

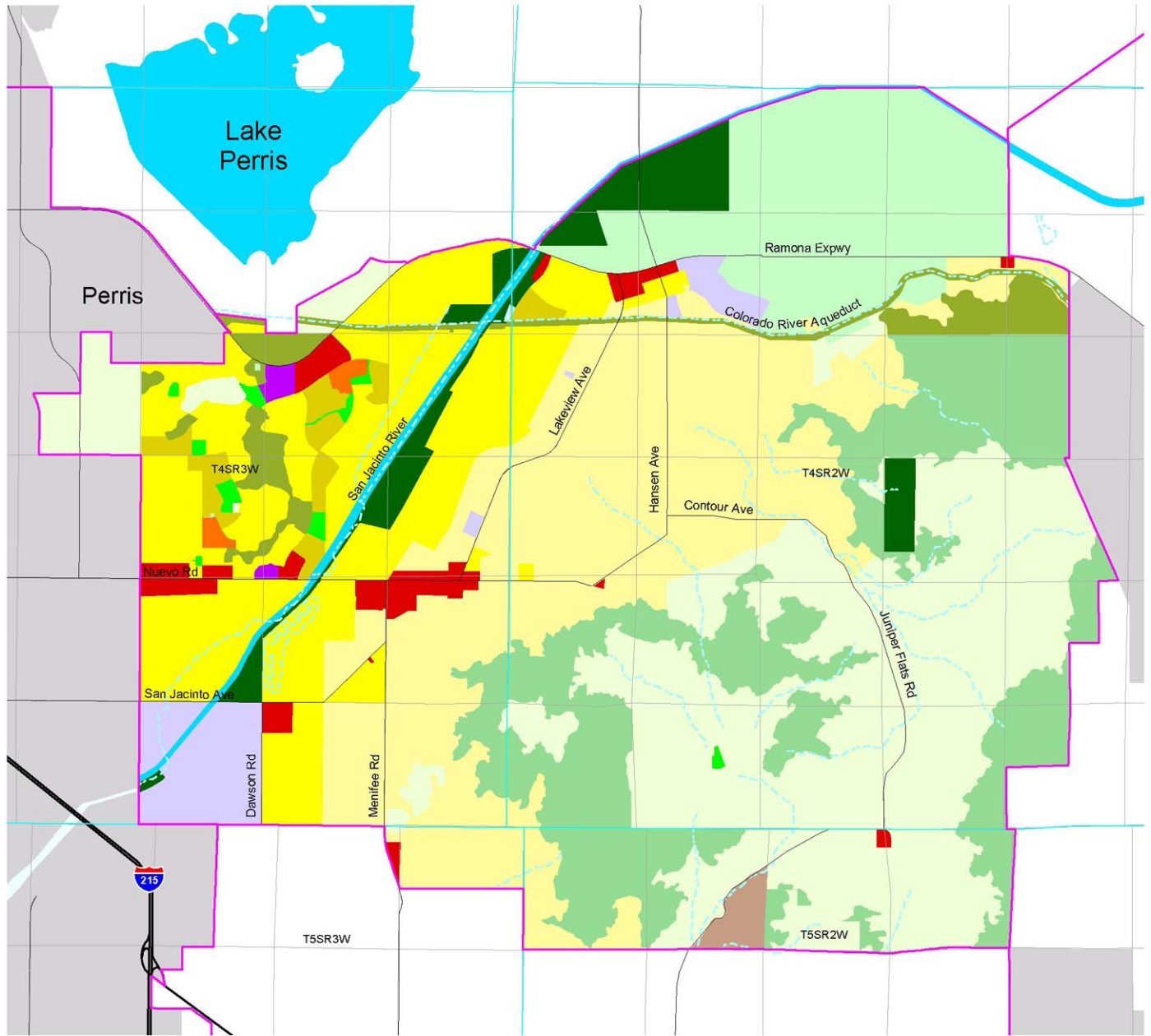


Community Centers



*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**.*

Two community centers are designated in the Lakeview/Nuevo planning area. The first community center has been identified in the valley adjacent to the Bernasconi Hills along the Ramona Expressway. The second community center is located west of the San Jacinto River on Nuevo Road. These Community Center designations would accommodate Village Center type development, which includes pedestrian oriented downtown with uses that serve the nearby residential neighborhoods. Some typical uses found in a Village Center include residential units, retail commercial, office, public facilities, parks, museums, public services, employment, and entertainment uses.



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

Overlays

- 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.



**LAKEVIEW/NUEVO AREA PLAN
LAND USE PLAN**



Figure 3



County of Riverside General Plan - *Hearing Draft*

Lakeview/Nuevo Area Plan

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County of Riverside General Plan - Hearing Draft

Lakeview/Nuevo 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	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 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.
Open Space	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).
	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.
Community Development	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.
	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*

Lakeview/Nuevo Area Plan

Table 2: Statistical Summary of Lakeview/Nuevo Area Plan

Land Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	2,702	135	407	135
<i>Agriculture Total</i>	<i>2,702</i>	<i>135</i>	<i>407</i>	<i>135</i>
Rural Foundation Component				
Rural Desert (RD)				
Rural Residential (RR)	6,763	1,014	3,053	
Rural Mountainous (RM)	4,150	208	625	
<i>Rural Total</i>	<i>10,913</i>	<i>1,222</i>	<i>3,678</i>	<i>0</i>
Open Space Foundation Component				
Open Space-Conservation (OS-C)	821			
Open Space-Conservation Habitat (OS-CH)	941			
Open Space-Water (OS-W)	212			
Open Space-Recreation (OS-R)	100			15
Open Space-Rural (OS-RUR)				
Open Space-Mineral Resources (OS-MIN)	150			5
<i>Open Space Total</i>	<i>2,224</i>	<i>0</i>	<i>0</i>	<i>20</i>
Community Development Foundation Component				
Very Low Density Residential (VLDR)	6,106	7,327	22,055	
Low Density Residential (LDR)	4,040	14,140	42,561	
Medium Density Residential (MDR)	371	2,412	7,259	
Medium High Density Residential (MHDR)				
High Density Residential (HDR)	67	1,139	3,428	
Very High Density Residential (VHDR)				
Commercial Retail (CR)	495			7,439
Commercial Tourist (CT)				
Commercial Office (CO)				
Light Industrial (LI)	759			9,758
Heavy Industrial (HI)				
Business Park (BP)				
Public Facilities (PF)	4			
Community Center (CC)	59	307	924	668
<i>Community Development Total</i>	<i>11,901</i>	<i>25,325</i>	<i>76,227</i>	<i>17,865</i>
<i>County Total (without overlays)</i>	<i>27,740</i>	<i>26,682</i>	<i>80,312</i>	<i>18,020</i>
Rural Village Overlay				
Community Center Overlay				
<i>County Total (with overlays)</i>	<i>27,740</i>	<i>26,682</i>	<i>80,312</i>	<i>18,020</i>
Other				
City				
Indian				
Freeways				
<i>Total</i>	<i>0</i>			
AREA PLAN TOTAL	27,740			

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.