

# County of Riverside General Plan Lake Mathews/Woodcrest Area Plan



## COUNTY OF RIVERSIDE

Transportation and Land Management Agency  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409  
Phone: (909) 955-3161, Fax: (909) 955-3157

**October 2003**

[GPA 572; BOS RSLN 2004-530; 12/21/04]

[GPA 716; BOS RSLN 2005-156; 05/03/05]



**TABLE OF CONTENTS**

**Vision Summary.....iv**

**Introduction ..... 1**

    A Special Note on Implementing the Vision.....2

**Location .....5**

**Features .....9**

    Setting .....9

    Unique Features .....9

        Lake Mathews/Estelle Mountain Reserve.....9

        Gavilan Hills .....9

        Harford Springs Wildlife Reserve.....10

        Arlington Mountain.....10

    Unique Communities .....10

        Woodcrest .....10

        El Sobrante.....10

        Glen Valley .....10

        Gavilan Hills .....10

**Land Use Plan .....13**

    Land Use Concept.....13

**Policy Areas.....23**

    Policy Areas.....23

        El Sobrante Policy Area .....23

        Gavilan Hills Policy Area .....24

        Cajalco Wood Policy Area.....26

        March Air Reserve Base Influence Area.....27

        Specific Plans.....28

**Land Use.....35**

    Local Land Use Policies .....35

        Agriculture .....35

        Water Quality.....36

        Mount Palomar Nighttime Lighting Requirements .....36

**Circulation.....41**

    Local Circulation Policies.....41

        Vehicular Circulation System .....41

        Trails and Bikeway System.....42

        Scenic Highways.....42

        Van Buren Boulevard.....43

        Community and Environmental Transportation Acceptability Process (CETAP) Corridors.....43

**Multiple Open Space .....51**

    Proposed Multiple Species Habitat Conservation Plan.....51

        MSHCP Program Description.....51

        Key Biological Issues.....52

**Hazards.....53**

    Local Hazard Policies .....53

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan



Flooding and Dam Inundation.....	53
Wildland Fire Hazard.....	53
Seismic.....	54
Slope.....	54

### LIST OF FIGURES

1: Location.....	7
2: Physical Features.....	11
3: Land Use Plan.....	15
4: Policy Areas.....	31
5: March Air Reserve Base Airport Influence Policy Area.....	33
6: Mount Palomar Nighttime Lighting Policy.....	39
7: Circulation.....	45
8: Trails and Bikeway System.....	47
9: Scenic Highways.....	49
10: Flood Hazards.....	55
11: Wildfire Susceptibility.....	57
12: Seismic Hazards.....	59
13: Steep Slope.....	61
14: Slope Instability.....	63

### LIST OF TABLES

1: Land Use Designations Summary.....	17
2: Statistical Summary of the Lake Mathews/ Woodcrest Area Plan.....	19
3: Adopted Specific Plans in the Lake Mathews/Woodcrest Area Plan.....	29
4: Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports.....	30



### Vision Summary

The County of Riverside General Plan and Area Plans have been steered by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Lake Mathews/Woodcrest as well as the rest of the County of Riverside. The RCIP Vision was written to reflect the County of Riverside in the year 2020. So, “fast forward” yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

### Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be

provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible.

### Our Communities and Neighborhoods

Your choice in the kind of community and neighborhood you prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

### Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find “smart” housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan



### Transportation

It is no secret that the distances in this vast County can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

### Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

### Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

### Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

### Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

### Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

### Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

### Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

### Intergovernmental Cooperation

As a result of the necessary coordination between the County, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.



## 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.

Winding up the grade out of Temescal Canyon on Cajalco Road or coming out of Riverside on Mockingbird Canyon Road are great ways to first experience the Lake Mathews/Woodcrest area. All of a sudden, a whole new world opens up—one that has been left behind in most of southern California. Citrus groves and lazy local roads give the landscape that casual and comfortable feeling of people being close to the land. Yes, a number of newer, tighter, more structured developments appear here and there, but they don't dominate the view one sees. Ubiquitous rock outcroppings accent the hillsides and provide a distinct texture to the landscape. The first view of Lake Mathews itself is almost a shocking contrast to the semi-arid surroundings, even though they have been softened by the groves and imported landscaping of the many large single family homes scattered throughout the area. Located in the expansive City of Riverside Sphere of Influence, this is and seeks to remain a rural enclave, sort of floating above the surrounding patterns of urbanization. The only unincorporated place here that deviates from this pattern—and then, only slightly—is Woodcrest, a small, pleasant rural community interspersed with citrus groves. The community lies south of the City of Riverside in the northeastern portion of the planning area and is bisected by Van Buren Boulevard and a strip of commercial development located along that street.

The Lake Mathews/Woodcrest Area Plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the County of Riverside General Plan establishes policies to guide development and conservation within the entire unincorporated County territory, while the Area Plan provides policy direction specifically for the Lake Mathews/Woodcrest area.

The Lake Mathews/Woodcrest 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 region 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 the Area Plan addresses critical issues facing Lake Mathews/Woodcrest. 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 Area Plan 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.



*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 authority.*

*A sphere of influence is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city's jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.*

While a number of these designations reflect the unique features found only in the Lake Mathews/Woodcrest 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.

### A Special Note on Implementing the Vision

The preface to this 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.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the general plan and area plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Lake Mathews/Woodcrest area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Lake Mathews.** The Lake Mathews reservoir and watershed area is a tremendously valuable local and regional resource. Aside from its function as a major source of fresh water for southern Californians, Lake Mathews and adjacent habitat reserve areas offer outstanding value in the area of drainage, flood control, natural habitat conservation/restoration, and visual aesthetics. The Plan reinforces these functions through the pattern of open space and public facility designations in this area.

**Estelle Mountain Reserve/Harford Springs Reserve.** The rolling hillside terrain and rock outcroppings of the Lake Mathews/Woodcrest area define the character of this region. The Harford Springs Reserve and Estelle Mountain Reserve are prime examples of the area's prominent open space and rural character. They also serve as important habitat preservation areas for several species. The Plan preserves their character with the application of the Open Space-Conservation Habitat designation.

