

Chapter 3: Land Use Element

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Chapter 3: Land Use Element

*Introduction*

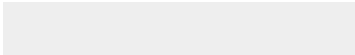
Background

As described in Chapter One, Introduction, the County of Riverside General Plan is the result of a comprehensive planning process that is guided by the Vision Statement, which establishes a series of fundamental values shaping the future quality of life for the County. The Vision Statement was further refined by a set of General Plan Principles, which provided further direction for this comprehensive planning process. The Land Use Element and General Plan Land Use Map (Figure LU-1) reflect the outcome of this comprehensive planning process.

The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. It designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and non-residential intensity for the various land use designations.

Of the general plan elements required by State law, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are linked in some degree to this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Multipurpose Open Space Element.

The Element and General Plan Land Use Map are intended to capture and communicate Riverside County's long term desires for the future use and development of their land.



Format of the Land Use Plan

**Two Levels of Policy**

*Policies that are applicable countywide are contained in the Issues and Policies Section beginning on Page 17.*

*Area plan level policies are contained within each of the 19 Area Plans.*

The General Plan consists of two levels of policies that direct land use and development in the County: policies that apply countywide and those that are unique to a specific region. Countywide policies are applicable to the entire unincorporated area, are contained in the General Plan and reflected on the General Plan Land Use Map. More focused policies that address specific regional or local issues are found in the individual area plans.

The Land Use Element is divided into three main sections:

- The first section generally describes the natural and urban setting of Riverside County;
- The second section describes the land use concept for the County, and gives a statistical summary detailing acreages and buildout capacities; and
- The third section contains policies addressing a variety of land use related issues in Riverside County. This section is divided into two main subcategories:
  - Countywide Policies - these policies apply countywide regardless of land use designation or area plan. For example, this subcategory discusses land use related issues regarding such topics as economic development, community design and air quality; and
  - Land Use Designation Policies - these include policies for each land use designation, including Agriculture, Rural Residential, and Commercial Retail.

The General Plan Land Use Map (Figure LU-1) is a comprehensive graphic representation of many of the policies stated in the General Plan and this Land Use Element.

*Setting*

*"Riverside County is a family of special communities in a remarkable environmental setting." RCIP Vision*

Describing the physical setting of Riverside County cannot be done in a single document. This "remarkable environmental setting" includes many facets, from the topography and major physical features, to the natural setting, built environment, unique communities, environmental habitat, circulation system, and most importantly, the people. However, in order to provide a framework for the reader, a general description of the County is important.

This section of the Land Use Element provides a general description of the major features that comprise the County. This general description is further elaborated upon in each element of the General Plan as well as in the RCIP Vision and General Planning Principles. Additional information detailing the County's setting can be found in the Existing Settings Report, an appendix to the General Plan Environmental Impact Report. Future land uses for the County are described in the next section as well as within each Area plan.

As shown on the Location Map (Figure LU-2), Riverside County is located in Southern California and lies east of Orange County, north of San Diego and Imperial Counties, and south of San Bernardino and Los Angeles Counties. Riverside County is the fourth largest county in the State, encompassing approximately 7,400 square miles and extending westward from the Colorado River to within 14 miles of the Pacific Ocean, a stretch of some 200 miles. Riverside County is roughly equivalent in size to the State of New Jersey.

Riverside County contains a spectacular array of diverse geographical features, including deserts, snow capped peaks and rugged hills, deep valleys, forests, and rich agricultural lands. Set among this rich landscape is a variety of established and/or growing urban, suburban and rural communities. This array of physical features provides a home for a rich diversity of natural habitat and biological resources. In addition, the diversity of Riverside County offers a living environment to appeal to every taste: dense urban cities, suburban enclaves, resorts, rural communities, agricultural communities, equestrian communities and sparsely populated outposts.

