

**Appendix A:
Notice of Preparation**

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

DATE: MAY 3, 2019

TO: INTERESTED AGENCIES, ORGANIZATIONS, RESIDENTS, AND PROPERTY OWNERS

SUBJECT: NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF EIR SCOPING MEETING FOR THE HIGHWAY 74 COMMUNITY PLAN (GENERAL PLAN AMENDMENT NO. 1205 AND ZONE CONSISTENCY PROGRAM)

Lead Agency:	County of Riverside	Contact:	Phayvanh Nanthavongdouangsy
Street Address:	4080 Lemon Street 12 th Floor	Phone:	(951) 955-6573
City/State/Zip:	Riverside, CA 92501	Email:	PNANTHAV@RIVCO.ORG

This notice is hereby given that the County of Riverside, as the Lead Agency, has prepared a Notice of Preparation (NOP) for a program-level environmental impact report (EIR) for the Highway 74 Community Plan. A brief project description is provided below. The NOP and additional information regarding the proposed project is available at the Riverside County Planning Department located at 4080 Lemon St., 12th Floor, Riverside CA 92501 and online at <http://planning.rctlma.org/Advanced-Planning/Highway-74-Community-Plan>. The California Environmental Quality Act (CEQA) does not require the preparation of an Initial Study where the Lead Agency has determined that an EIR is clearly required for the project (CEQA Guidelines §15060(d) and 15063(a)). Therefore, an Initial Study Checklist (is is not) attached.

Project Title:	<u>Highway 74 Community Plan (GPA No. 1205) and Zone Consistency Program</u>
Project Applicant:	<u>County of Riverside</u>
Project Location:	<u>Unincorporated Communities between City of Perris and Lake Elsinore along Highway 74, Riverside County</u>

Project Description: The Highway 74 Community Plan (Project) consists of General Plan Amendment (GPA) No. 1205 and a Zone Consistency Program which is proposed to master plan future development along a 6.8-mile long corridor of Highway 74 between the cities of Lake Elsinore and Perris in western Riverside County. The Project boundary encompasses approximately 2,220 acres of unincorporated land and includes portions of the Goodhope, Meadowbrook and Warm Springs Communities. As proposed, the Highway 74 Community Plan would provide for the development of residential neighborhoods of varying densities, along with commercial retail, mixed use areas, light industrial, business park, public facilities, rural, open space, and recreation areas. GPA No. 1205 will involve amendments to the existing General Plan Rural Village Land Use Overlays, Policy Areas, Foundation Components, land use designations, policies, trails, and road classifications. The Project will also include a Zone Consistency Program that will recommend parcel specific zone classifications that are consistent with the proposed land use designations.

Scoping Meeting Information: The Riverside County Planning Department will conduct a public scoping meeting in order to present the Project information and the CEQA process, as well as to receive public comments and suggestions regarding the scope and content of the EIR. A Scoping Meeting is scheduled for May 16, 2019 at the Moses-Schaffer Community Center located 21565 Steele Peak Drive, Perris CA 92570 from 6 P.M.– 8 P.M.

Public Comments: The NOP review period starts May 9, 2019 and ends June 10, 2019. The Riverside County Planning Department requests your careful review and considering of this notice, and invites written comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Due to the time limits mandated by State law, your comments must be sent to the Riverside County Planning Department by the close of business, 5:00 P.M., on June 10, 2019. Please include a contact person at your agency or organization. You may also provide oral or written comments in person at the Scoping Meeting noted above. Please send your comments to Phayvanh Nanthavongdouangsy at the address provided above.

Date: 5/3/2019

Signature:
Phayvanh Nanthavongdouangsy
Title: Planner

I. PROJECT INFORMATION PACKET INTRODUCTION

Pursuant to Section 15051 of the CEQA Guidelines, the County of Riverside is the Lead Agency for this Draft Programmatic Environmental Impact Report (EIR). The proposed Highway 74 Community Plan (Project) encompasses a 6.8-mile long corridor of Highway 74 located between the Cities of Lake Elsinore and Perris, in western Riverside County, California. The Project includes General Plan Amendment (GPA) No. 1205 and a Zone Consistency Program.

The focus and intent of this Programmatic Environmental Impact Report (EIR) is to ensure consideration of cumulatively significant, and possibly unavoidable impacts that might be mitigated on a case-by-case basis and to allow the County to consider broad policy alternatives and program wide mitigation measures at an early time when the agency has great flexibility to deal with basic problems or cumulative impacts. [Section 15168(b)(2)(3)]

In addition to the broad spectrum of land use and policy changes, proposed as part of the Highway 74 Community Plan, the County will prepare the program-level technical studies necessary to support the GPA and Zone Consistency Program. As such, the County is implementing consideration of the cumulative impacts, associated with the Project, as well as the implementing and subsequent projects resulting from the GPA and Zone Consistency Program, to the degree feasible and required by CEQA; however, the CEQA guidance (for an EIR) does not require an exhaustive consideration of all later activities that can be contemplated as part of the broad level policy document. [Section 15168(c)(1)].

II. REGIONAL LOCATION

The Project is located on a 6.8-mile long section of Highway 74 between Interstates 15 and 215 (I-15, and I-215), between the Cities of Lake Elsinore and Perris, in western Riverside County, as illustrated in Exhibit 1: Project Location Map. The proposed Highway 74 Community Plan encompasses approximately 2,220 acres of unincorporated lands. Portions of the unincorporated communities of Goodhope, Meadowbrook and Warm Springs are within the Project boundary.

III. HIGHWAY 74 COMMUNITY PLAN PROJECT DESCRIPTION

The Project includes GPA No. 1205 and a Zone Consistency Program to create a vibrant and economically successful corridor that will facilitate attractive and well-planned communities while preserving the rural nature of the community. GPA No. 1205 proposes to modify the existing General Plan Land Use Designations, Rural Village Land Use Overlays, Policy Areas, road classifications, and policies to progress opportunities for residential, commercial, public facility, mixed-use areas, light industrial, and business park developments. The Zone Consistency Program will recommend parcel specific zone classifications that are consistent with the proposed GPA. The Project area is partially located within the Mead Valley Area Plan (MVAP) and Elsinore Area Plan (ELAP) as illustrated in Exhibit 2: Existing General Plan Land Use Designation, Overlays and Policy Areas.

GPA No. 1205 will alter the existing Rural Village Land Use Overlays, Policy Areas, the General Plan Foundations, primarily from the Rural and Rural Community Foundations to Community Development, and Land Use Designations in support of the proposed Community Plan. The GPA is also anticipated to amend the road and trail classifications to support the proposed land use plan and policy amendments. The GPA and Zone Consistency Program is a "Project", as defined by CEQA and as such is subject to environmental review by the County of Riverside, acting in the capacity of the Lead Agency for the Highway 74 Community Plan. Due to the large scope of the Project, and likelihood of implementing and subsequent Projects, the County is contemplating the development of a Programmatic Environmental Impact Report (EIR) pursuant to Section 15168 of the CEQA Guidelines, which states as follows, "A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related geographically and are a logical part in the chain of contemplated actions [Section 15168(a)(1)(2)].

Planning Concept

The proposed Project consists of a Community Plan that would master plan a 6.8-mile-long section of Highway 74 as a residential, commercial retail, public facility, mixed-use, light industrial, business park, rural, and recreational corridor. The preliminary land use concept, provided in Exhibit 3: Proposed Land Use and Highway 74 Community Plan Policy Area, illustrates the type and range of uses proposed. For reference purposes, Exhibit 3 is divided into six map-areas to ease the reader’s view of the proposed Highway 74 Policy Area and the associated Land Use Designation changes. The Plan is characterized by a mix of proposed uses that will promote economic development along this segment of Highway 74. The Plan values the General Plan criteria of clustered development in order to create appropriate built environments that promote economic growth. A summary of the type and amount of proposed land uses, as illustrated in the concept plan, is provided in Table 1.

Existing land Use

The Project area is relatively rural between the rapidly developing cities of Lake Elsinore and Perris. There are existing single family residential neighborhoods scattered throughout the corridor surrounded by low hilly terrain and large boulders. The Project area has existing local businesses such as auto/tire repair shops, nursery, landscape and fencing supply, trailer supply, home businesses, towing services, truck repair/rental, neighborhood markets, storage facilities, and warehouses. The project area also has churches and a Caltrans maintenance facility.

Existing General Plan Land Use Designations, Overlays and Policy Areas

The current General Plan Land Use Designations within the Project Area are summarized in Table 1: Summary of Existing and Proposed General Plan Land Use Designations. Approximately 933 acres of the Project area are within a General Plan Rural Village Land Use Overlay (RVLUO) for the communities of Goodhope and Meadowbrook. The overlays provide alternative land use designations that supports developments pursuant to the CR, LI, MDR, and MHDR Land Use Designations. The Project proposes to replace the RVLUO with a land use plan and polices created through extensive community input. Table 1 provides summary of the Land Use Designations with the RVLUO alternative Land use designations. Approximately 184 acres of the Project area are within the Highway 74 Perris and Good Hope Policy Areas that allows the relocation of businesses that needed to be relocated due to the expansion of Highway 74. The Highway 74 Policy Areas will be removed as part of this Project.

Approximately 192 acres of the Project area is within the Warms Springs Policy Area. The existing policies protects the visual and biological assets of the Warm Springs Area. There are no proposed changes to Warm Springs Policy Area.