# County of Riverside General Plan

## *Lake Mathews/Woodcrest Area Plan*



**Rural Communities.** The rural nature of the Lake Mathews/Woodcrest area can be seen throughout much of the planning area. The communities of Woodcrest and El Sobrante, and the assorted rural enclaves south of Cajalco Road are overwhelmingly rural in character, with a strong equestrian presence. Adjacent open space and agricultural uses further enhance the rural nature of this area. The application of Rural Residential, Rural Mountainous, Very Low Density Residential, and Estate Density Residential within the Rural Community Foundation Component, and open space designations throughout much of the planning area serves to maintain the character of this wonderfully unique area of the County.

Data in this area plan is current as of October 7, 2003. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.



# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---

*This page intentionally left blank.*



### *Location*

The central location and relative extent of the Lake Mathews/Woodcrest Area Plan is clearly evident in Figure 1, Location. One looks outward toward four area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving clockwise, we find the adjacent Elsinore Area Plan, and the plans for Temescal Canyon, March Air Reserve Base, and Mead Valley. Moreover, the Lake Mathews/Woodcrest Area Plan shares its extensive northern boundary with the City of Riverside. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.



## County of Riverside General Plan

### Lake Mathews/Woodcrest Area Plan

---

*This page intentionally left blank.*

# County of Riverside General Plan

## *Lake Mathews/Woodcrest Area Plan*



**Figure 1: Location**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*



## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That theme is certainly applicable here. The setting is especially situated to capture distant mountain views in almost every direction. The hills, mountains and watercourses that frame this valley also serve to contain urban development in the more developable portions of the landscape. The internal system of hills and mountains provides a habitat for many native species, while the more distant mountains provide a scenic backdrop. The Lake Mathews reservoir, aside from its function as a regional source of fresh water, acts to buffer rural areas to the south and east from the more urbanized areas north of El Sobrante Road near La Sierra Avenue and provide habitat for many plants and animals. This section describes the setting, features and functions that are unique to the Lake Mathews/Woodcrest Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

## SETTING

---

The distinctiveness of the Lake Mathews/Woodcrest area can be found in its wonderful natural setting. From the lush riparian corridors along Mockingbird Canyon Road and throughout the area, to the gently undulating terrain of Woodcrest, to the dramatic rolling landscape of the Gavilan Hills, to the stark, rugged outcroppings of El Sobrante, the Lake Mathews/Woodcrest area is truly a wondrous and diverse haven. Of course, the Lake Mathews reservoir provides an open space resource and visual amenity for the area.

The majority of the Lake Mathews/Woodcrest area is hilly in nature, with scattered gentle rolling foothills and rugged rock outcroppings throughout the El Sobrante and Gavilan Hills areas. The Gavilan Hills and adjacent Gavilan Valley provide a peaceful setting for the rural neighborhoods south of Cajalco Road as well as a pleasing backdrop for outlying communities adjacent to the hills.

## UNIQUE FEATURES

---

### Lake Mathews/Estelle Mountain Reserve

Located in the central portion of the planning area, the 2,800-acre Lake Mathews reservoir represents a significant habitat and visual resource, in addition to serving as a major source of fresh water for southern California. Though public access to this area is restricted, residents and visitors enjoy the scenic qualities this area possesses. Adjacent habitat lands along the western and southern shores of Lake Mathews are part of the 13,000-acre Estelle Mountain Reserve, a primary habitat for the Stephens' Kangaroo Rat.



Lake Mathews

### Gavilan Hills

The Gavilan Hills constitute an extensive mountainous environment located along much of the southern portion of the planning area. They extend beyond Lake Mathews into both the Temescal Canyon and Elsinore areas.



*Harford Springs Wildlife Reserve*

### **Harford Springs Wildlife Reserve**

Located in the Gavilan Valley area off of Gavilan Road, the Harford Springs Wildlife Reserve occupies 325 acres of dramatic terrain. The reserve is home to several native species, and does allow for some limited public access.

### **Arlington Mountain**

Arlington Mountain is located in the northwest corner of the Lake Mathews/Woodcrest Area, adjacent to the City of Corona and the Lakehills Estates community. What really amounts to a series of rugged hillsides here provides a spectacular backdrop for local residents and the traveling public.

## **UNIQUE COMMUNITIES**

---



*Scenic views in Woodcrest*

### **Woodcrest**

Woodcrest is a predominantly rural community located in the northeast portion of the Lake Mathews/Woodcrest area. The community is generally characterized by lots one acre and larger, with a substantial estate residential enclave located near Mockingbird Canyon Road. Various commercial and service commercial uses are located along Van Buren Boulevard.



*View of El Sobrante from Arlington Mountain*

### **El Sobrante**

Nestled amongst scenic rolling foothills in the northwest portion of the Lake Mathews/Woodcrest Area, El Sobrante contains both rural and suburban style residential neighborhoods, along with expansive pockets of open space and agriculture.

### **Glen Valley**

Glen Valley is a rural community located in the eastern portion of the Lake Mathews/Woodcrest area, north of Cajalco Road. A mix of residential and agricultural uses spreads throughout the community, which extends eastward into the Mead Valley area.



*Glen Valley*

### **Gavilan Hills**

Gavilan Hills is a rural enclave located in the southern portion of the area, amidst the mountainous terrain of the vast Gavilan Hills region. This area consists mostly of large lot, rural, and mountainous residential uses along with large vacant parcels of land.

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



**Figure 2: Physical Features**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*



## Land Use Plan

**T**he Land Use Plan focuses on preserving the unique features in the Lake Mathews/Woodcrest 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 Lake Mathews/Woodcrest Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The Plan is organized around 30 Area Plan land use designations and 5 overlays. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, 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.

