



### ***Northeast Agriculture Conversion Policy Area\****

*The Lakeview/Nuevo area has long been characterized by agricultural uses, primarily based on the nearby Nutralite Vitamin Factory that once used the neighboring fields to grow ingredients. While the rural nature of nearby Nuevo community is protected by the Lakeview/Nuevo Design Guidelines and other regional planning efforts of the County, the area to the northeast is foreseen to be more urbanized as the remaining dairy uses fade away. Furthermore, the Mid-County Parkway is planned to bisect this area and will direct future development patterns differently. Current development activities, especially a number of large-scale Specific Plans, present potential land use incompatibility issues for existing dairy/agriculture. The Northeast Agriculture Conversion Policy Area is intended to address this land use compatibility issues, and provide long range vision to insure both a cohesive development as well as a tax generator for the future community.*

***Policies:***

*LNAP 5.1 Require new developments to remain outside 100-year Flood Plain.*

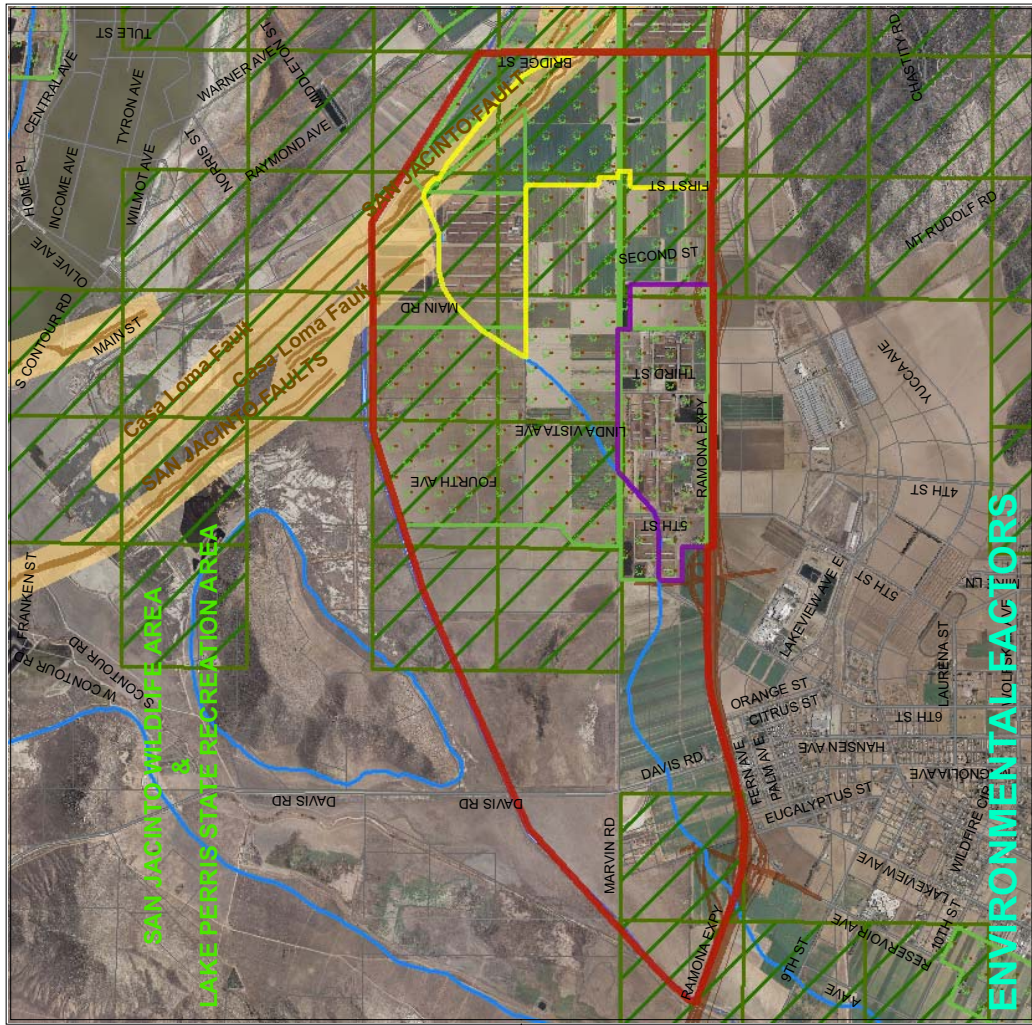
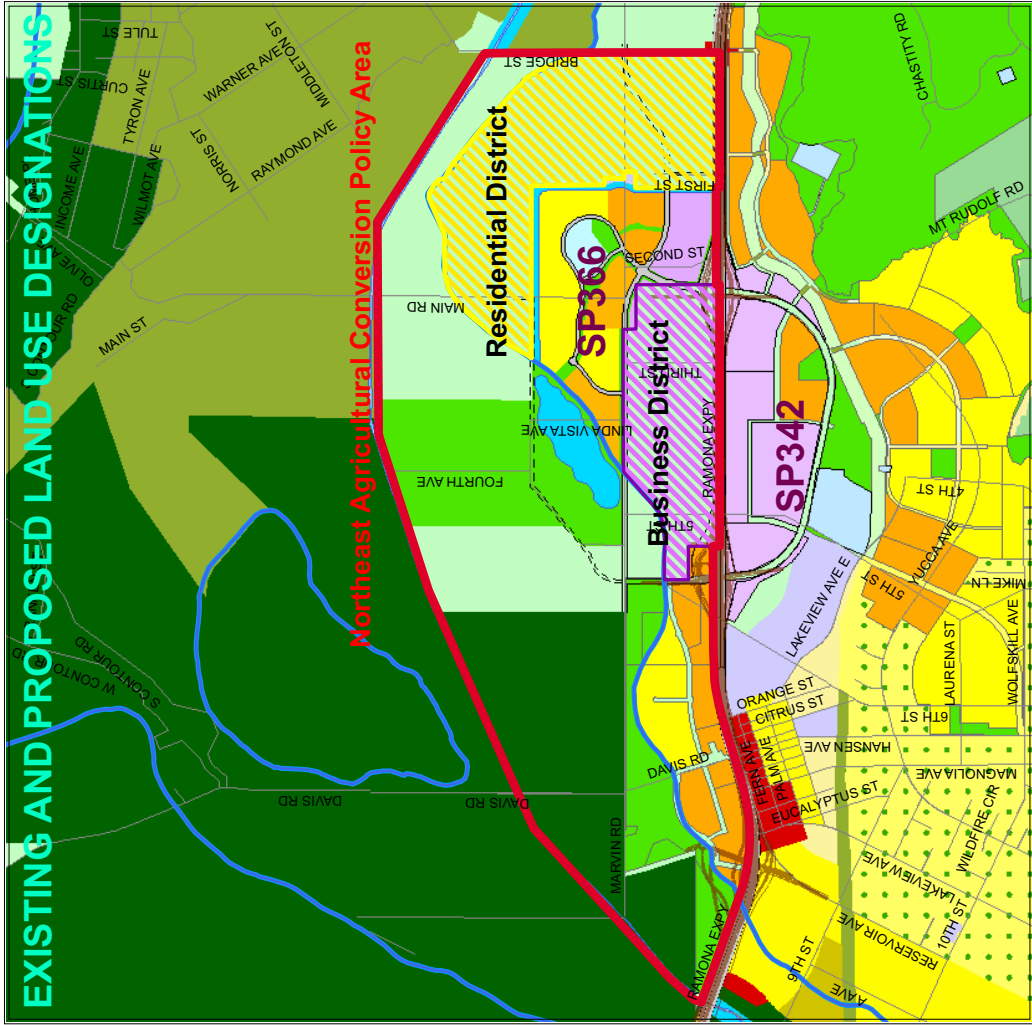
*LNAP 5.2 Require new developments to provide a 300 foot buffer from dairy/agricultural uses and 50 foot from the non-dairy uses until such time that the dairy/agricultural uses cease operation.*