As can be seen on the attached Physical Features Map (Figure LU-3), Riverside County is roughly divided into eastern and western halves by the San Jacinto and Santa Rosa Mountains. A deep valley known as the San Gorgonio Pass, framed by the San Jacinto and San Gorgonio Mountains, creates an accessible corridor linking these two halves. The San Bernardino and Little San Bernardino Mountains form a portion of the northern boundary while numerous mountain ranges, including those in the Santa Rosa Wilderness and Cleveland National Forest, among others, serve as boundaries along the southern and western edges of the County.

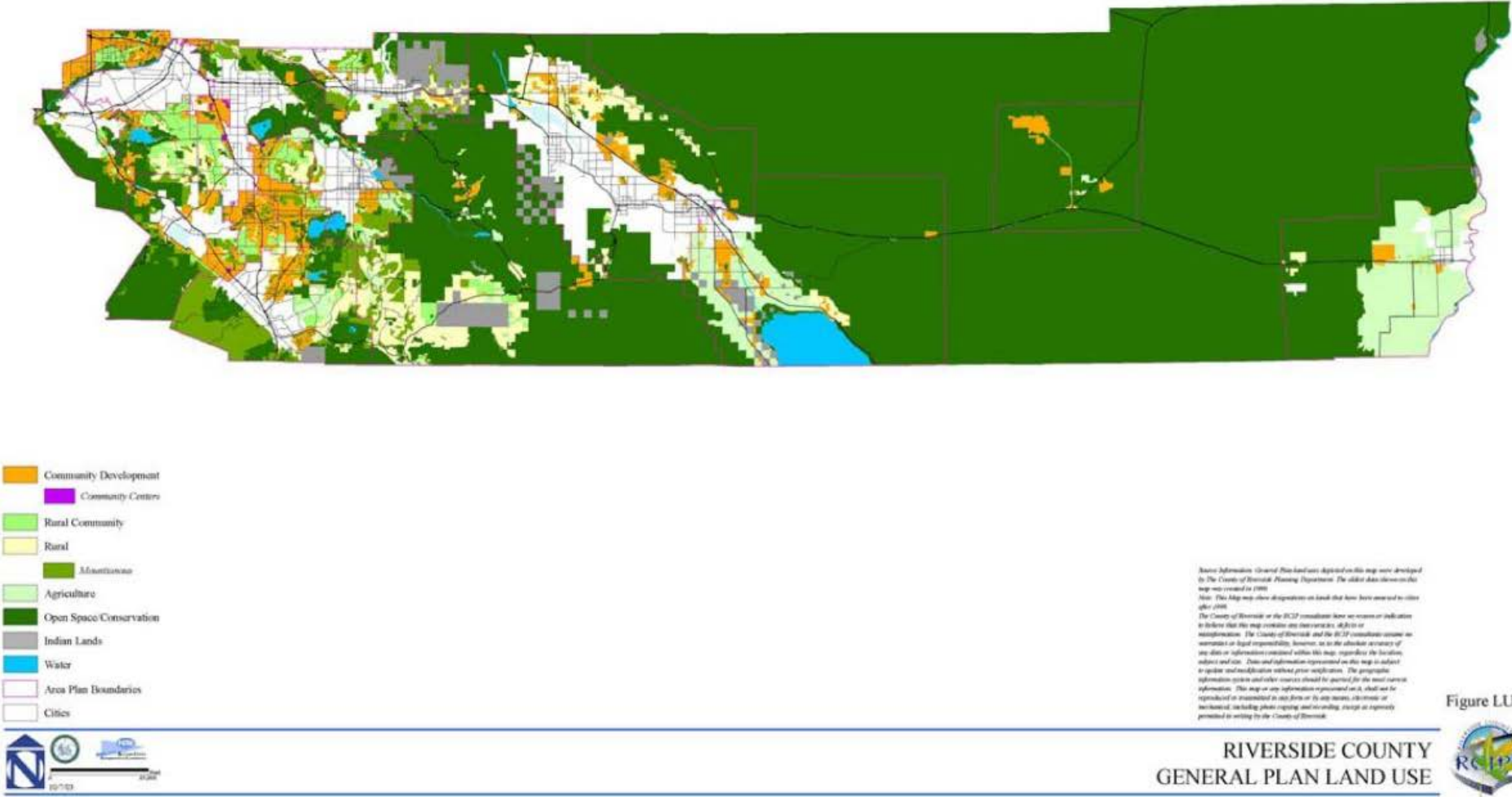
These eastern and western halves of the County are distinguished by their physical characteristics as well as their historic growth patterns. The western portion of the County is roughly half the size of the eastern half and is bounded by the Santa Ana Mountains and Cleveland National Forest on the west and the San Jacinto Mountains and the San Bernardino National Forest on the east. Compared to eastern Riverside County, the western portion of the County contains the greatest concentration of population and has experienced the greatest growth pressures. The majority of this population is concentrated in the incorporated cities of Corona, Riverside, Beaumont, Banning, Norco, Lake Elsinore, Perris, Hemet, San Jacinto, Moreno Valley, Calimesa, Canyon Lake, Murrieta, and Temecula.