Table 1: Summary of Existing and Proposed General Plan Land Use Designations

Land Use Designations (acres)	Existing Land Use	Existing Land Use Modified by RVLUO	Proposed Land Use
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT			
Very Low Density Residential (VLDR)(1 acre min.)	704.32	250.54	849.67
Low Density Residential (LDR)(0.5 acre min.)	0	0	121.71
Medium Density Residential (MDR)(2-5 du/acre)	111.04	380.38	51.50
Medium High Density Residential (MHDR)(5-8 du/acre)	29.01	172.39	29.01
High Density Residential (HDR) (14-20 du/acre)	0	0	5.05
Very High Density Residential (VHDR) (14-20 du/acre)	12.77	0	12.92
Highest Density Residential (HHDR) (20+ du/acre)	16.93	16.93	16.93
Commercial Retail (CR)(0.2-0.35 FAR)	14.19	265.17	149.37
Business Park (BP) (0.25-0.60 FAR)	33.79	33.79	191.06

Land Use Designations (acres)	Existing Land Use	Existing Land Use Modified by RVLUO	Proposed Land Use
Light Industrial (LI) (0.25-0.60 FAR)	112.53	311.62	158.31
Public Facilities (PF) (≤ 0.60 FAR)	0	0	20.15
Mixed-Use Area (MUA) (varying density and FAR)	202.47	112.98	446.93
Community Center (CC) (5-40 du/acre; 0.10-0.3 FAR)	6.71	0	6.71
Community Development Foundation Component Total	1,243.76	1,543.80	2,059.32
RURAL FOUNDATION COMPONENT			
Rural Residential (RR) (5 acre min.)	302.95	302.95	69.56
Rural Mountainous (RM) (10 acre min.)	102.23	57.64	46.89
Rural Foundation Component Total	405.18	360.59	116.45
RURAL COMMUNITY FOUNDATION COMPONENT			
Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.)	530.69	309.61	0
Rural Community Foundation Component	530.69	309.61	0
OPEN SPACE FOUNDATION COMPONENT			
Open Space – Recreation (OS-R)	30.76	0	29.01
Open Space – Conservation (OS-C)	0.00	0	14.67
Open Space – Conservation Habitat (OS-CH)	9.07	5.46	0
Open-Space Foundation Component Total	39.83	5.46	43.68
Grand Total	2,219.46	2,219.46	2,219.46

The Zone Consistency Program will recommend zone classification changes that are consistent with the proposed General Plan Land Use Designations. Table 2 provides a summary of the existing and proposed zone classifications.

Table 2: Summary of Existing and Proposed Zone Classifications

Zone Classifications (Acres)	Existing	Proposed
R-1 (One-Family Dwelling)	0	36.78
R-3 (General Residential)	0	3.14
R-7 (Highest Density Residential)	16.93	16.93
R-A (Residential Agricultural)	0.00	108.74
R-A-1 (Residential Agricultural (1 acre min.))	8.30	8.30
R-A-10 (Residential Agricultural (10 acre min.))	15.43	29.53
R-A-2 (Residential Agricultural (2 acre min.))	62.05	53.79
R-A-20000 (Residential Agricultural (20,000 square feet min.))	32.87	32.87
R-R (Rural Residential)	1,174.05	646.61
SP (Specific Plan)	125.09	125.09
W-1 (Watercourse, Watershed and Conservation Areas)	12.89	13.25
W-2-M-1 (Controlled Development Area with Mobilehomes)	165.12	98.92
MU (Mixed Use)	146.05	373.99
M-SC (Manufacturing - Service Commercial)	166.87	145.32
I-P (Industrial Park)	10.08	175.35
C-P-S (Scenic Highway Commercial)	31.84	113.76
C-1/C-P (General Commercial)	17.61	0.00
No Zone Classification	0.17	0.00
Road Right of Way	234.25	237.07
TOTAL	2,219.46	2,219.46

TRANSPORTATION AND CIRCULATION

Transportation

The circulation system will consist of a variety of road types ensuring efficient and connected circulation throughout the planning areas. The Highway 74 Community Plan will require that commercial, light industrial and mixed-use developments not substantially impact circulation systems and incorporate access to Highway 74 consistent with County Transportation policies and requirements, consistent with the Elsinore Area Plan policy ELAP 1.4. The Riverside County Transportation Department is currently conducting studies for the Ethanac Expressway Project. The proposed Ethanac Expressway project will expand Highway 74 through the City of Perris and will include the Community Plan area. This expansion will result in six-lanes of traffic at full build out targeted for 2041.

Circulation

In compliance with the Elsinore Area Plan, The Highway 74 Community Plan will ensure that the design and development of the vehicular roadway system is in accordance with the classifications and design standards specified in the Planned Circulation Systems section of the General Plan Circulation Element of the Elsinore Area Plan as well as the Mead Valley Area Plan (policies ELAP 8.1, MVAP 9.1). Maintain roadway Level of Service (LOS) standards as described in the Level of Service section of the County General Plan Circulation Element (policies ELAP 8.2, MVAP 9.2).

IV. RELATIONSHIP TO OTHER PLANS AND PROGRAM

As mentioned above, Riverside County Transportation Department is currently evaluating the Ethanac Expressway Project. The Ethanac Expressway Project will connect the Cities of Hemet, San Jacinto, Menifee, Perris and Lake Elsinore and the unincorporated communities of Winchester, Homeland, Romoland, Good Hope, Meadowbrook and Warm Springs. The result of the corridor vision may include recommendation for number of lanes, intersection spacing, bicycle lands and routes, bus stops, future public transit stops, pedestrian uses, and multi-trail uses.

V. PROJECT APPROVALS

LEAD AND OTHER AGENCIES

- County of Riverside (Lead Agency)

In addition to the County of Riverside, the proposed Project may require review and approval by other agencies; state and local public agencies that may have responsibility to carry out or approve aspects of the project are considered Responsible Agencies under CEQA §21069. These agencies include but are not limited to:

- Army Corps of Engineers for Sections 401, and 404 activities under the Clean Water Act;
- California Department of Fish and Game for stream bed alteration agreement pursuant to Section 1603 of the California Fish and Game Code;
- California Department of Transportation (Caltrans) for activities related to improvements to state highways;
- United States Fish and Wildlife Service (USFWS)
- Riverside County Flood Control and Water Conservation District (RCFC&WCD)
- California Department of Water Resources
- State Water Quality Control Board (Santa Ana Region)
- Western Riverside County Conservation Authority (RCA)
- South Coast Air Quality Control Board

Entitlements

The Highway 74 Community Plan entitlements will include:

- General Plan Amendment (GPA);
- Consistency Change of Zone;
- Environmental Impact Report (EIR);
- MSHCP Compliance Determination;

VI. POTENTIAL ENVIRONMENTAL EFFECTS

The County of Riverside has determined that a Programmatic Environmental Impact Report (EIR) will be prepared to address potential environmental impacts resulting from the proposed Project. As a result, the County will not prepare an Initial Study as permitted in Section 15060(d) of the State CEQA Guidelines. The EIR will analyze the potential effects of implementing the policies and programs proposed by the Project based on the mandatory impact categories specified in the CEQA environmental checklist (State CEQA Guidelines Appendix G). The proposed project does not include a request for development, nor does it include any development-specific entitlements. Any such proposal would be subject to its own project-specific CEQA analysis at a future date.

The EIR will address the potential short- and long-term effects of the changes on the environment associated with the increase in future development potential that results from the proposed Project. The EIR will also evaluate potential for the Project to cause direct and indirect growth-inducing impact, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant, and a mitigation monitoring program will be developed as required by State CEQA Guidelines Section 15150.

It is anticipated that the EIR will involve research, analysis, and study of the following environmental resources:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Mineral Resources
- Noise
- Paleontological Resources
- Population and Housing
- Utilities and Service Systems
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Wildfire

The EIR for this project will examine the above-listed topics both at a cumulative level for countywide impacts and for each of the Area Plan amendments individually. The EIR will also examine a reasonable range of alternatives to the project, including the CEQA mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

Because this is a program EIR, it will not provide project-level analysis. The analysis will rely on existing policies, standards, and conditions to address potential impacts associated with the project. Subsequent environmental analysis consistent with County procedures will be required before physical development can occur on any of the sites identified in the project.

