



Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Lakeview/Nuevo planning area, additional policy guidance is 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. The Local Land Use Policies section provides policies to address these issues. 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. The intent is to enhance and/or preserve the identity and character of this unique area.

LOCAL LAND USE POLICIES

Community Centers

Two community centers are identified in the Lakeview/Nuevo Area Plan Land Use Plan that offer a unique mix of employment, commercial, public, and residential uses. These community centers are key aspects of the adopted Priceman Specific Plan, which provides the direction and standards for the future design and development for the lands within its boundaries. However, the future development of these two community centers would benefit from utilization of the features in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

Policies:

LNAP 4.1 Encourage the two community centers in the adopted Priceman Specific Plan to adhere to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

Third & Fifth Supervisorial District Design Standards and Guidelines

In July 2001, the County adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial District. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include; ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.



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.



County of Riverside General Plan - *Hearing Draft*

Lakeview/Nuevo Area Plan

Policies:



LNAP 5.1

Adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District Design Guidelines.