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; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Lake Mathews/ Woodcrest Area Plan, 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 extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.*



*-RCIP Vision*

The Lake Mathews/Woodcrest Area Plan provides for substantial areas devoted to rural and equestrian uses, as allowed by designations in the Rural Community and Rural Foundation Components. The land use plan also allows for traditional urban residential densities as reflected by the Low Density Residential, Medium Density Residential, and Medium High Density Residential designations within the Alta Cresta Specific Plan, at Rancho Caballero Mobile Home Estates, and in the Lake Hills and Victoria Grove areas. Complementing these residential land uses are scattered commercial retail uses including a commercial corridor along Van Buren Boulevard, light industrial and office uses, several recreational areas, large chunks of habitat land in the Lake Mathews/Estelle Reserve area and the Gavilan Hills, and public facility uses associated with the Metropolitan Water District operations at the Lake Mathews facility.

To help provide a focus for this sector of the County, a Commercial Retail designation is applied at the intersection of Washington Street and Van Buren



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

Boulevard, in the heart of the Woodcrest community. The strategic location of this center offers compelling reasons to focus attention on such a valuable economic resource.

Large swaths of open space border Lake Mathews, providing an expansive natural buffer between the lake and adjacent development.

The pattern and types of land uses described above are an extension of the existing land use patterns for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of its distinctive communities. Selective additions to the land use choices refine the potential here without changing the basic character of these local communities. Additionally, preserving the natural features and unique landscape helps to distinguish this area from surrounding communities.

# County of Riverside General Plan

## *Lake Mathews/Woodcrest Area Plan*

---



**Figure 3: Land Use Plan**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan



**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	½ ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of ½ to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	½ ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of ½ to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>



# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2, 3</sup>	Notes
Community Development	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research &amp; development, technology centers, corporate offices, "clean" industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
Mixed Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>	

### Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Watercourse Overlay (WCO)	<ul style="list-style-type: none"> <li>The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

### NOTES:

<sup>1</sup> FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

<sup>2</sup> The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

<sup>3</sup> Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. This ½ acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and ½ acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan



**Table 2: Statistical Summary of the Lake Mathews/ Woodcrest Area Plan**

<b>Base Land-Use Designations<sup>a,b</sup></b>				
<b>Land-Use Designation</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Population</b>	<b>Employment</b>
<b>Agriculture Foundation Component</b>				
Agriculture (AG)	66	3	10	3
<b>Agriculture Total</b>	<b>66</b>	<b>3</b>	<b>10</b>	<b>3</b>
<b>Rural Foundation Component</b>				
Rural Residential (RR)	8,833	1,325	3,988	NA
Rural Mountainous (RM)	3,283	164	494	NA
Rural Desert (RD)	0	0	0	NA
<b>Rural Total</b>	<b>12,116</b>	<b>1,489</b>	<b>4,482</b>	<b>0</b>
<b>Rural Community Foundation Component</b>				
Estate Density Residential (RC-EDR)	4,844	1,695	5,103	NA
Very Low Density Residential (RC-VLDR)	10,584	5,292	15,929	NA
Low Density Residential (RC-LDR)	1,403	1,683	5,066	NA
<b>Rural Community Total</b>	<b>16,831</b>	<b>8,670</b>	<b>26,098</b>	<b>0</b>
<b>Open Space Foundation Component</b>				
Open Space Conservation (OS-C)	1,785	NA	NA	NA
Open Space Conservation Habitat (OS-CH)	9,756	NA	NA	NA
Open Space Water (OS-W)	2,805	NA	NA	NA
Open Space Recreation (OS-R)	77	NA	NA	11
Open Space Rural (OS-RUR)	1,101	28	83	NA
Open Space Mineral Resources (OS-MIN)	0	NA	NA	0
<b>Open Space Total</b>	<b>15,524</b>	<b>28</b>	<b>83</b>	<b>11</b>
<b>Community Development Foundation Component</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	968	484	1,456	NA
Low Density Residential (LDR)	1,135	1,362	4,100	NA
Medium Density Residential (MDR)	1,551	5,427	16,335	NA
Medium High Density Residential (MHDR)	391	2,543	7,656	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) <sup>c</sup>	212	445	1,340	1,274
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	51	NA	NA	1,951
Light Industrial (LI)	100	NA	NA	1,286
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	0	NA	NA	0
Public Facilities (PF)	2,358	NA	NA	637
Community Center (CC)	0	0	0	0
<b>Community Development Total</b>	<b>6,766</b>	<b>10,261</b>	<b>30,887</b>	<b>5,148</b>
<b>Other Land Uses, Overlays and Policy Areas<sup>d</sup></b>				
Rural Community Estate Density Residential 2	0	0	0	NA
Glen Eden Policy Area	0	0	0	NA
Medium Density Residential (2-4 du/acre)	0	0	0	NA
Vista Santa Rosa Policy Area	0	0	0	NA
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Community Center Overlay	0	0	0	0
Community Retail Overlay	0	0	0	0
<b>Other, Overlays and Policy Areas Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

**Table 2: Statistical Summary of the Lake Mathews/ Woodcrest Area Plan**

<b>BUILDOUT PROJECTIONS TOTAL</b>	<b>51,303</b>	<b>20,451</b>	<b>61,560</b>	<b>5,162</b>
<b>Other</b>				
City	0			
Indian Lands	0			
Freeways	0			
<b>Other Total</b>	<b>0</b>			
<b>AREA PLAN TOTAL ACRES</b>	<b>51,303</b>			

### Overlays and Policy Areas

The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.

	<b>Acreage</b>
<b>Overlays</b>	
Mixed Use Planning Area	0
Community Development Overlay	0
<b>Specific Community Development Designation Overlays and Policy Areas</b>	
El-Sobrante	1,560
Gavilan Hills	1,994
Cajeleo Wood	908
<b>Total</b>	<b>4,462</b>

**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.
- c: It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- d: The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan



**Table 2: Statistical Summary of the Lake Mathews/ Woodcrest Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	Acreage	Dwelling Units	Population	Employment
<b>BASE LAND USE PLANNING AREAS</b>				
<b>BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>Agriculture Foundation Component</b>				
Agriculture (AG)	35	2	5	2
<i>Agriculture Foundation Component Sub-Total</i>	<i>35</i>	<i>2</i>	<i>5</i>	<i>2</i>
<b>Rural Foundation Component</b>				
Rural Residential (RR)	8,836	1,325	3,989	NA
Rural Mountainous (RM)	3,339	167	503	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Component Sub-Total</i>	<i>12,175</i>	<i>1,492</i>	<i>4,492</i>	<i>0</i>
<b>Rural Community Foundation Component</b>				
Estate Density Residential (RC-EDR)	5,639	1,974	5,941	NA
Very Low Density Residential (RC-VLDR)	9,846	7,385	22,227	NA
Low Density Residential (RC-LDR)	1,403	2,105	6,335	NA
<i>Rural Community Foundation Component Sub-Total</i>	<i>16,888</i>	<i>11,464</i>	<i>34,503</i>	<i>0</i>
<b>Open Space Foundation Component</b>				
Open Space-Conservation (OS-C)	1,796	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	9,755	NA	NA	NA
Open Space-Water (OS-W)	2,805	NA	NA	NA
Open Space-Recreation (OS-R)	75	NA	NA	11
Open Space-Rural (OS-RUR)	1,101	28	83	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Component Sub-Total</i>	<i>15,532</i>	<i>28</i>	<i>83</i>	<i>11</i>
<b>Community Development Foundation Component</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	47	35	106	NA
Low Density Residential (LDR)	1,097	1,646	4,953	NA
Medium Density Residential (MDR)	1,092	3,822	11,504	NA
Medium High Density Residential (MHDR)	233	1,515	4,559	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) <sup>2</sup>	149	NA	NA	2,239
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	5	NA	NA	191
Light Industrial (LI)	75	NA	NA	1,025
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	0	NA	NA	0
Public Facilities (PF)	2,340	NA	NA	637
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed-Use Planning Area (MUPA)	0	0	0	0
<i>Community Development Foundation Component Sub-Total</i>	<i>5,038</i>	<i>7,018</i>	<i>21,122</i>	<i>4,092</i>
<b>SUB-TOTAL FOR ALL FOUNDATION USES</b>	<b>49,668</b>	<b>20,004</b>	<b>60,205</b>	<b>4,105</b>
<b>NON-COUNTY LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	1,633			
Indian Lands	0			
Freeways	0			



# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

**Table 2: Statistical Summary of the Lake Mathews/ Woodcrest Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	Acreage	Dwelling Units	Population	Employment
<i>Other Lands Sub-Total</i>	<i>1,633</i>			
<b>TOTAL FOR ALL BASE LANDS</b>	<b>51,301</b>			
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above.</i>				
<i>The acreage and statistical data below represent possible ALTERNATE land use or build-out scenarios.</i>				
<b>OVERLAYS &amp; POLICY AREAS</b>				
<b>OVERLAYS</b> <sup>4,5</sup>				
Community Development Overlay	0	0	0	0
Community Center Overlay	0	0	0	0
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlay	0	0	0	0
<b>Total Area Subject to Overlay</b> <sup>4,5</sup>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>POLICY AREAS</b> <sup>6</sup>				
El Sobrante	1,560	---	---	---
Gavilan Hills	1,994	---	---	---
Cajalco Wood	908	---	---	---
March Air Reserve Base Influence Area	3,681	---	---	---
<b>Total Area Within Policy Area</b> <sup>6</sup>	<b>8,143</b>	---	---	---
<b>TOTAL AREA WITHIN SUPPLEMENTALS</b> <sup>7</sup>	<b>8,143</b>	---	---	---

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of build-out projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.



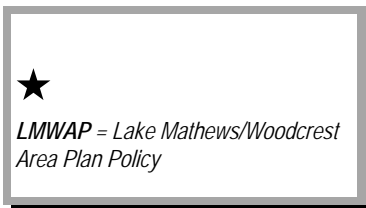
## Policy Areas

Not all areas within an area plan are the same. Distinctiveness can and should be achieved to respect certain localized characteristics. This is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

### POLICY AREAS

Four policy areas have been designated in the Lake Mathews/Woodcrest Area Plan. In some ways, these policies are even more critical to the sustained character of the area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Policy area boundaries, shown on Figure 4, are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.

#### El Sobrante Policy Area




##### Policies:

- LMWAP 1.1      Require the provision of adequate and available infrastructure to support development. To sustain the rural lifestyle found within the area, while still providing an acceptable level of service on local roadways, the total number of dwelling units within the Policy Area shall not exceed an additional 1,500 dwelling units. The circulation system, which would support the development of these additional dwelling units and which would, in part, be funded by their development, includes the following roadway improvements: the McAllister Street/Dufferin Avenue Loop and the construction of a new connection ("A" Street) between McAllister Street/Dufferin Avenue Loop and Van Buren Boulevard, south of Dufferin Avenue. In addition to these improvements, other circulation connections between the Policy Area and the adjacent City of Riverside would be closed. These closures would direct high traffic volumes away from rural residential and green belt streets and toward more appropriate thoroughfares. Limiting the number of dwelling units within the Policy Area will help to maintain acceptable levels of service on local roadways both within the County and adjacent green belt areas of the City of Riverside. Limiting the number of dwelling units will also contribute to the continuation of the rural lifestyle enjoyed by area residents.



## County of Riverside General Plan

### Lake Mathews/Woodcrest Area Plan

- LMWAP 1.2 Within the area depicted as Medium Density Residential, overall density shall not exceed three (3) dwelling units per acre.
- LMWAP 1.3 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.
- LMWAP 1.4 Coordinate development strategies with the City of Riverside.
- LMWAP 1.5 Encourage the use of Specific Plans to implement the land use designations identified within the Policy Area.
- LMWAP 1.6 Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits.
- Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum pad size of 7,200 square feet will be allowed on a minimum lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses.
- LMWAP 1.7 Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.
- LMWAP 1.8 Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.
-  LMWAP 1.9 Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.
- LMWAP 1.10 Encourage open space and recreational amenities.