Contact Information:

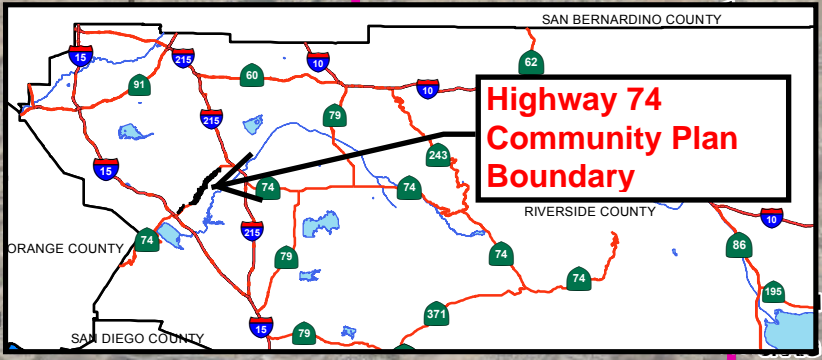
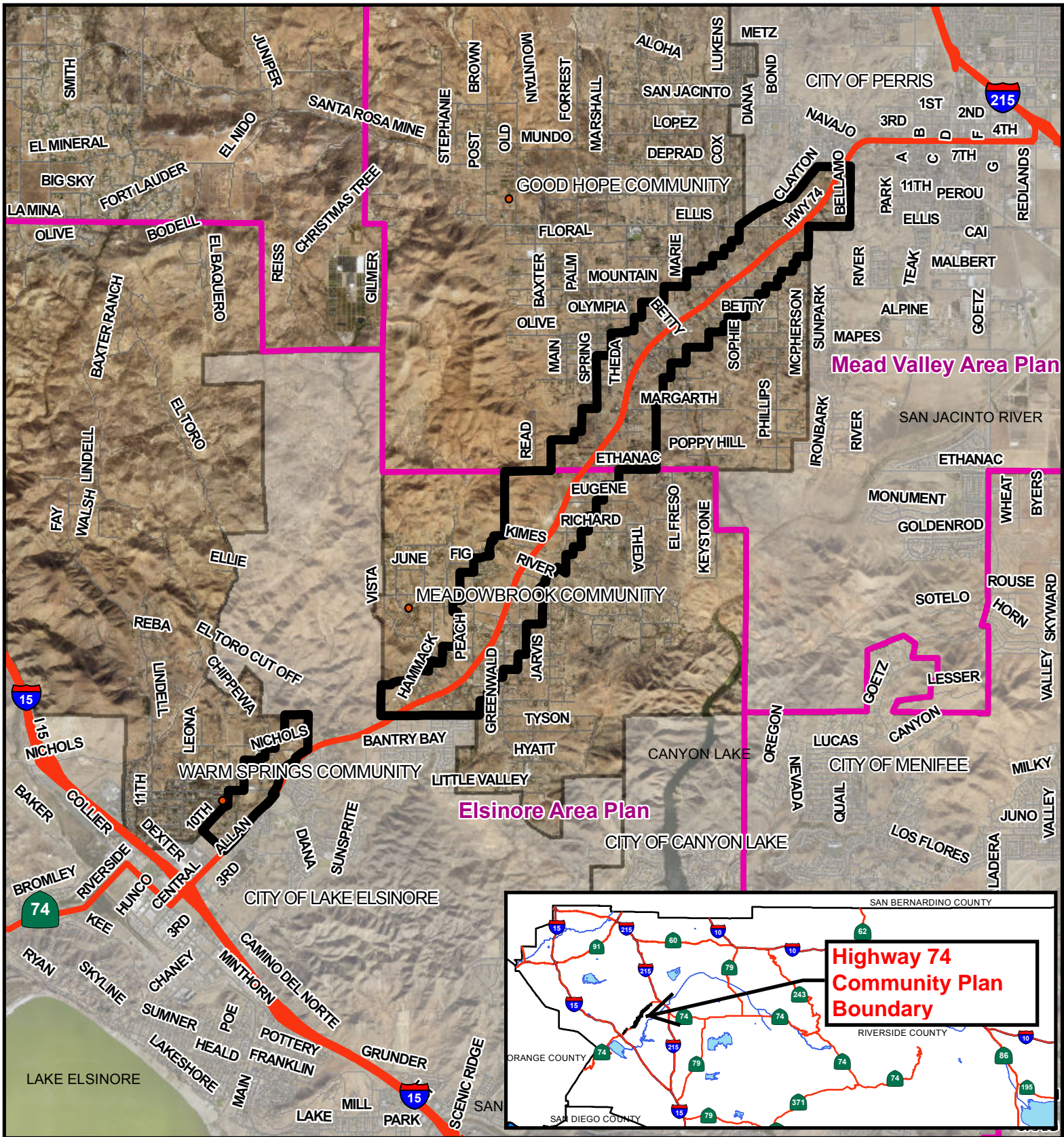
Lead Agency

County of Riverside
Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92502
Contact: Phayvanh Nanthavongdouangsy
Phone: 951-955-6573
pnanthav@rivco.org





Civil Engineering/Consulting

CASC Engineering & Consulting, Inc.
1470 E. Cooley Dr.
Colton, CA 92324
Contact: Frank Coyle
fcoble@cascinc.com

EXHIBIT 1: PROJECT LOCATION



Date: 3/27/2019

-  PROJECT LIMITS: HIGHWAY 74 COMMUNITY PLAN BOUNDARY
-  GENERAL PLAN: AREA PLAN BOUNDARIES
-  CITIES
-  HIGHWAYS

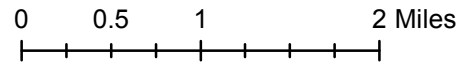
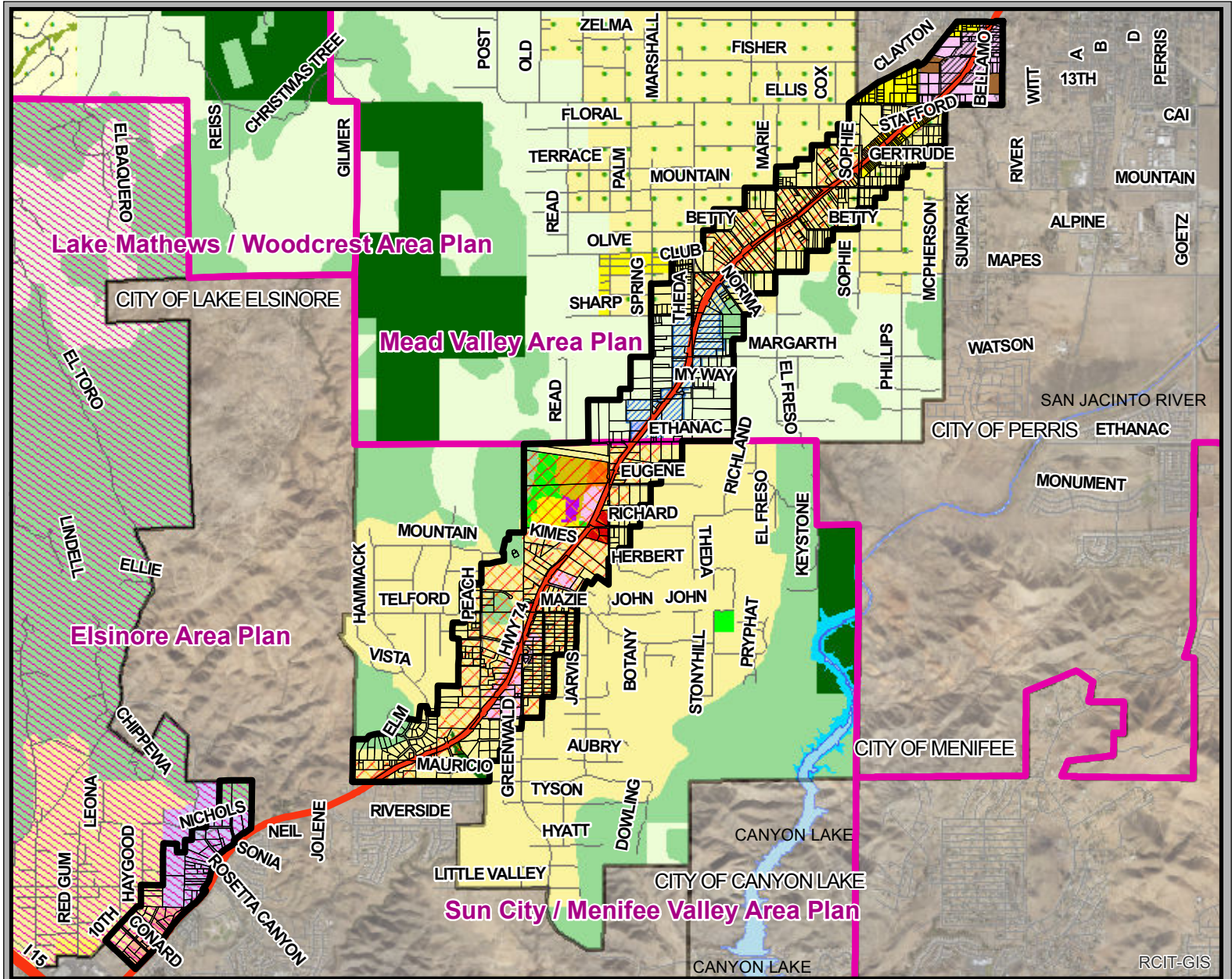
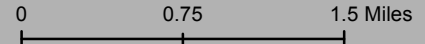


