



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Temescal Canyon, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Temescal Canyon area.



*Community Center Guidelines have been prepared to aid in the physical development of vibrant Community Centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that Community Centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified Community Center implementation tools such as zoning classifications and Specific Plan design guidelines.*

*The Community Center Guidelines are located in Appendix J of the General Plan.*

## LOCAL LAND USE POLICIES

### Community Centers

The Serrano Community Center designated within this area plan is intended to develop as a Job Center, including Business Park and Light Industrial employment uses as well as supporting office and retail services. Residential choices should be well integrated with recreation, transit, convenience and employment opportunities at high and very high densities (14.0 - 40.0 dwelling units per acre). Surrounding Light Industrial development should relate to the Job Center in terms of circulation, design, and intensity. In order to promote the compact vertical and horizontal mixing of uses intended for these community centers, voluntary incentives may be necessary to promote this more efficient form of land development.

#### Policies:



- TCAP 8.1      Ensure that Community Centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.
- TCAP 8.2      Provide incentives such as density bonuses and regulatory concessions to property owners and developers to facilitate the development of the Community Center as designated on the Temescal Canyon Area Plan Land Use Plan, Figure 3.

### Design & Landscape Guidelines

In 1998, the County of Riverside prepared and adopted the Design and Landscape Guidelines for Development in the Second Supervisorial District in order to ensure that quality development occurs in this portion of the County. The lands within the Temescal Canyon Area Plan are encompassed within the Second District boundary.



# County of Riverside General Plan - *Hearing Draft*

## *Temescal Canyon Area Plan*

**Policies:**



TCAP 9.1

Require development to adhere to standards detailed in the Design and Landscape Guidelines for Development in the Second Supervisorial District.