### Gavilan Hills Policy Area

The Gavilan Hills Policy Area consists of 2,000 acres located southeasterly of Lake Mathews, southerly of Cajalco Road, and northerly of Lake Mathews Drive and Santa Rosa Mine Road, both easterly and westerly of Gavilan Road. The centerpiece of the Policy Area is Harford Springs Park, a 530-acre open space reserve managed by the Riverside County Regional Park and Open-Space District (RCRPOSD). Harford Springs Park will become part of the Western



Riverside County Multiple Species Habitat Conservation Plan reserve system. The facility is open to the public for non-motorized trail use only. An 880-acre area to the west of the park was previously approved for a golf course through Specific Plan No. 308. However, construction of a golf course within the policy area may not be compatible with the rural lifestyle prevalent in the area. As part of that specific plan, commitments were made that Gavilan Peak would be preserved as open space. The densities in the remainder of the specific plan area were not determined through the specific plan process. A 575-acre area located to the east, northeast, and south of the park is under the same ownership as the site of the specific plan. The privately held lands within this Policy Area are designated Rural Community - Estate Density Residential, Rural Mountainous and Conservation on the Lake Mathews/Woodcrest Area Plan.

### Policies:

- LMWAP 2.1: Any proposal to increase the residential density such that the total number of dwelling units allowable on the westerly 880 acres exceeds what would be allowed by the mapped densities within that area shall be accompanied with a proposal to increase the size of Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south at no cost to the County. Such proposals shall be subject to the following requirements:
- a. The proponent shall develop a trail plan for the entire Policy Area in coordination with the RCRPOSD Trails Planner. The trail plan shall depict the locations of trails, bridges (if any), and trail kiosks (showing trail maps for the area). The plan shall also depict trail construction details and trail signage and phasing of improvements. The trail plan shall be subject to RCRPOSD approval.
  - b. The proponent shall design a trail-head/day-use parking area at the Harford Springs facility in coordination with the RCRPOSD Park Planner. The parking area shall be designed to accommodate 25 automobiles and 25 car/truck and trailer combinations, and to include the following elements: decorative post and rail fencing; hitching rails; trail informational kiosk; water service for a drinking fountain and hose bibs for water troughs; a shade shelter; and an enclosure to accommodate two portable restrooms. The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.
  - c. The proponent shall develop a fencing plan for the perimeter boundary of the area to be added to Harford Springs Park using "T" posts and five strands of smooth wire. The location of the fence and openings for equestrian and trail use are to be coordinated with and approved by the RCRPOSD Trails Planner. The fencing plan shall include a phasing and implementation component.



### Cajalco Wood Policy Area

The Cajalco Wood Policy Area consists of approximately 1,020 acres located within the Lake Mathews/Woodcrest and Mead Valley Area Plans, both northerly and southerly of Cajalco Road, easterly of Wood Road and westerly of Alexander Street. The Policy Area includes the entire site of Specific Plan No. 229 (H.B. Ranches), along with an additional 80 acres to the southwest of the adopted Specific Plan. The Policy Area is located within an area characterized by rural community equestrian lifestyles. Over 180 acres in the southerly portion of the Policy Area are within Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) criteria areas and warrant conservation. Additionally, the future development of this Policy Area will likely be affected by the development of the east-west CETAP transportation corridor, as the segment of Cajalco Road bisecting the project is envisioned as the preferred corridor as of the date of adoption of this General Plan. The character of the surrounding area will be further affected by construction of a high school to the north of this Policy Area. Given these factors, the County of Riverside has determined that consideration should be given to allowing clustered development within this Policy Area, including lot sizes smaller than 20,000 square feet, provided that the development furthers the rural community character of the area and provides infrastructure to enhance the equestrian lifestyle.

#### Policies:

- LMWAP 3.1 Notwithstanding the Rural Community foundation component designation of Specific Plan No. 229 and adjacent lands within this Policy Area and any provisions in the Land Use Element providing for a minimum lot size of one-half acre within this foundation component, the minimum area of new residential lots established within this Policy Area may be reduced to 12,000 square feet without need for a general plan amendment under the following circumstances:
- New lots smaller than 20,000 square feet in area shall only be permitted within the boundaries of an adopted Specific Plan.
  - The number of residential lots within the boundaries of the Specific Plan as originally adopted shall not be increased above the level originally approved (1,421 dwelling units).
  - Lots along the northerly edge of the Policy Area shall be no less than 20,000 square feet in area.
  - Approximately one-third of the residential lots shall have a minimum lot size of 20,000 square feet, and in no case shall a residential lot be less than 12,000 square feet in area.
  - The keeping of horses in accordance with the provisions of the County of Riverside regarding setbacks of animal-keeping uses from adjoining property lines, residences, and public rights-of-way shall not be prohibited on lots at least 20,000 square feet in area located southerly of Cajalco Road.
  - An equestrian under-crossing shall be provided under Cajalco Road.



- The development shall provide trails in conformance with the County's regional trails plan and the Circulation and Trails Maps of the Lake Mathews/Woodcrest and Mead Valley Area Plans.
- Dwelling units may be transferred from the portion of the Policy Area within the WRC MSHCP criteria areas to portions of the Policy Area outside such areas, provided that the overall limit on number of dwelling units is not exceeded and the minimum lot size requirements specified herein are retained.
- A small equestrian park and a north-south trail connecting to the trail system in the surrounding community shall be provided on the most southerly 80 acres of the Policy Area. The remainder of the 80 acres shall be conserved in conformance with WRC MSHCP policies.

LMWAP 3.2 Notwithstanding the Rural Community foundation component of the Policy Area except for the area depicted as Commercial Retail located at the northeast corner of Cajalco Road and Wood Road and any provisions in the Land Use Element that would otherwise prohibit the establishment of Commercial Retail designations at new locations within Rural Community Specific Plans, the Commercial Retail designation may be relocated to any other location along the ultimate right-of-way of Cajalco Road or the future east-west transportation corridor provided that the total acreage of the Commercial Retail designation is not increased beyond the existing designated area of 15 acres.

### **March Air Reserve Base Influence Area**

The former March Air Force Base is located east of the Area Plan and has a significant impact on development in portions of the Lake Mathews/Woodcrest area. This facility was established in 1918 and was in continual military use until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 5, March Air Reserve Base Airport Influence Policy Area.

Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

#### **Policies:**



LMWAP 4.1 To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

### Specific Plans



*El Nido Specific Plan area*


Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development 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 accomplish.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The ten specific plans located in the Lake Mathews/Woodcrest planning area are listed in Table 3, Adopted Specific Plans in the Lake Mathews/Woodcrest Area Plan.