EXHIBIT 2: EXISTING GENERAL PLAN LAND USE DESIGNATIONS, POLICY AREAS AND OVERLAYS



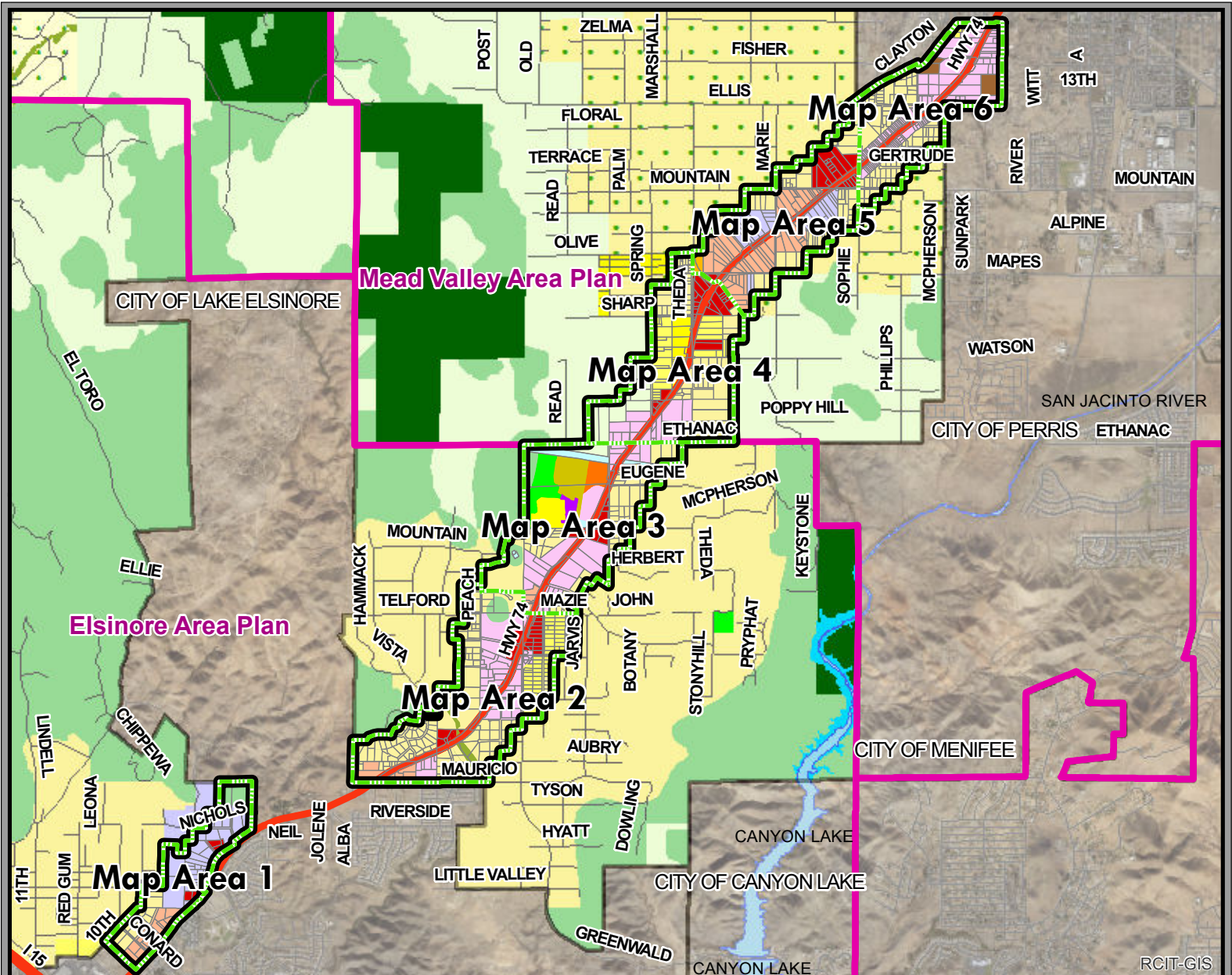
Date: 03/27/2019



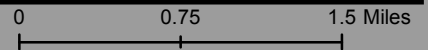
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|---|---|---|
| <ul style="list-style-type: none"> HIGHWAYS GENERAL PLAN: AREA PLAN BOUNDARIES HIGHWAY 74 COMMUNITY PLAN BOUNDARY EXISTING POLICY HIGHWAY 74 GOOD HOPE POLICY AREA HIGHWAY 74 PERRIS POLICY AREA WARM SPRINGS POLICY AREA EXISTING OVERLAY RURAL VILLAGE LAND USE OVERLAY | <p>GENERAL PLAN: LAND USE DESIGNATIONS</p> <p>RURAL COMMUNITY</p> <ul style="list-style-type: none"> Rural Community - Very Low Density Residential Rural Community - Estate Density Residential <p>RURAL</p> <ul style="list-style-type: none"> Rural Residential Rural Mountainous | <p>COMMUNITY DEVELOPMENT</p> <ul style="list-style-type: none"> Very Low Density Residential Low Density Residential Medium Density Residential Medium High Density Residential Highest Density Residential Very High Density Residential <p>COMMERCIAL</p> <ul style="list-style-type: none"> Commercial Retail Business Park Light Industrial Community Center Mixed-Use <p>OPEN SPACE</p> <ul style="list-style-type: none"> Water Open Space Rural Open Space Recreation Conservation Habitat Conservation |
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EXHIBIT 3: PROPOSED POLICY AREA AND LAND USE DESIGNATIONS



Date: 3/27/2019




























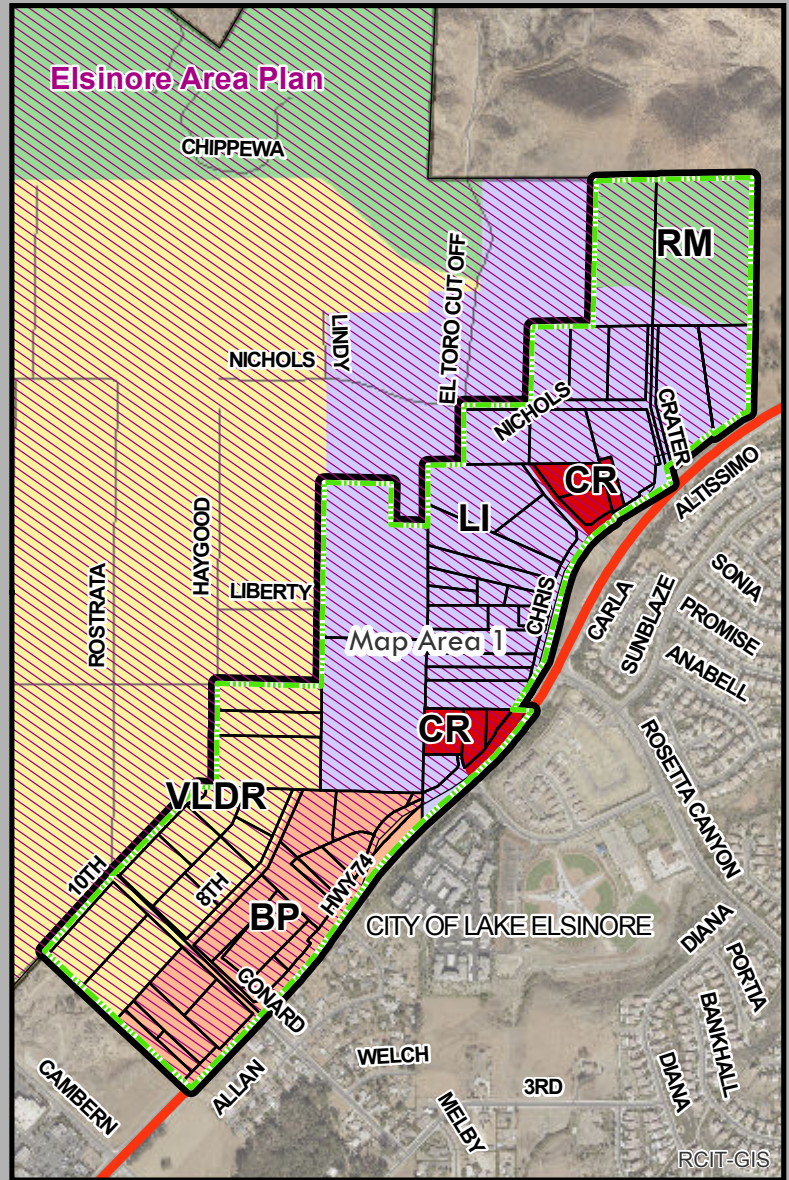
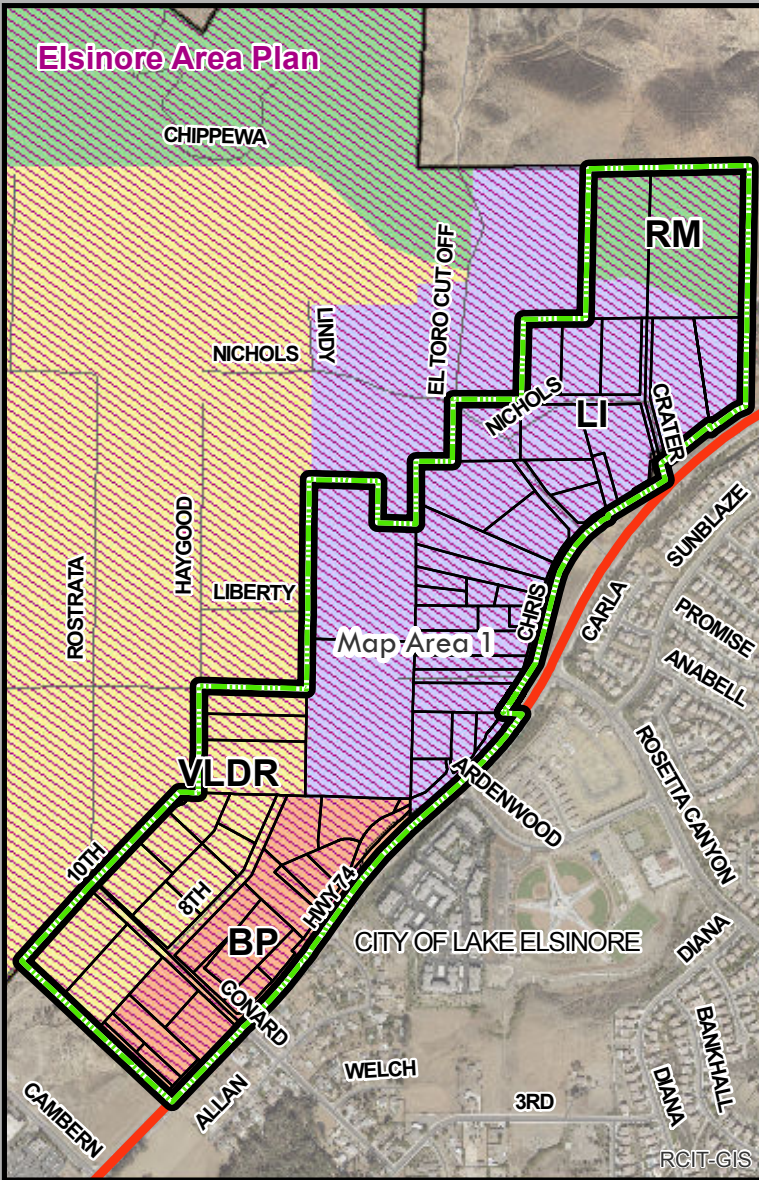
 HIGHWAYS	GENERAL PLAN: LAND USE DESIGNATIONS		
 GENERAL PLAN: AREA PLAN BOUNDARIES	RURAL COMMUNITY	COMMUNITY DEVELOPMENT	 Light Industrial
PROPOSED POLICY AREA	 Rural Community - Estate Density Residential	 Very Low Density Residential	 Business Park
 MAP AREA	 Rural Community - Very Low Density Residential	 Low Density Residential	 Public Facilities
 HIGHWAY 74 POLICY AREA (Community Plan Boundary)	 Rural Residential	 Medium Density Residential	 Community Center
	 Rural Mountainous	 Medium High Density Residential	 Mixed-Use
		 High Density Residential	OPEN SPACE
		 Very High Density Residential	 Water
		 Highest Density Residential	 Open Space Recreation
		 Commercial Retail	 Conservation Habitat
			 Conservation