The Santa Ana River, which starts in the San Bernardino Mountains, flows through the northern portion of western Riverside County, through Orange County and eventually into the Pacific Ocean. The San Jacinto River, which flows from the Santa Rosa and San Jacinto Mountains, cuts roughly through the middle of western Riverside County and eventually into Lake Elsinore. Several man-made lakes, which provide water supplies and recreational opportunities, are located in this portion of the County, including Lake Mathews, Lake Perris, Lake Skinner, Vail Lake, and Diamond Valley Lake.

The eastern portion of Riverside County is bounded by the Colorado River on the east and the Santa Rosa and San Jacinto Mountains on the west. This portion of the County is distinguished from the western portion of the County by its desert terrain and relatively less populated and congested communities.

The vast majority of eastern Riverside County's population is concentrated in the Coachella Valley within the incorporated cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, La Quinta, Indio, and Coachella. Many of these communities are noted for their focus on second homes, retirement living, and golf resorts. The Joshua Tree National Park, known for its rich desert habitat, forms a permanent natural boundary at the northern end of the Coachella Valley. The Whitewater River, a seasonal river which forms in the San Bernardino Mountains, flows through the Coachella Valley and eventually into the Salton Sea at the Valley's southern end. A rich agricultural economy has developed in the Coachella Valley and contributes to the rural character of Eastern Riverside County.

A vast expanse of desert wilderness separates the Coachella Valley from the Colorado River. The City of Blythe is located in the Palo Verde Valley along the Colorado River, which provides the source for one of the most productive agricultural regions in the County.