Specific Plan No. 144 (Lake Hills Estates), Specific Plan No. 229 (HB Ranches), Specific Plan No. 270 (Victoria Grove), and Specific Plan No. 299 (Alta Cresta Ranch) are determined to be Community Development Specific Plans. Specific Plan No. 127W (Republic), Specific Plan No. 130 (El Nido), Specific Plan No. 198 (Belle Meadows), Specific Plan No. 224 (Woodcrest Country Club/Three Sisters Estates), Specific Plan No. 264 (Arbor Creek Estates), and Specific Plan No. 308 (Gavilan Hills Golf Course) are determined to be Rural Community Specific Plans.



**Table 3: Adopted Specific Plans in the Lake Mathews/Woodcrest Area Plan<sup>1</sup>**



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457

Specific Plan	Specific Plan #
Republic	127W
El Nido	130
Lakehills Estates	144
Belle Meadows	198
Woodcrest Country Club (Three Sisters Estates)	224
HB Ranches	229
Arbor Creek Estates	264
Victoria Grove	270
Alta Cresta Ranch	299
Gavilan Hills Golf Course	308
Lake Mathews Golf & Country Club	325 <sup>2</sup>
<sup>1</sup> Source: Riverside County Planning Department.	
[ <sup>2</sup> GPA 572, BOS RSLN 2004-530, 12/21/04]	



# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

**Table 4: Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports<sup>1,2</sup>**

Safety Zone	Maximum Population Density	Maximum Coverage by Structures	Land Use
Area I	0 <sup>3</sup>	0 <sup>3</sup>	No significant obstructions <sup>4</sup> No petroleum or explosives No above-grade powerlines
Area II	Uses in Structures: <sup>5</sup> 25 persons/ac. OR 150 persons/bldg. (see text in the source document for the Comprehensive Land Use Plan for explanation)  Uses not in structures: 50 persons/ac.  Residential 2.5 Acre minimum lots  Uses in Structures: <sup>5</sup> 75 persons/ac. or 300 persons/bldg. (see text in the source document for the Comprehensive Land Use Plan for explanation)	25% of net area  50% of gross area or 65% of net area whichever is greater	No residential No hotels, motels No restaurants, bars No schools, hospitals, government services No concert halls, auditoriums No stadiums, arenas No public utility stations, plants No Public communications facilities No uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. <sup>6</sup>
Area III	Not Applicable	50% of gross area or 65% of net area whichever is greater	Discourage schools, auditoriums, amphitheatres, stadiums Discourage uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. <sup>6</sup>

<sup>1</sup> The following uses shall be prohibited in all airport safety zones:

- Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

<sup>2</sup> Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

<sup>3</sup> No structures permitted in ETZ or ISZ.

<sup>4</sup> Significant obstructions include but are not limited to large trees, heavy fences and walls, tall and steep berms and retaining walls, non-fragible street light and sign standards, billboards.

<sup>5</sup> A structure includes fully enclosed buildings and other facilities involving fixed seating and enclosures limiting the mobility of people, such as sports stadiums, outdoor arenas, and amphitheatres.

<sup>6</sup> This does not apply to service stations involving retail sale of motor vehicle fuel if fuel storage tanks are installed underground.

Source: Extracted from Riverside County Airport Land Use Commission Comprehensive Land Use Plan

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



Figure 4: Policy Areas



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*

# County of Riverside General Plan

## *Lake Mathews/Woodcrest Area Plan*



**Figure 5: March Air Reserve Base Airport Influence Policy Area**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Lake Mathews/Woodcrest, additional policy guidance is often 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. 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, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to the Lake Mathews/Woodcrest area.

## LOCAL LAND USE POLICIES

---

### Agriculture

Agriculture has long been an established land use in the Lake Mathews/Woodcrest area. However, with its abundance of relatively flat land with few safety hazards, proximity to the burgeoning Orange County employment region, and direct access to major transportation corridors, this area is a prime candidate for future urban growth. Not only does this put pressure on the rural character of the area, it also threatens the economic viability of agriculture here. The Lake Mathews/Woodcrest Area Plan, while accommodating this demand for urban development, also seeks to recognize existing and future agricultural activities as vital components of the local land use fabric. In this regard, it is important to note that agricultural uses are permitted in the Rural Residential designation.

Suburban residential uses and agriculture are inherently incompatible and often lead to complaints by local residents of offending odors, noise, flies and the like. Likewise, farmers and their land can be the targets of vandals, thieves and trespassers.

It is the intent of the Lake Mathews/Woodcrest Area Plan to recognize agriculture as an important economic activity in the region and to accommodate those agricultural owners who wish to continue their operations in the future.

#### Policies:



- LMWAP 5.1 Adhere to the Riverside County Right-To-Farm Ordinance and any subsequent ordinance assuring the ability of farmers to continue with long-established agricultural activities throughout the Lake Mathews/Woodcrest area.
- LMWAP 5.2 Encourage agricultural interests that enhance the environment and fulfill the economic and recreational needs of the people in the Lake Mathews/Woodcrest area.



## **Water Quality**

The Lake Mathews reservoir serves as a vital source of freshwater for Riverside County. As such, maintaining the reservoir's water quality at high levels may become more challenging with increased urban development and activity in the Lake Mathews/Woodcrest area. The area's groundwater reserves and natural open space areas may also be affected by pollutants resulting from increased development.

### **Policies:**

LMWAP 6.1 Prior to any development approvals of less than 2½ acres in size within areas designated for 1 acre or less development within the area addressed in the Drainage Water Quality Management Plan for the Lake Mathews Watershed, a master water and wastewater facility plan shall be developed and approved by the service providing agency.

LMWAP 6.2 A master drainage plan must be developed and approved prior to: 1) One acre or smaller development approvals within the following drainage areas: Cajalco Creek, Mockingbird Canyon, Lake Mathews, Dawson Canyon, Gavilan Hills; and 2) Development approvals less than 2 ½ acres within Cajalco Creek and Lake Mathews. The approved Drainage Water Quality Management Plan for the Lake Mathews Watershed shall be implemented to assist in the management of the water quality of Cajalco Creek and Lake Mathews and to mitigate water quality impacts resulting from development permitted under the Lake Mathews/Woodcrest Area Plan.