EXHIBIT 3a: MAP AREA 1 - EXISTING AND PROPOSED LAND USE DESIGNATIONS

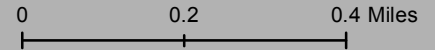







EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS




Date: 03/27/2019



-  MAP AREA
-  HIGHWAYS
-  GENERAL PLAN: AREA PLAN BOUNDARIES
- PROPOSED POLICY AREA**
-  HIGHWAY 74 POLICY AREA (Community Plan Boundary)
- EXISTING POLICY AREAS**
-  WARM SPRINGS POLICY AREA

GENERAL PLAN LAND USE DESIGNATIONS

RURAL

-  Rural Mountainous (RM)

COMMUNITY DEVELOPMENT




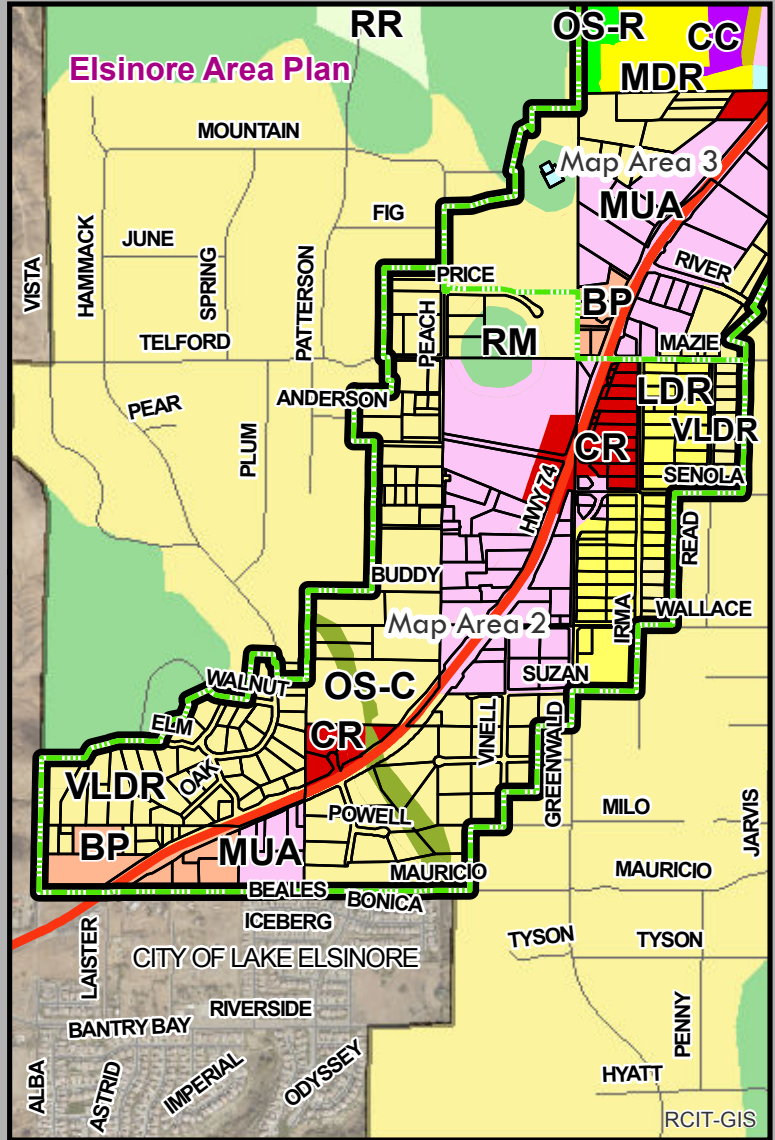
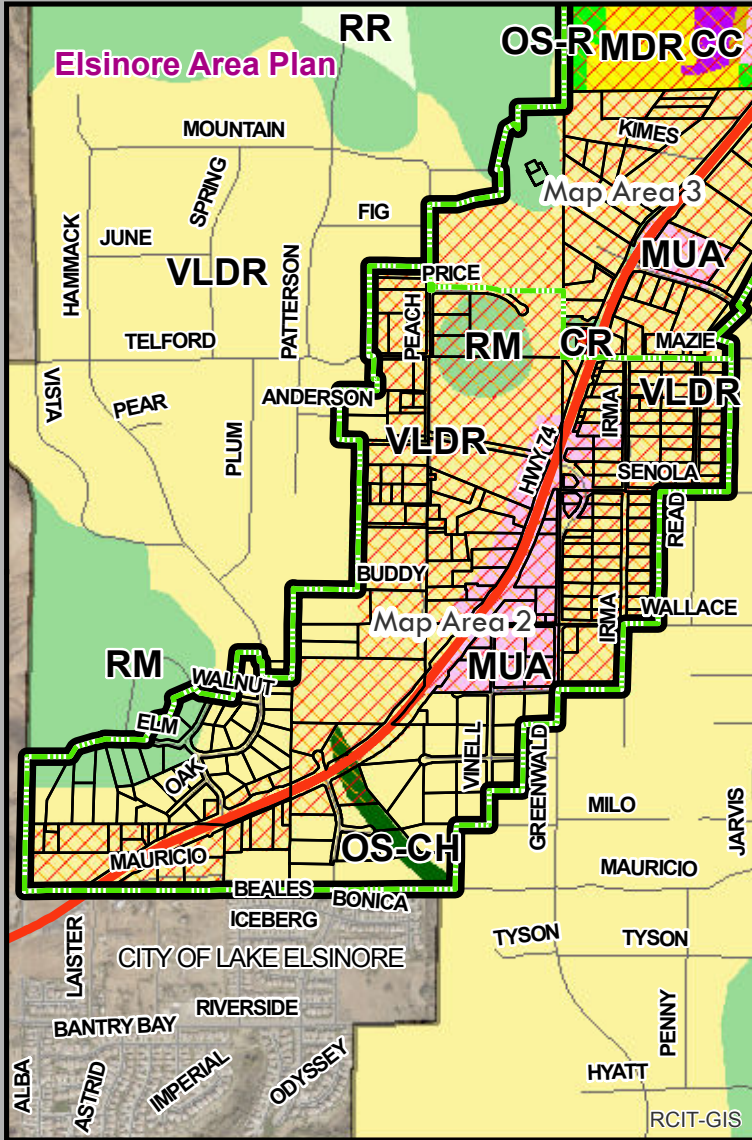
-  Very Low Density Residential (VLDR)
-  Commercial Retail (CR)
-  Light Industrial (LI)
-  Business Park (BP)

EXHIBIT 3b: MAP AREA 2 - EXISTING AND PROPOSED LAND USE DESIGNATIONS

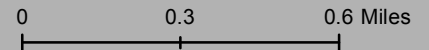


EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS, REMOVAL OF RURAL VILLAGE LAND USE OVERLAY



Date: 03/27/2019



- MAP AREA
- HIGHWAYS
- GENERAL PLAN: AREA PLAN BOUNDARIES
- PROPOSED POLICY AREA
- HIGHWAY 74 POLICY AREA (Community Plan Boundary)
- EXISTING OVERLAY**
- RURAL VILLAGE LAND USE OVERLAY

