



### 2-4 Dwelling Units Per Acre (DU/AC)

The 2-4 DU/AC Policy Area is currently within the 100-year floodplain of the San Jacinto River. Its function is to restrict density from the maximum allowed by the Land Use Plan to four (4) dwelling units per acre. These density limitations are imposed to minimize the impacts of a 100-year flood event on residents and their property. This policy area also provides a transition from higher density uses west of the San Jacinto River to the Very Low Density Residential uses found in the Lakeview and Nuevo communities.

**Policies:**

LNAP 2.1      Restrict the density within the 2-4 DU/AC Policy Area to a maximum of four (4) dwelling units per acre to reduce the risk of flood damage to residents and create a smooth transition from higher density to lower density residential uses.

### March Air Reserve Base Airport Influenced Policy Area



An aerial view of the March Air Museum.

The former March Air Force Base is located northwest of the Lakeview/Nuevo planning area. The Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. The facility is now governed by a four-party Joint Powers Authority that has plans to transform a portion of the base into a highly active inland port. Now referred to as the March Inland Port, much of its 6,500-acre expanse is dedicated to an active airport. To accomplish this, a number of focused ordinances and policies guide land uses and development here. These policies are detailed in the General Plan of the March Joint Powers Authority and the March Inland Port Air Cargo Development Plan as well as in selected Federal Aviation Administration (FAA) documents. Their intent, of course, is to protect flight paths and minimize impacts to residents and employees of the affected area.


**Policies:**



LNAP 3.1      Enforce provisions of the March Joint Powers Authority and the March Inland Port Air Cargo Development Plan as selected Federal Aviation Administration (FAA) regulations within the airport influenced areas as depicted on Figure 4, Policy Areas.

### Specific Plans

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.



The authority for preparation of specific plans is found in the California Government Code, Sections 65450 through 65457.

# County of Riverside General Plan - Hearing Draft

## Lakeview/Nuevo Area Plan



Specific Plans are identified in this section because detailed study and development direction is provided in each plan.

The six specific plans located within the Lakeview/Nuevo planning area are listed in Table 3, Adopted Specific Plans in the Lakeview/Nuevo Area Plan. Policies related to any listed specific plan can be obtained at the County of Riverside Planning Department.

**Table 3: Adopted Specific Plans in the Lakeview/Nuevo Area Plan<sup>1</sup>**

Specific Plan	Specific Plan #
Tracts 4437 & 4852	114
Sky Mesa	134
Rancho Nuevo	183
Stoneridge	239
Priceman	246
Lake Nuevo Village	251

<sup>1</sup> Source: County of Riverside Planning Department.

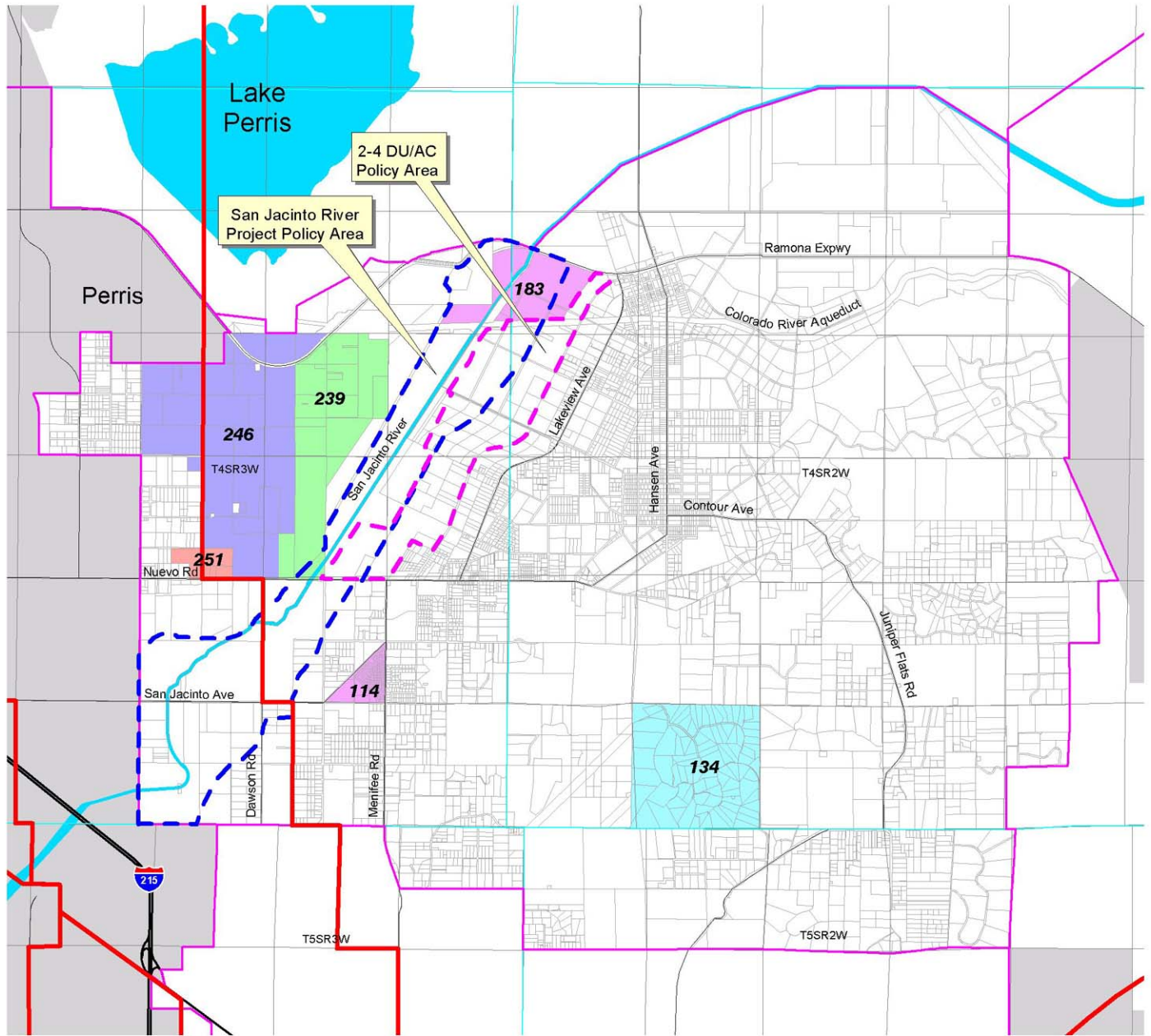








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*Lakeview/Nuevo Area Plan*

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-  San Jacinto River Project Policy Areas
-  2 - 4 DU/AC Policy Area
-  Airport Influenced Policy Area
-  **251** Specific Plans
-  Area Plan Boundary
-  City

Source Information: The Planning Center, Riverside County.  
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.

Figure 4



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*Lakeview/Nuevo Area Plan*

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