*Lake Mathews*

LMWAP 6.3 As Regional and Community Trails are acquired by the County of Riverside within the Lake Mathews Drainage Basin, appropriate specific mitigation measures shall be prepared and implemented prior to the construction or implementation of any of these trails so that the water quality of Lake Mathews will be fully preserved and protected.

LMWAP 6.4 Proposed projects within the Lake Mathews drainage basin which may significantly increase run-off over natural levels shall be engineered to reduce potential pollutant loads that may affect water quality.

## **Mount Palomar Nighttime Lighting Requirements**

The Mount Palomar Observatory, located just outside of the Southwest Area Plan planning area in San Diego County, requires unique nighttime lighting standards in order to allow the night sky to be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the observatory's view. Please see Figure 6, Mt. Palomar Nighttime Lighting Policy for areas that may be impacted by these standards.

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan



### **Policies:**

Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

LMWAP 7.1      Adhere to the lighting requirements of County ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*



**Figure 6: Mount Palomar Nighttime Lighting Policy**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*



# Circulation

The circulation system is vital to the prosperity of a community. The circulation system provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. The circulation system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, the County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Lake Mathews/Woodcrest Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of Lake Mathews/Woodcrest is tied to the countywide system and its long range direction. As such, successful implementation of the Lake Mathews/Woodcrest Area Plan policies will help to create an interconnected and efficient circulation system for the entire County.

“  
*Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.*  
”  
- RCIP Vision

## LOCAL CIRCULATION POLICIES

### Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for Lake Mathews/Woodcrest is shown on Figure 7, Circulation. The vehicular circulation system in Lake Mathews/Woodcrest is anchored by Cajalco Road, Van Buren Boulevard, La Sierra Avenue, Mockingbird Canyon Road, and El Sobrante Road. Several arterial and collector roads branch off from these major roadways and serve local uses.

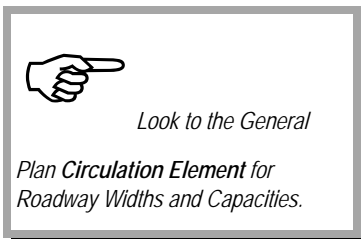
**Policies:**



LMWAP 8.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the Circulation Element.



LMWAP 8.2 Maintain the County's roadway Level of Service standards as described in the General Plan Circulation Element.





### Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of the County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities as well as identifiable separations between communities. The Area Plan trail system can be found in Figure 8, Trails and Bikeway System.

**Policies:**

- LMWAP 9.1      Develop a system of local trails that enhances recreational opportunities in the Lake Mathews/Woodcrest area and connects with the Riverside County regional trails system.
- LMWAP 9.2      Implement the Trails and Bikeway System, Figure 8, as discussed in the General Plan Circulation Element.

### Scenic Highways

The Scenic Highways program adds to the pleasure of the traveling public. The fact is, most of us experience the remarkable environmental setting of Riverside County through the windows of an automobile. Moreover, scenic highways play an important role in encouraging the growth of recreation and tourism—both important aspects of the Lake Mathews/Woodcrest economy. Scenic Highway designations recognize this value and place restrictions on adjacent development to help protect scenic resources for future generations.

The Lake Mathews/Woodcrest area contains a number of County-Eligible Scenic Highways, including Mockingbird Canyon Road, La Sierra Avenue, El Sobrante Road, and Cajalco Road. With the presence of dramatic and defining natural features such as the Lake Mathews Reservoir and the Estelle Mountain Reserve, it is important to maintain the quality of views along those scenic corridors. Figure 8, Scenic Highways, details the location of County-Eligible Scenic Highways in Lake Mathews/Woodcrest.

**Policies:**



- LMWAP 10.1    Protect scenic highways from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.
- LMWAP 10.2    Preserve and protect outstanding scenic vistas and visual features such as Gavilan Peak and Steele Peak.
- LMWAP 10.3    Apply County-Eligible Scenic Highway standards to Van Buren Boulevard and Washington Street.
- LMWAP 10.4    Avoid strip commercial uses along Eligible Scenic Highways.

★  
*The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways."*



### Van Buren Boulevard



*Commercial uses along Van Buren Boulevard*

The Van Buren Boulevard corridor is a popular route for commuters traveling between Interstate 215 and SR-91. The combination of several adjacent commercial and residential uses along with high travel speeds has resulted in unsafe driving conditions, including several accidents.

#### **Policies:**

LMWAP 11.1 Improve traffic safety on Van Buren Boulevard by restricting future direct access and intersections or by requiring frontage roads. Road crossings shall generally be at ½-mile intervals.

### Community and Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community and Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate the increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified three priority corridors for the movement of people and goods: Banning/Beaumont to Temecula, Hemet to Corona/Lake Elsinore, and Moreno Valley to San Bernardino County.

The Hemet to Corona/Lake Elsinore CETAP Corridor passes through the Lake Mathews/Woodcrest Area Plan along Cajalco Road east of Lake Mathews and El Sobrante Road north of the lake, then rejoins Cajalco Road west of the lake. These corridors could accommodate a number of transportation options, including vehicular traffic and High Occupancy Vehicle (HOV) lanes, and are conceptually depicted on Figure 7.

#### **Policies:**



LMWAP 12.1 Accommodate the Hemet to Corona/Lake Elsinore CETAP Corridor in accordance with the Scenic Corridors and Local Agency Coordination sections of the General Plan Circulation Element.



# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---

*This page intentionally left blank.*

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



Figure 7: Circulation



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



Figure 8: Trails and Bikeway System



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



**Figure 9: Scenic Highways**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*



## Multiple Open Space



*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*




- RCIP Vision



*A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.*



- RCIP Vision



For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.



The Wildlife Agencies includes The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG).