GENERAL PLAN LAND USE DESIGNATIONS

RURAL

- Rural Residential (RR)
- Rural Mountainous (RM)

OPEN SPACE

- Open Space Recreation (OS-R)
- Conservation (OS-C)
- Conservation Habitat (OS-CH)

COMMUNITY DEVELOPMENT

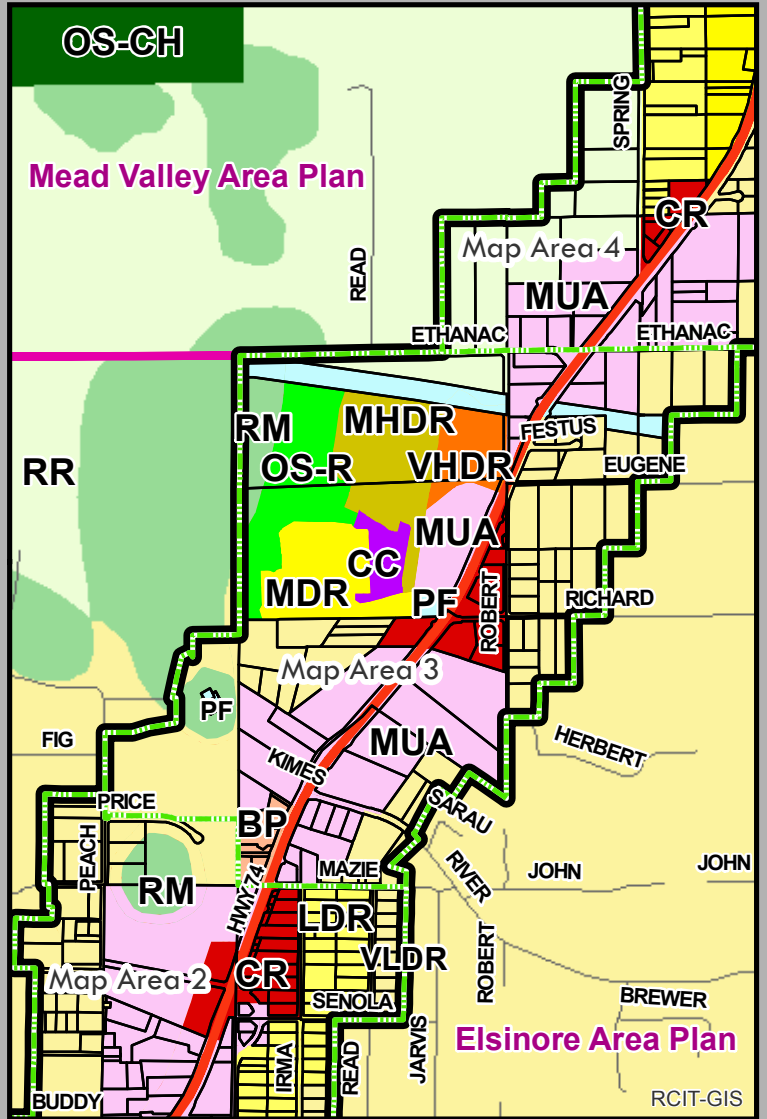
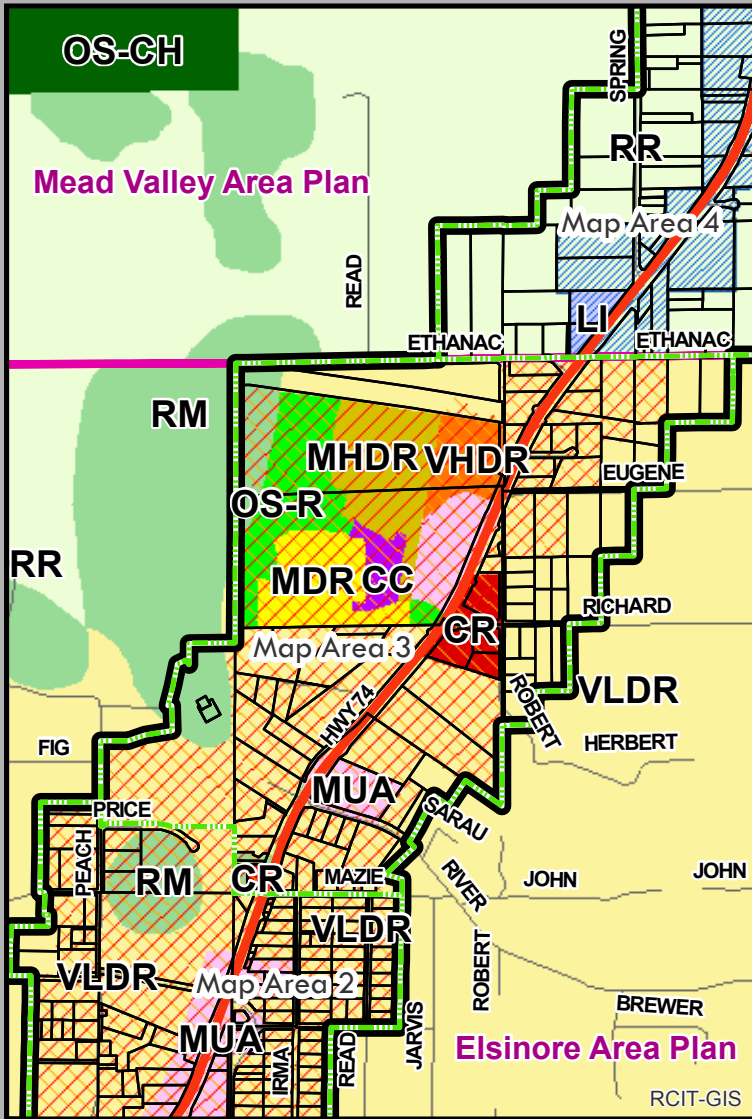
- Very Low Density Residential (VLDR)
- Medium Density Residential (MDR)
- Medium High Density Residential (MHDR)
- Low Density Residential (LDR)
- Commercial Retail (CR)
- Business Park (BP)
- Public Facilities (PF)
- Community Center (CC)
- Mixed-Use Area (MUA)

EXHIBIT 3c: MAP AREA 3 - EXISTING AND PROPOSED LAND USE DESIGNATIONS



EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS, REMOVAL OF RURAL VILLAGE LAND USE OVERLAY, REMOVAL OF HIGHWAY 74 GOODHOPE POLICY AREA



Date: 3/27/2019

0 0.3 0.6 Miles

- MAP AREA
- HIGHWAYS
- GENERAL PLAN: AREA PLAN BOUNDARIES
- PROPOSED POLICY AREA
- HIGHWAY 74 POLICY AREA (Community Plan Boundary)

GENERAL PLAN LAND USE DESIGNATIONS

- RURAL**
- Rural Residential (RR)
- Rural Mountainous (RM)
- OPEN SPACE**
- Open Space Recreation (OS-R)
- Conservation (OS-C)
- Conservation Habitat (OS-CH)

COMMUNITY DEVELOPMENT

- Very Low Density Residential (VLDR)
- Very High Density Residential (VHDR)
- Medium High Density Residential (MHDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Commercial Retail (CR)
- Community Center (CC)
- Light Industrial (LI)
- Public Facilities (PF)
- Mixed-Use Area (MUA)