*LNAP 5.3 This policy area do not prescribe a timeline for withdrawal of existing dairy as well as agricultural uses. However, when any land within this policy area amends the General Plan, it shall subscribe to the Community Development Foundation designations as envisioned in this policy area.*

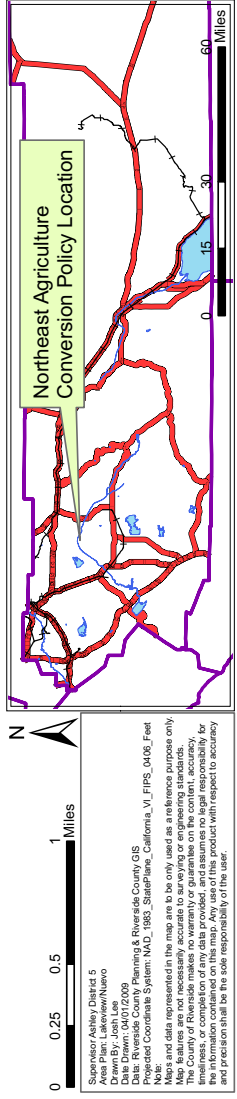
*LNAP 5.4 This policy Area is divided into two distinct districts - Business District and Residential District, which are described further in Appendix E.*

***Table for Appendix E (Mixed use developments can augment this schedule)***

<b><i>Northeast Agriculture Conversion Policy Area</i></b>		
<b><i>Allowed Land Uses</i></b>	<b><i>Business District</i></b>	<b><i>Residential District</i></b>
<i>Residential (MDR, MHDR)</i>	<i>25%</i>	<i>50%</i>
<i>Business (CR, LI, BP)</i>	<i>60%</i>	<i>30%</i>
<i>Open Space (OS-R)</i>	<i>15%</i>	<i>20%</i>



# Northeast Agricultural Conversion Policy: Environmental Backgrounds



**General Plan Land Use**

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Open Space
- Community Center
- High Industrial
- Medium Industrial
- Low Industrial
- Business Park
- Public Facilities
- Mixed Use
- Rural Residential
- Very High Density Residential
- Very Low Density Residential
- Rural Residential
- Rural Medium Density Residential
- Rural Low Density Residential
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Community Office
- Community Center
- High Industrial
- Medium Industrial
- Low Industrial
- Business Park
- Public Facilities
- Mixed Use
- Rural Residential
- Rural Medium Density Residential
- Rural Low Density Residential
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Community Office
- Community Center
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- Business Park
- Public Facilities
- Mixed Use
- Rural Residential
- Rural Medium Density Residential
- Rural Low Density Residential

**Proposed Residential District Composition:**

- 50% Residential (233.5 Acres)
- 30% Open Space (134.1 Acres)
- 20% Commercial / Industrial (89.4 Acres)

**Proposed Business District Composition:**

- 25% Residential (59 Acres)
- 15% Open Space (35.4 Acres)
- 60% Commercial / Industrial (141.6 Acres)

\*mixed use developments can alter the percentage

Supervisor Ashley District 5  
 Date Drawn: 04/07/2009  
 Drawn By: John Lee  
 Projected Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_4016 Feet  
 Note: All data represented in this map are to be used as a reference purpose only. Map features are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee on the content, accuracy, or completeness of this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.