



Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes — quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids — interesting information about Riverside County that is related to the element.



References — contacts and resources that can be consulted for additional information.



Definitions — clarification of terms and vocabulary used in certain policies or text.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board's authority.

Lakeview/Nuevo, despite its dry, semi-desert climate, contains one of the major waterways in Riverside County; the San Jacinto River. The San Jacinto River is located in a valley pressed between the Bernasconi Hills on the west and the Lakeview Mountains, which dominate the southeasterly half of the planning area. The Lakeview/Nuevo Area Plan is surrounded by mountain ranges in virtually every direction that create the sense of expanse so predominant in Riverside County.

The Lakeview/Nuevo Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive valley to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of this plan addresses critical issues facing Lakeview/Nuevo. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the planning area fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in the Lakeview/Nuevo planning area, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding our valued open space network is described in the Multipurpose Open Space section. There are both natural and man made hazards to consider, and they are spelled out in the Hazards section.

The Lakeview/Nuevo planning area contains only unincorporated land. The incorporated Cities of Perris, San Jacinto, and Hemet abut the planning area on the eastern and western borders. Coordination with these cities was a critical component in shaping the Area Plan.

A Special Note on Implementing the Vision

The preface to the Lakeview/Nuevo Area Plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.