EXISTING OVERLAY

- RURAL VILLAGE LAND USE OVERLAY

EXISTING POLICY AREAS

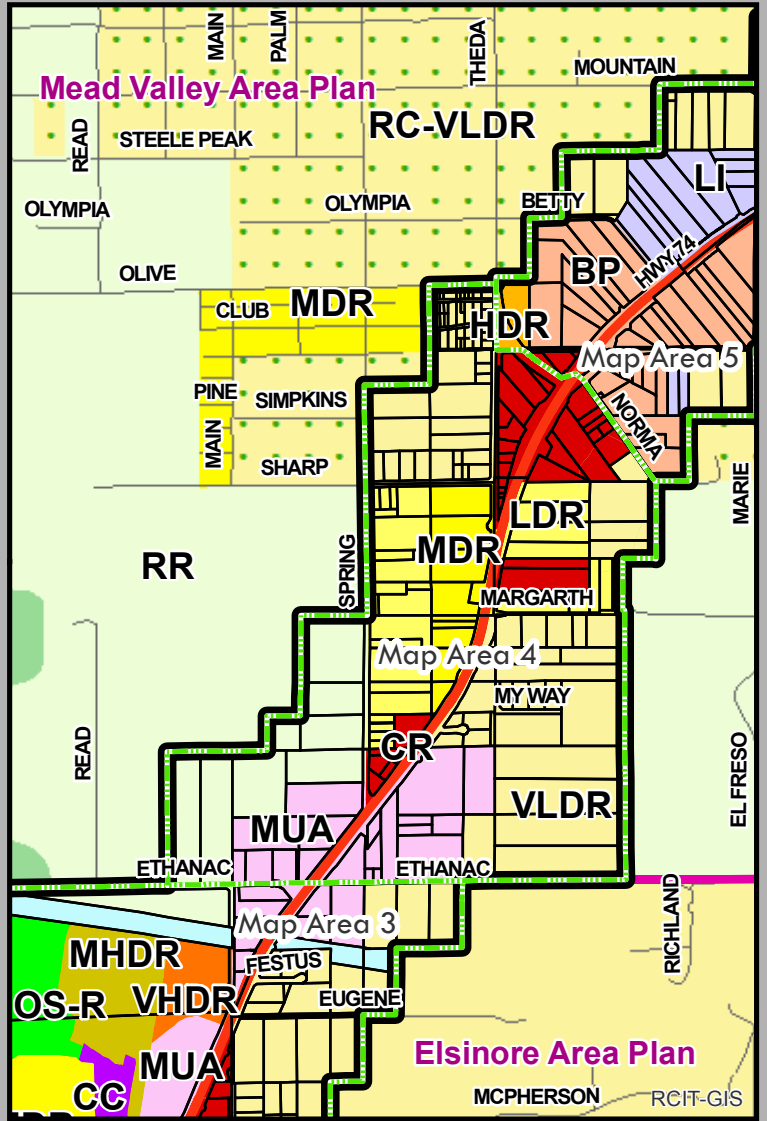
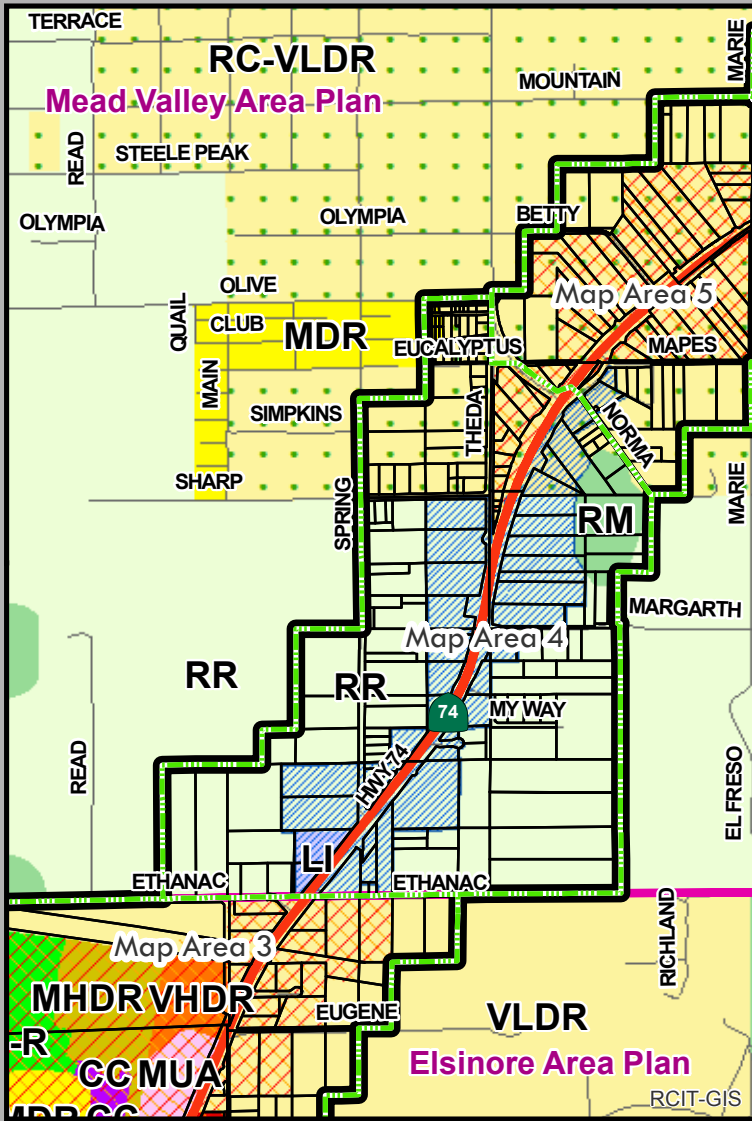
- HIGHWAY 74 GOOD HOPE POLICY AREA

EXHIBIT 3d: MAP AREA 4 - EXISTING AND PROPOSED LAND USE DESIGNATIONS

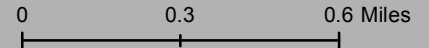


EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS, REMOVAL OF RURAL VILLAGE LAND USE OVERLAY, REMOVAL OF HIGHWAY 74 GOODHOPE POLICY AREA



Date: 03/27/2019



- MAP AREA
- HIGHWAYS
- GENERAL PLAN: AREA PLAN BOUNDARIES
- PROPOSED POLICY AREA
- HIGHWAY 74 POLICY AREA (Community Plan Boundary)
- EXISTING OVERLAY
- RURAL VILLAGE LAND USE OVERLAY

GENERAL PLAN LAND USE DESIGNATIONS

- RURAL**
- Rural Residential (RR)
- Rural Mountainous (RM)
- RURAL COMMUNITY**
- Rural Community - Very Low Density Residential (RC-VLDR)
- OPEN SPACE**
- Open Space Recreation (OS-R)
- EXISTING POLICY AREAS**
- HIGHWAY 74 GOOD HOPE POLICY AREA

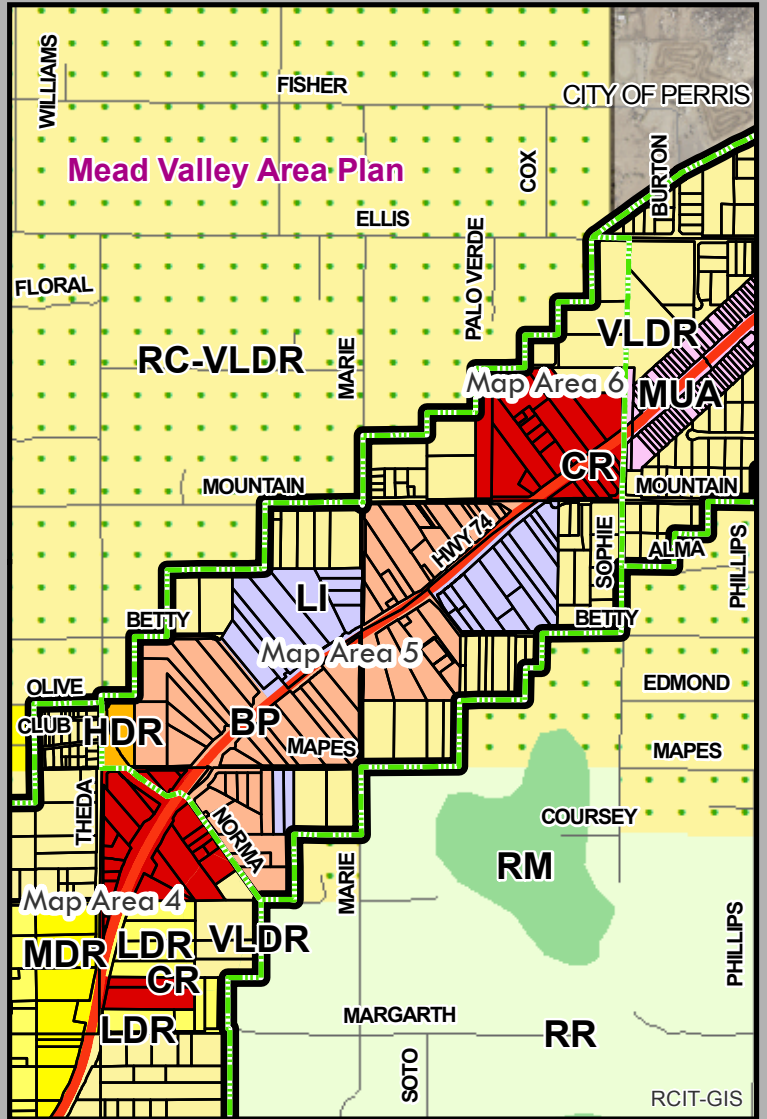
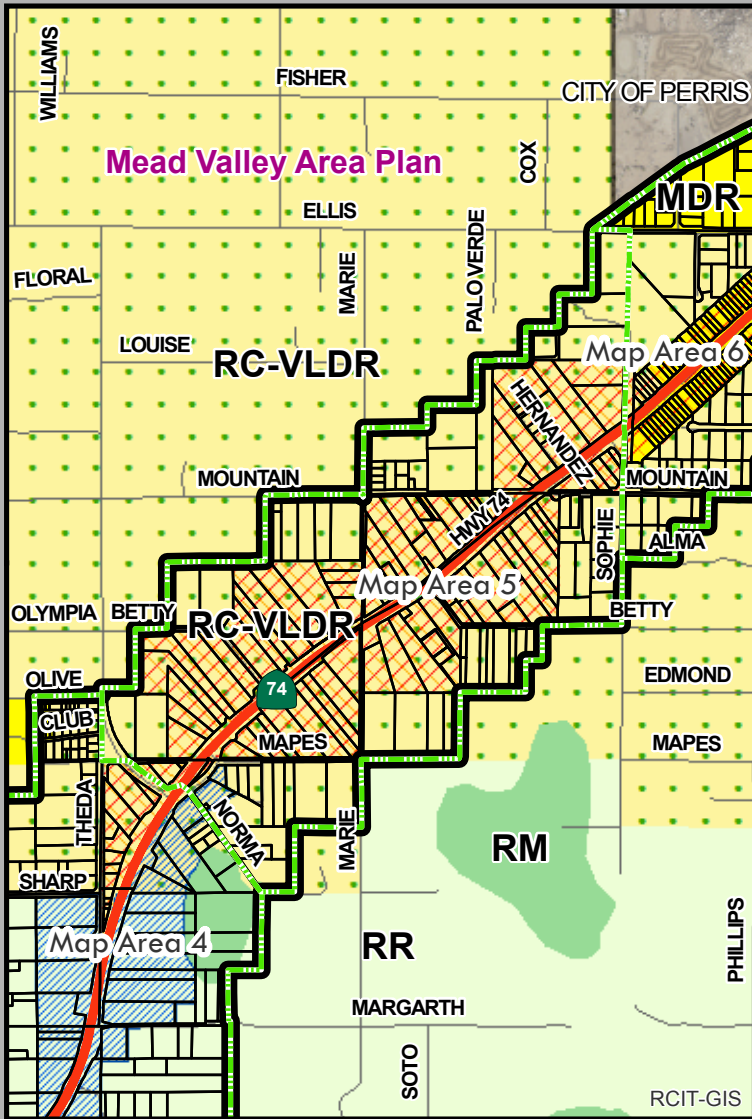
- COMMUNITY DEVELOPMENT**
- Very Low Density Residential (VLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Medium High Density Residential (MHDR)
- High Density Residential (HDR)
- Very High Density Residential (VHDR)
- Commercial Retail (CR)
- Light Industrial (LI)
- Business Park (BP)
- Public Facilities (PF)
- Community Center (CC)
- Mixed-Use Area (MUA)