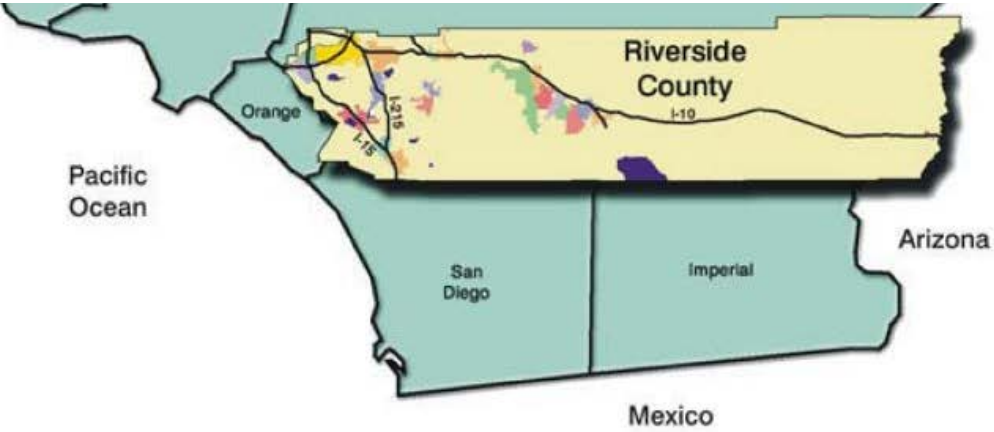


Figure LU-2

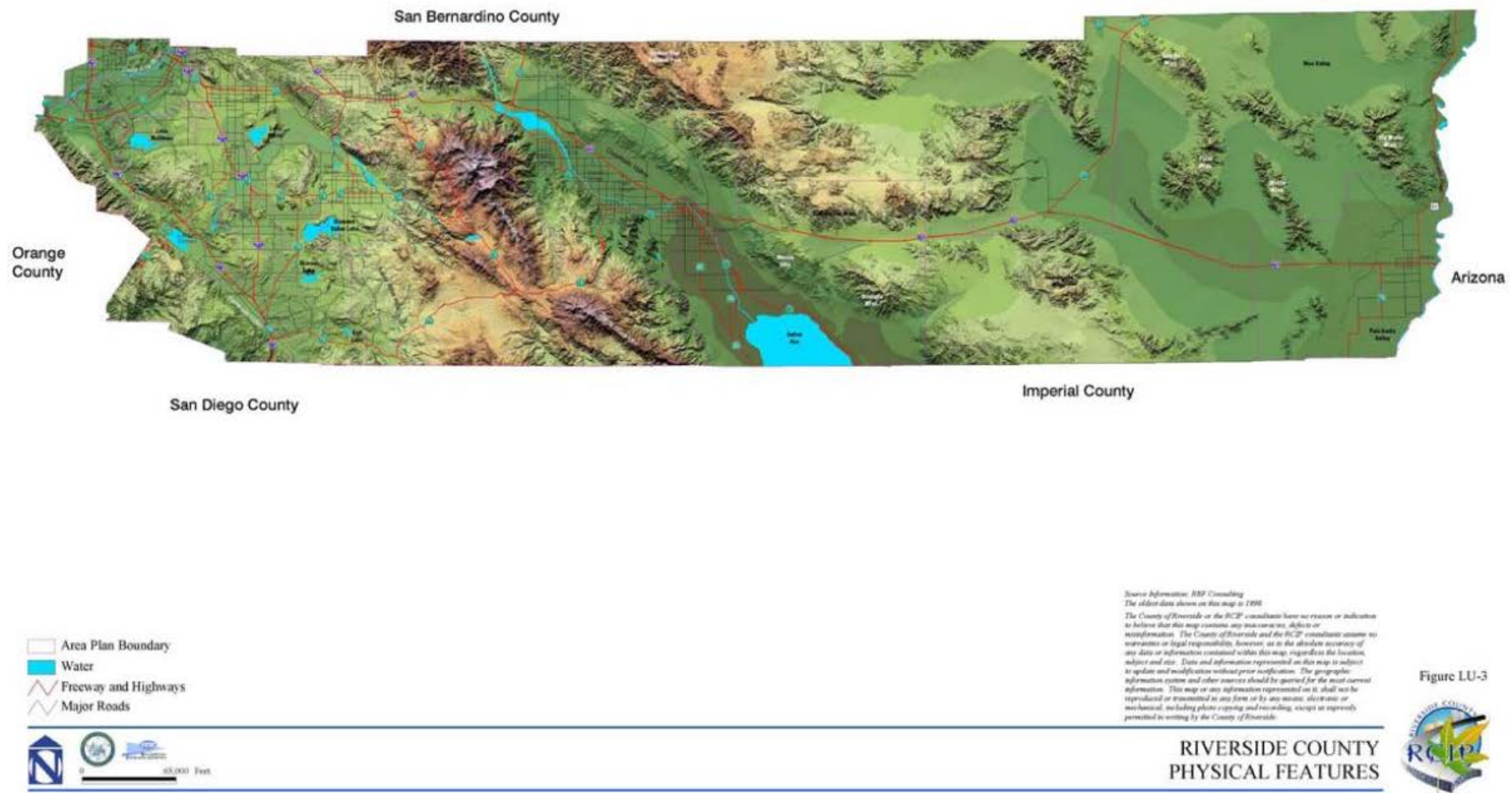


Not to Scale

RIVERSIDE COUNTY  
REGIONAL LOCATION







Land Use Concept

Concepts of the General Plan

This section of the Land Use Element provides a general description of the countywide land use concept. This land use concept is depicted on the General Plan Land Use Map (Figure LU-1) as well as in each of the 19 area plans. Immediately following this general description of the concepts driving the land use plan is a description of major aspects of the General Plan Land Use Map.

The concepts for the Land Use Element are introduced in the RCIP Vision Statement and elaborated upon in the General Planning Principles, contained in Appendix B of the General Plan. As directed by these documents, the Land Use Element and General Plan Land Use Map are intended to help guide Riverside County to achieve an integrated and coordinated land use, open space, and transportation system. Central to the vision for Riverside County is the desire to maintain and enhance the character of Riverside County, including its extraordinary natural resources and unique communities, by clearly defining areas which are suitable for future growth and those which are suitable to be preserved and maintained. Key to this goal is the need to



focus future growth into a pattern that complements and incorporates the transportation and multi-purpose open space systems. In essence, future growth should be directed to areas that are well served by public facilities and services and preserve significant environmental features such as drainage ways, lands subject to extreme natural hazards, or lands that offer scenic beauty. The focus of this General Plan is not on the continuation of disaggregate land uses, but on creating and connecting “whole” communities. This vision for Riverside County is desired to be achieved through the following basic tenants:

- Accommodate strategically located community centers and re-plan existing urban cores with a transit-adaptive, integrated mixture of commercial, residential, employment, parks, civic, recreational, and cultural uses within walking distance of transit facilities. These community centers are intended to accommodate a portion of future growth by allowing increased densities and intensities in order to reduce sprawl and the amount of land required for public infrastructure;
- Accommodate a comprehensive, multi-purpose open space system that provides a variety of functions, including; providing a framework for community development that encompasses the needs for active and passive recreation, establishing separations between communities, and maintaining the historic character of Riverside County;
