - Rural
- Open Space - Water
- Open Space - Mineral Resources

Agriculture

- Agriculture

Water Course Overlay

Cities

Indian Lands

Area Plan Boundaries

Source Information: Land use designations provided by The Planning Center. The oldest data shown on this map is 1990. This map is a draft document only and has yet to be verified by the County of Riverside or their representatives. This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording.



**TEMESCAL CANYON AREA PLAN
LAND USE PLAN**



Figure 3



County of Riverside General Plan - *Hearing Draft*

Temescal Canyon Area Plan

This page intentionally left blank.

County of Riverside General Plan - Hearing Draft

Temescal Canyon Area Plan



Table 1: Land Use Designations Summary

Foundation Component Land Use Designation	Area Plan Land Use Designation	Building Intensity Range	Notes
Agriculture	Agriculture (AG)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other agricultural related uses. One (1) single-family residence allowed per 10 acres.
	Rural Residential (RR)	≤ 0.2 du/ac	<ul style="list-style-type: none"> One (1) single-family residence allowed with a minimum lot size of 5 acres. Limited animal keeping and agricultural uses are allowed.
	Rural Mountainous (RM)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses. Areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater.
Rural	Rural Desert (RD)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses. Allows limited recreational uses, compatible resource development and governmental uses.
	OS-Conservation (OS-C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is a permitted use.
	OS-Conservation Habitat (OS-CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Habitat Conservation Plans, such as the Multiple Species Habitat Conservation Plan (MSHCP).
Open Space	OS-Water (OS-W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural drainage corridors (i.e. lakes, reservoirs, rivers).
	OS-Recreation (OS-R)	N/A	<ul style="list-style-type: none"> Active or passive recreational uses such as parks, trails, athletic fields, golf courses. Neighborhood parks are permitted within residential land use designations.
	OS-Rural (OS-RUR)	≤ 0.05 du/ac	<ul style="list-style-type: none"> One (1) single-family residence allowed per 20 acres, up to 5 dwelling units per parcel.
	OS-Mineral Resources (OS-MIN)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Very Low Density Residential (VLDR)	0.4 - 2 du/ac	<ul style="list-style-type: none"> Single-family detached residences with suburban amenities and services, and rural visual character. Limited animal keeping is allowed. Lot sizes range from ½-acre to 2½ acres.
	Low Density Residential (LDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached residences.
Community Development	Medium Density Residential (MDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family detached residences.
	Medium High Density Residential (MHDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached residences, including townhouses, stacked flats, courtyard homes.
	High Density Res. (HDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Very High Density Residential (VHDR)	20 - 40 du/ac	<ul style="list-style-type: none"> Multi-family dwellings includes apartments and condominiums.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Includes hotels, golf courses, recreation/amusement facilities.
	Commercial Office (CO)	0.25 - 1.0 FAR	<ul style="list-style-type: none"> Includes financial, legal, insurance, other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Variety of industrial and related uses, including warehousing/distribution, assembly and light manufacturing, and repair facilities.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> Allows more intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Allows for more employee-intensive employment uses, including research & development, technology centers, corporate offices, and “clean” industry.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Public/quasi-public uses such as landfills, airports, utilities, and other civic uses.
	Community Center (CC)	5 - 40 du/ac 0.10 - 3.0 FAR	<ul style="list-style-type: none"> Includes some combination of small-lot single family residences, multi-family residences, commercial retail, office and business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area.

NOTES:

- The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- Clustering of residential development is permitted per the land use designation descriptions and policies in the General Plan Land Use Element.



County of Riverside General Plan - *Hearing Draft*

Temescal Canyon Area Plan

Table 2: Statistical Summary of Temescal Canyon Area Plan

Land Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	505	25	76	25
<i>Agriculture Total</i>	<i>505</i>	<i>25</i>	<i>76</i>	<i>25</i>
Rural Foundation Component				
Rural Desert (RD)				
Rural Residential (RR)	1,689	253	763	
Rural Mountainous (RM)	3,111	156	468	
<i>Rural Total</i>	<i>4,800</i>	<i>409</i>	<i>1,231</i>	<i>0</i>
Open Space Foundation Component				
Open Space-Conservation (OS-C)	5,035			
Open Space-Conservation Habitat (OS-CH)	20,617			
Open Space-Water (OS-W)	585			
Open Space-Recreation (OS-R)	475			71
Open Space-Rural (OS-RUR)	2,945	74	222	
Open Space-Mineral Resources (OS-MIN)	2,718			82
<i>Open Space Total</i>	<i>32,375</i>	<i>74</i>	<i>222</i>	<i>153</i>
Community Development Foundation Component				
Very Low Density Residential (VLDR)	1,364	1,637	4,927	
Low Density Residential (LDR)	2,117	7,410	22,303	
Medium Density Residential (MDR)	856	5,564	16,748	
Medium High Density Residential (MHDR)	205	2,255	6,788	
High Density Residential (HDR)	49	833	2,507	
Very High Density Residential (VHDR)	11	330	993	
Commercial Retail (CR)	255			3,832
Commercial Tourist (CT)	227			3,708
Commercial Office (CO)	7			267
Light Industrial (LI)	793			10,195
Heavy Industrial (HI)				
Business Park (BP)	65			1,062
Public Facilities (PF)	517			25
Community Center (CC)	51	120	361	1,202
<i>Community Development Total</i>	<i>6,517</i>	<i>18,149</i>	<i>54,627</i>	<i>20,291</i>
<i>County Total (without overlays)</i>	<i>44,197</i>	<i>18,657</i>	<i>56,156</i>	<i>20,469</i>
Rural Village Overlay				
Community Center Overlay				
<i>County Total (with overlays)</i>	<i>44,197</i>	<i>18,657</i>	<i>56,156</i>	<i>20,469</i>
Other				
City	24,382			
Indian				
Freeways	401			
<i>Total</i>	<i>24,783</i>			
AREA PLAN TOTAL	68,980			

NOTES:

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.