EXHIBIT 3e: MAP AREA 5 - EXISTING AND PROPOSED LAND USE DESIGNATIONS



EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS, REMOVAL OF RURAL VILLAGE LAND USE OVERLAY, REMOVAL OF HIGHWAY 74 GOODHOPE POLICY AREA



Date: 03/27/2019

0 0.3 0.6 Miles

- MAP AREA
- HIGHWAYS
- GENERAL PLAN: AREA PLAN BOUNDARIES
- PROPOSED POLICY AREA
- HIGHWAY 74 POLICY AREA (Community Plan Boundary)

GENERAL PLAN LAND USE DESIGNATIONS

RURAL

- Rural Residential (RR)
- Rural Mountainous (RM)

RURAL COMMUNITY

- Rural Community - Very Low Density Residential (RC-VLDR)

COMMUNITY DEVELOPMENT

- Very Low Density Residential (VLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Commercial Retail (CR)
- Light Industrial (LI)
- Business Park (BP)
- Mixed-Use Area (MUA)

EXISTING OVERLAY

- RURAL VILLAGE LAND USE OVERLAY

EXISTING POLICY AREAS

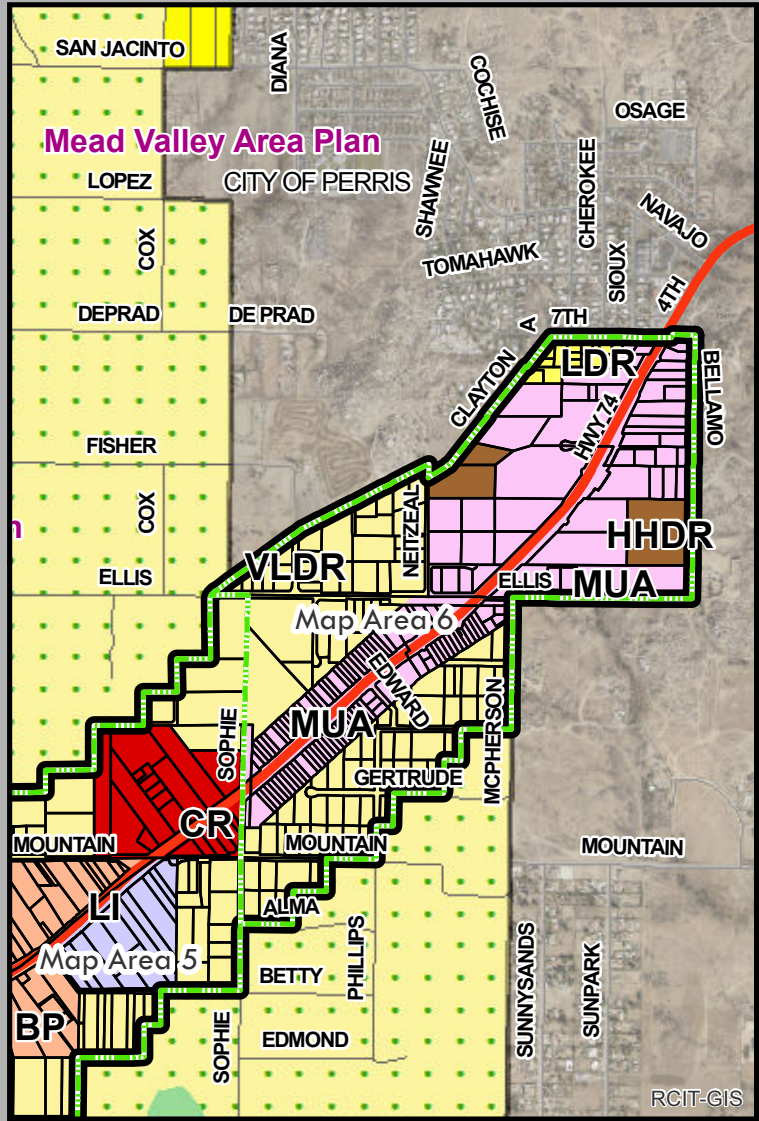
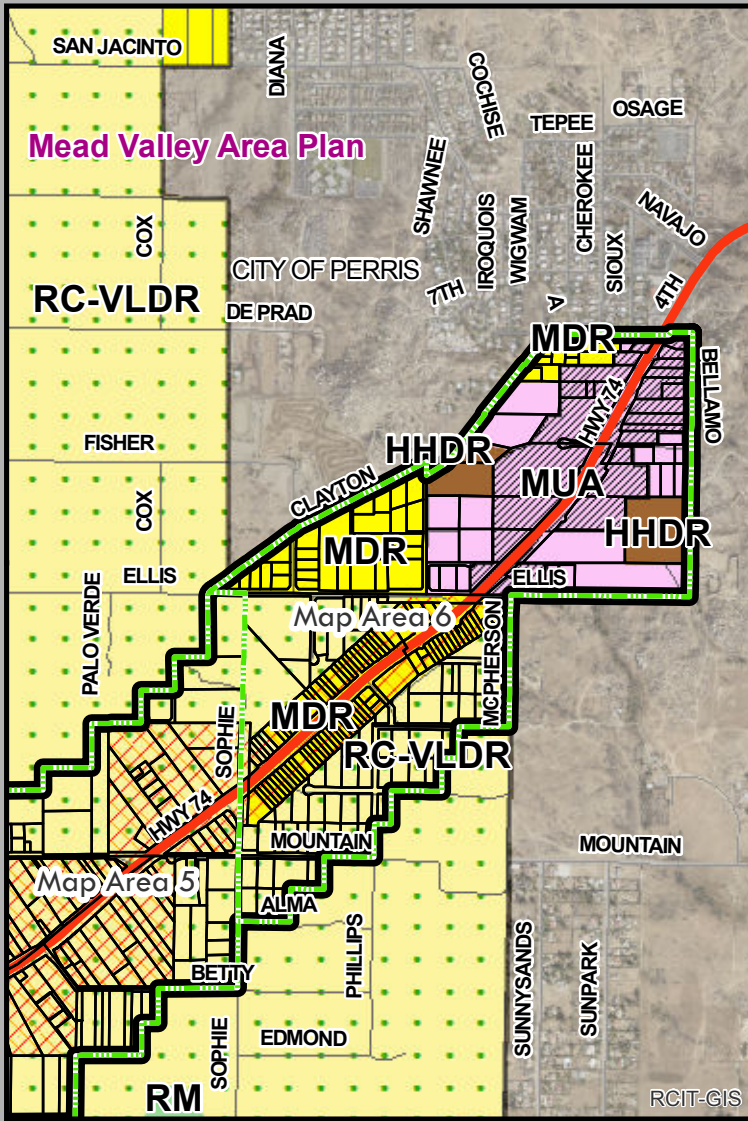
- HIGHWAY 74 GOOD HOPE POLICY AREA

EXHIBIT 3f: MAP AREA 6 - EXISTING AND PROPOSED LAND USE DESIGNATIONS

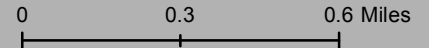


















EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS, REMOVAL OF RURAL LAND USE VILLAGE OVERLAY, REMOVAL OF HIGHWAY 74 PERRIS POLICY AREA



Date: 03/27/2019



 MAP AREA	GENERAL PLAN LAND USE DESIGNATIONS	
 HIGHWAYS	 Rural Mountainous (RM)	COMMUNITY DEVELOPMENT
 GENERAL PLAN: AREA PLAN BOUNDARIES	RURAL COMMUNITY	 Very Low Density Residential (VLDR)
PROPOSED POLICY AREA	 Rural Community - Very Low Density Residential (RC-VLDR)	 Commercial Retail (CR)
 HIGHWAY 74 POLICY AREA (Community Plan Boundary)	 Low Density Residential (LDR)	 Mixed-Use Area (MUA)
EXISTING OVERLAY	 Medium Density Residential (MDR)	 Business Park (BP)
 RURAL VILLAGE LAND USE OVERLAY	 Highest Density Residential (HHDR)	 Light Industrial (LI)
EXISTING POLICY AREAS	 HIGHWAY 74 PERRIS POLICY AREA	