Lake Mathews/Woodcrest contains a variety of open spaces that serve a multitude of functions, hence the open space label of “multi-purpose.” The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The hills, valleys and slopes provide open space, habitat, and recreation spaces alike. These open spaces encompass a variety of habitats including riparian corridors, oak woodlands and chaparral habitats. Examples include features such as the Gavilan Hills and Harford Springs Reserve. In particular, the Lake Mathews/Estelle Mountain Reserve, situated south of Cajalco Road in the central portion of the planning area, is home to many native and narrow endemic species.

This Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Lake Mathews/Woodcrest area. Preserving the scenic background and the natural resources of Lake Mathews/Woodcrest gives meaning to the “remarkable environmental setting” portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities (such as Woodcrest and El Sobrante), which is another important aspect of the Vision.

It is of the utmost importance to maintain a balance between growth and natural resource preservation through the Lake Mathews/Woodcrest Area Plan to help preserve the overall character of this special environment.

## PROPOSED MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has been developed by the County. This Plan has been adopted by the County and, as of October 7, 2003, awaits approval by other jurisdictions and the Wildlife Agencies. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

### MSHCP Program Description

The Endangered Species Act prohibits the "taking" of endangered species. Taking is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" listed species. The Wildlife Agencies have authority to regulate this "take" of threatened and endangered species. The intent of the MSHCP is for the Wildlife Agencies to grant a "take authorization" for otherwise lawful actions that may incidentally "take" or "harm" species outside



of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to "take" plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

### Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

#### Policies:



*The following sensitive, threatened and endangered species may be found within this Area Plan:*

- orange-throated whiptail
- least Bell's vireo
- Stephen's kangaroo rat
- granite spiny lizard
- California gnatcatcher
- Bell's sage sparrow
- southwestern willow flycatcher
- Quino checkerspot butterfly
- Munz's onion
- many-stemmed dudleya
- bobcat
- thread-leaved brodiaea
- slender-horned spineflower

- LMWAP 13.1 Conserve existing intact upland habitat blocks connecting the Sierra Hills area, Lake Mathews/Estelle Mountain Reserve, and habitat west of Temescal Wash, to form a contiguous Sierra Hills/Lake Mathews Core Reserve area.
- LMWAP 13.2 Conserve existing intact upland habitat blocks in the Gavilan Hills area, to form a connected habitat block. Focus on connections between Harford Springs Reserve, Steele Peeke Reserve, and various Bureau of Land Management parcels in the area.
- LMWAP 13.3 Conserve clay soils supporting sensitive plant species known to occur in the Lake Mathews/Woodcrest planning area, including Munz's onion, Palmer's grapplinghook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya.
- LMWAP 13.4 Conserve existing populations of the California gnatcatcher known to exist in the Lake Mathews/Woodcrest area.
- LMWAP 13.5 Conserve existing wetlands and wetland functions and values in the Lake Mathews/Woodcrest area with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub and open water habitats.
- LMWAP 13.6 Conserve existing populations of Bell's sage sparrow known to exist in the Lake Mathews/Woodcrest area.
- LMWAP 13.7 Conserve sandy-granitic soils within chaparral and coastal sage scrub habitats capable of supporting Payson's jewelflower and peninsular spineflower.
- LMWAP 13.8 Conserve clay soils in southern needlegrass grasslands, coastal sage scrub and chaparral capable of supporting long-spined spineflower.



## Hazards

**H**azards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes, and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of Lake Mathews/Woodcrest may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to this planning area.

### LOCAL HAZARD POLICIES

#### Flooding and Dam Inundation

As shown on Figure 10, Flood Hazards, there are some flood prone portions of the Lake Mathews/Woodcrest area. Areas adjacent to the Lake Mathews reservoir, Cajalco Road, La Sierra Avenue, and McAllister Road are within 100-year floodplains. Many of these areas are also where a fair amount of development exists or is intended to occur. Many techniques may be used to address the danger of flooding, such as limiting development in floodplains, altering the water channels, using special building techniques, elevating foundations and structures, and enforcing setbacks. The following policies address the hazards associated with flooding and dam inundation.

**Policies:**



LMWAP 14.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.



LMWAP 14.2 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazard areas.



*Fire Fact:*

*Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout southern California.*

LMWAP 14.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

#### Wildland Fire Hazard

Due to the rural and somewhat mountainous nature of the area and some of the flora, such as the oak woodlands and chaparral habitat, the foothill and mountainside areas are subject to a risk of fire hazards. The highest danger of wildfires can be found in the most rugged terrain where, fortunately,



development intensity is relatively low. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility, to see the locations of the wildfire zones within the Lake Mathews/Woodcrest area.

### Policies:



LMWAP 15.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the Safety Element.

## Seismic



*Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils", "sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.*

Compared to many other portions of southern California, localized seismic hazard potential here is relatively slight. There is one known seismic fault within the western portion of the planning area. There are, however, more remote faults, such as the San Andreas and San Jacinto Faults, that pose significant seismic threat to life and property here. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of seismic hazard and liquefaction areas.

### Policies:

LMWAP 16.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## Slope

Lake Mathews/Woodcrest is home to the Gavilan Hills, which in some areas contain a considerable expanse of steep slopes. This rugged terrain requires special development standards and care to prevent erosion and landslides, preserve significant views, and minimize scarring through excessive grading. The following policies are intended to protect life and property while preserving the character within these valuable resource areas. Figure 13, Steep Slope, reveals the slope conditions. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

### Policies:



LMWAP 17.1 Identify ridgelines that provide a significant visual resource for Lake Mathews/Woodcrest through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.



LMWAP 17.2 Protect life and property through adherence to the Slope and Instability Section of the General Plan Safety Element.

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



**Figure 10: Flood Hazards**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*



**Figure 11: Wildfire Susceptibility**



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



Figure 12: Seismic Hazards



## County of Riverside General Plan

### Lake Mathews/Woodcrest Area Plan

---

*This page intentionally left blank.*

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



Figure 13: Steep Slope



## County of Riverside General Plan

### Lake Mathews/Woodcrest Area Plan

---

*This page intentionally left blank.*

# County of Riverside General Plan

## Lake Mathews/Woodcrest Area Plan

---



Figure 14: Slope Instability



## County of Riverside General Plan

### *Lake Mathews/Woodcrest Area Plan*

---

*This page intentionally left blank.*