- Accommodate a multi-modal transportation system that serves an expanding population and is integrated with a variety of land uses through transit-adaptive development and infrastructure. This transportation system is interconnected on the regional and project level and includes systems for vehicular, transit, the Oasis concept, pedestrian linkages, trails, bicycle routes, air, and other non-motorized forms of transportation. The transportation system is designed into each community and project to provide attractive, safe options of travel;
- Allow for a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments. The land use plan accommodates a variety of housing types, from rural estates to urban apartments;
- Accommodate the various communities of Riverside County, which are maturing in their own way, at their own pace and within their own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others;
- Cooperate regionally on issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management, and habitat linkages; and
- Utilize a system of incentives that are designed to facilitate the achievement of these concepts within the context of the free market.

The General Plan Land Use Plan establishes a complex interrelationship of land uses that will contribute to accomplishing many of the goals of this General Plan. By careful adherence to the patterns established, a viable, self-sustaining County with a high quality of life and desirable physical character can be developed. The realization of the plan will depend on the creation of well-conceived and comprehensive implementation tools and the continuing support and vision of the County's decision-makers.

General Plan Land Use Map

This section provides a general description and statistical breakdown of the General Plan Land Use Map (Figure LU-1). The General Plan Land Use Map depicts the general pattern of the future land use in unincorporated Riverside County. The General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these is subdivided into more detailed land use designations at the area plan level. The uses allowed within each of these basic categories are detailed in the Land Use Designations Summary Table (Table LU-4) and are directed by policies contained within this Land Use Element.

The Unincorporated Riverside County Cumulative Acreage Summary Table (Table LU-1) presents an itemized acreage summary for each General Plan Foundation Component. The Unincorporated Riverside County Buildout Capacity Summary Table (Table LU-2) provides a summary of the capacity projections based upon the assumed buildout of each General Plan land use designation. Statistical summaries for each area plan can be found in their respective area plan document.

