



Mead Valley Area Plan

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- MVAP 5.19 Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, offices, community facilities, and parkland and trails.
- MVAP 5.20 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Good Hope Community

The community of Good Hope is located along State Highway 74, southwesterly of the City of Perris. It contains several distinctive rock outcroppings, just east of Steele Peak. The Good Hope Community, covering about 132 acres (see Figure 3C), is located in the northeastern part of Good Hope, adjacent to the City of Perris. It includes two HHDR neighborhoods and one Mixed-Use Area neighborhood, which requires a mixture of neighborhood land uses, including 30% HHDR development. Existing conditions include scattered low density single family residences, light industrial uses (and automotive repair and recycling facilities), and vacant lots. Currently, Highway 74 carves a swath through this community, serving scattered residential, rural, commercial, and industrial development. Highway 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the Good Hope Community. This neighborhood is located only about one mile west of the Downtown Perris Station of the new Perris Valley Line Metrolink commuter rail service.

Mixed-Use Area Neighborhood description and policies:

Following is a description of the neighborhood of the Good Hope Community that is designated as a Mixed-Use Area (MUA), and the policies that pertain to it:

Highway 74 – 7th Street/Ellis Avenue Neighborhood [Neighborhood 1] contains about 114 gross acres (about 99 net acres), and is designated as a Mixed-Use Area (MUA), with a required 30% Highest Density Residential (HHDR) component. This neighborhood lies along both sides of Highway SR-74, between 7th Street at its northern end and Ellis Avenue at its southern end. It is bounded on the west by Neitzel Road and Clayton Street, and partly on the east by Bellamo Lane. It is almost completely surrounded by the City of Perris. This neighborhood's mixture of land uses should include commercial and job-producing uses that would serve surrounding neighborhoods by providing shopping and job opportunities. Open space uses, including parks and trails, can be integrated into the neighborhood designs to provide buffers between this neighborhood's more intense development and neighboring rural uses. Because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Currently, there is a bus stop along SR-74 which allows for the opportunity to expand transit services and provide more bus stops and more bus services in the future.

Policies:

- MVAP 5.21 Thirty percent of the Highway 74-7th Street/Ellis Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.
- MVAP 5.22 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.
- MVAP 5.23 Land uses in addition to HHDR development may include, but are not limited to, a variety of neighborhood supportive retail commercial, office, community and civic uses, and parks and trails.

MVAP 5.24 This neighborhood should include internal pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within the neighborhood.

Highest Density Residential (HHDR) Neighborhoods descriptions and policies:

The Good Hope Community contains two neighborhoods designated entirely for Highest Density Residential (HHDR) development: the Good Hope West Neighborhood and the Good Hope East Neighborhood. Following are the descriptions of these two neighborhoods, and the policies that pertain to them:

The **Good Hope West Neighborhood [Neighborhood 2]** contains about 7 gross acres (also, about 7 net acres) and is located along the east sides of Neitzeal Road and Clayton Street, westerly of (but does not adjoin) Highway 74, about halfway between 7th Street and Ellis Avenue.

Policy:

MVAP 5.25 The entire Good Hope West Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Good Hope East Neighborhood [Neighborhood 3]** contains about 10 gross acres (also, about 10 net acres) and is located easterly of (but does not adjoin) Highway 74, along the western side of Bellamo Lane, northerly of (but not adjoining) Ellis Avenue.

Policy:

MVAP 5.26 The entire Good Hope East Neighborhood shall be developed in accordance with the HHDR land use designation.

