



## Land Use Plan

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*Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*

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*-RCIP Vision*

The Land Use Plan focuses on preserving the unique features in the Lakeview/Nuevo planning 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 Lakeview/Nuevo Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 24 Area Plan land use designations. These area plan 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 uses represent a full spectrum of categories 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, and established patterns of existing uses, parcel configurations and zoning. The result of these considerations is shown in Figure 3, Land Use Plan, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of Lakeview/Nuevo, 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

The Lakeview/Nuevo Land Use Plan reflects significant growth in its western half, near the City of Perris. Residential density gradually decreases east of the San Jacinto River until the Lakeview Mountains, where the Mountainous and Rural land use designations reflect the area's rugged nature. A series of adopted specific plans, concentrated east of the San Jacinto River, have influenced land use patterns and residential densities in this area. East of the San Jacinto River, the Land Use Plan generally reflects a pattern of predominantly very low density residential character with pockets of commercial uses interspersed within the communities of Lakeview and Nuevo. Continuing east past Lakeview Avenue, the land use pattern is primarily large lot and rural in nature with clusters of residential neighborhoods, public facilities, and commercial establishments.