Foundation Components

**Agriculture** - identifies those areas to be used for agricultural production.

**Rural** - identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

**Rural Community** - identifies communities that exhibit a rural character and allow limited development.

**Open Space** - identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, and natural resource preservation. This category also identifies remote, large-parceled areas

Table LU-1  
Unincorporated Riverside County Cumulative Acreage Summary

that allow limited development.

**Community Development** - identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses.

General Plan Foundation Component	Western County Acreage	%	Eastern County Acreage	%	Total	%
Agriculture	22,603	2 %	157,575	5 %	180,178	4 %
Rural	278,913	22 %	47,381	2%	326,294	8 %
Rural Community	73,147	6%	4,020	1%	77,167	2%
Open Space	657,979	52 %	2,640,013	90 %	3,297,992	78 %
Community Development	137,807	11 %	62,497	2 %	200,304	5 %
Other <sup>1</sup>	87,253	7%	32,134	1%	119,387	3%
<b>Total</b>	<b>1,257,702</b>	<b>100%</b>	<b>2,943,619</b>	<b>100%</b>	<b>4,201,321</b>	<b>100%</b>
NOTES: <sup>1</sup> Includes the March Inland Port, Indian Lands, and Major Roadways. Does not include cities within Riverside County.						

The General Plan Land Use Map depicts Riverside County as being predominately rural and natural in character. As shown on Table LU-1, the Rural, Agricultural, Rural Community and Open Space General Plan Foundation Component-designated lands account for 92% of the entire unincorporated area, with the remaining 8% devoted to urbanized uses, roadways, and Indian lands. Approximately 82% of the area in western Riverside County is designated for Agricultural, Rural, Rural Community, or Open Space uses, while these uses make up over 92% of the land in the eastern half of the County.

Buildout Capacity Assumptions and Methodology can be found in Appendix E.

Table LU-2 Unincorporated Riverside County Buildout Capacity Summary					
	Western County	%	Eastern County	%	Total
Population	1,227,432	69 %	543,867	31 %	1,771,299
Dwelling Units	408,128	69 %	183,080	31%	591,209
Employment	459,861	67 %	225,514	33 %	685,375
NOTES: Totals include the March Inland Port. Does not include Indian lands or cities within Riverside County.					

With the majority of Community Development lands in the County designated in its western portion, the majority of the buildout capacity for population, dwelling unit and employment also occurs here.

Area Plan System

For a detailed discussion of the land use system, see the Land Use Designation Policies Section.

As described in Chapter One, much of the unincorporated portions of Riverside County are divided into 19 area plans, as shown on the Area Plan Boundary Map (Figure LU-4). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components. The Land Use Designations Summary Table (Table LU-4) lists the area plan land use categories along with their respective density/intensity standards and summary of allowable uses.