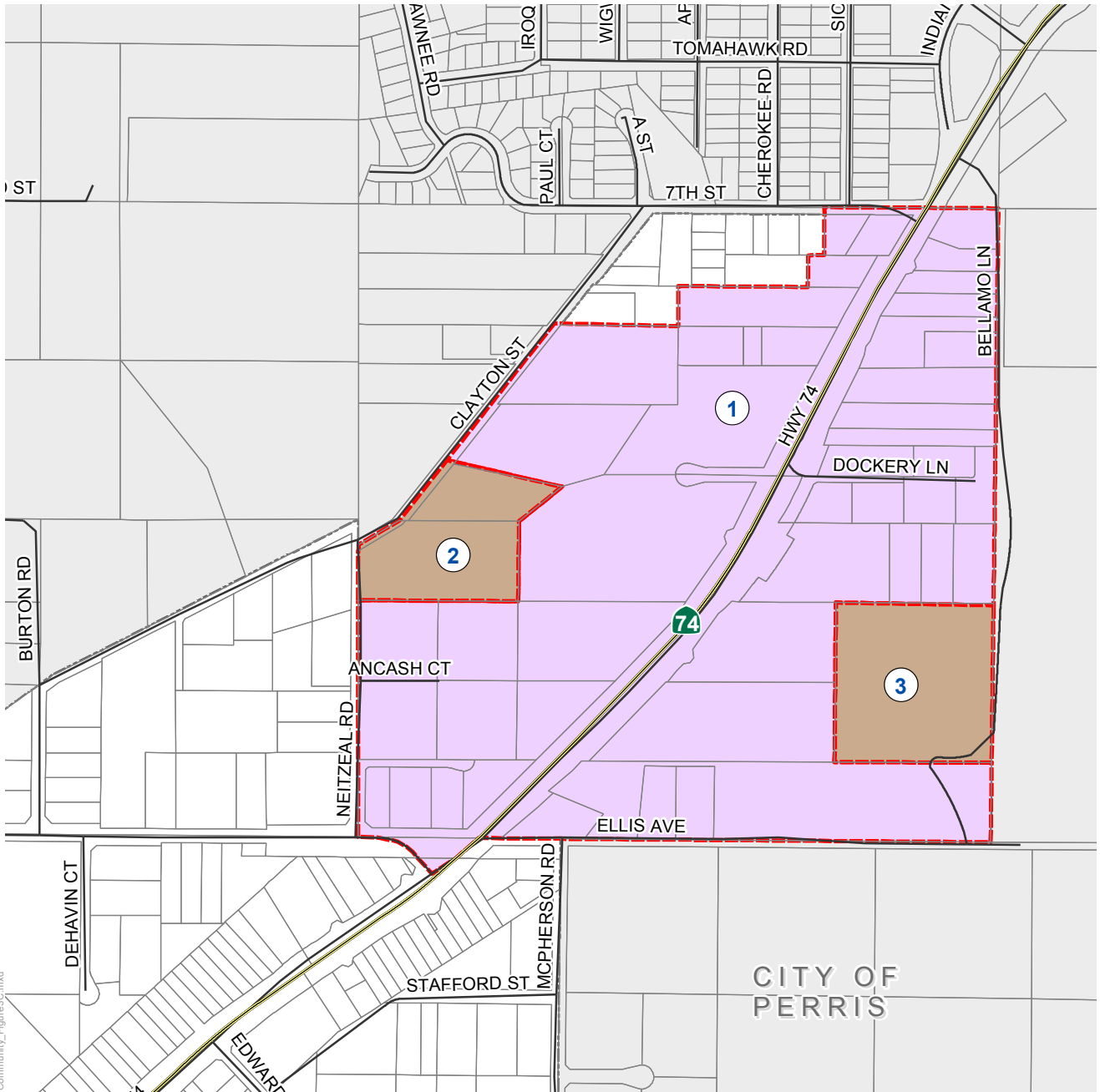
Following are the policies that apply to all neighborhoods in the Good Hope Community, whether they are designated MUA or HHDR:

MVAP 5.27 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

MVAP 5.28 These neighborhoods should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhood, to provide for attractive, effective non-motorized mobility options in this area.

MVAP 5.29 HHDR uses shall be located in areas of the neighborhoods that are located away from Highway 74, as it would be realigned.

MVAP 5.30 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.



Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

-  Mixed-Use Area
-  Highest Density Residential
-  Cities

HHDR / MUA NEIGHBORHOODS:

- 1- Highway 74 - 7th Street / Ellis Avenue**
- 2- Good Hope West**
- 3- Good Hope East**

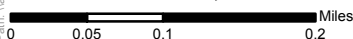
Figure 3C

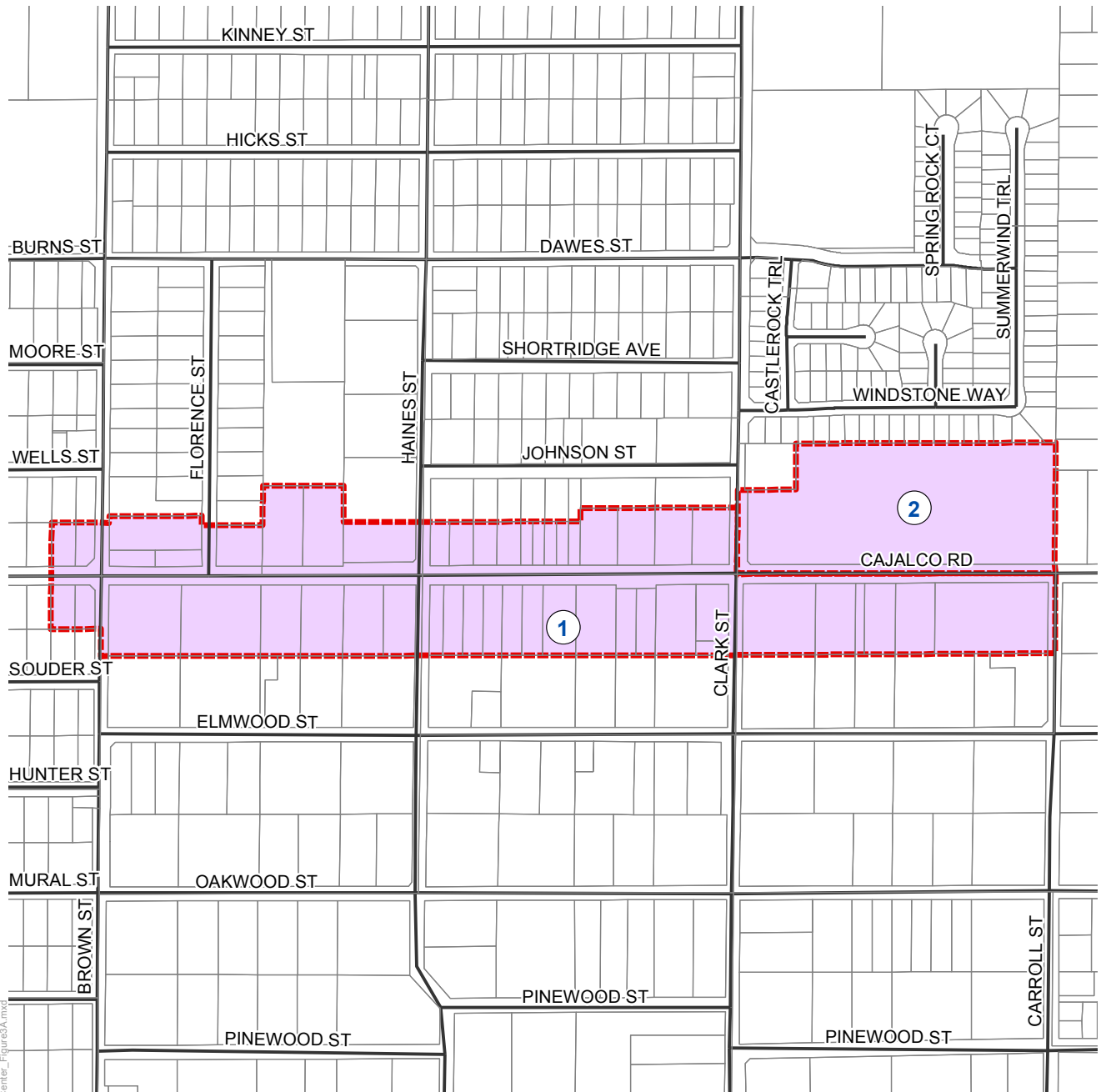
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**MEAD VALLEY AREA PLAN
GOOD HOPE COMMUNITY
NEIGHBORHOODS**



Dec. 6, 2016





Source: Riverside County

**COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:**

 **Mixed-Use Area**

MUA NEIGHBORHOODS:

- 1- Cajalco Road - Carroll / Brown Streets
- 2- Cajalco Road - Clark Street Northeast

Figure 3A

MEAD VALLEY AREA PLAN

**MEAD VALLEY TOWN CENTER
NEIGHBORHOODS**

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Dec. 6, 2016