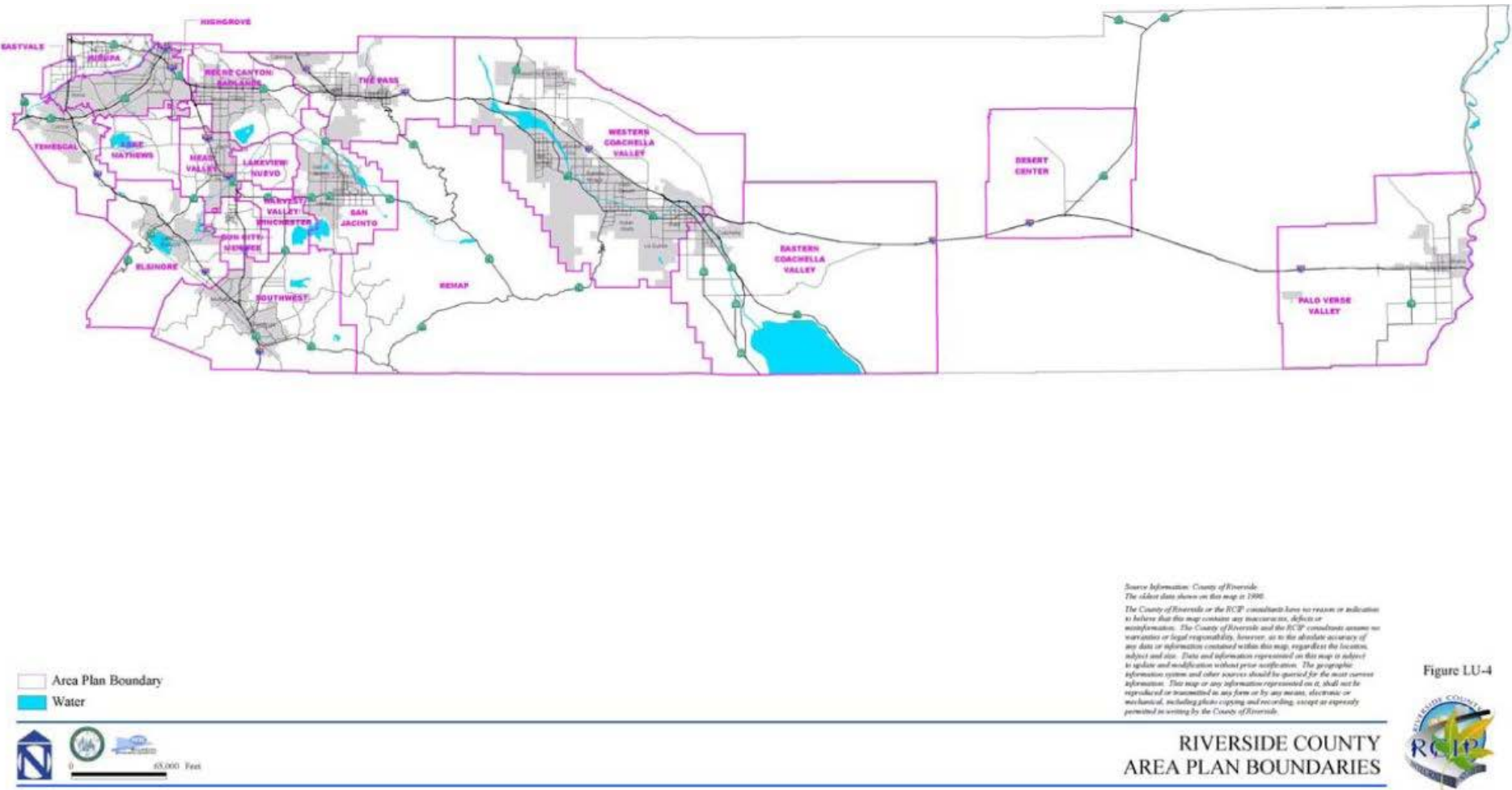


Figure LU-4



Issues and Policies

*"We acknowledge that balancing a variety of important considerations in making community decisions is a constant challenge. We have faith that the foundation provided through our participation in shaping this vision and its implementing mechanisms will achieve a workable balance of mutual benefit."*

The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting the County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards. These goals address every level of land use, from State and regional level issues, to countywide issues, to community and neighborhood level issues, to specific property and parcel level issues. Like an interlocking chain, every link is vital to the ability to achieve the County's vision.

To guide the achievement of the RCIP Vision and General Plan Principles, the Land Use Element is designed to address these many levels of issues and policies. It does so on a systematic basis by topic in order to help organize and focus the reader. However, the goal of each policy and topic is to achieve the desires expressed in the RCIP Vision and General Plan Principles.

Countywide Policies

- RCIP Vision

*"Despite differences in priorities and approaches, we are engaged in community building for ourselves and our heirs based on the common ground we have forged"*

- RCIP Vision

*The General Plan policy and implementation item reference system:*

*Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.*

**LU 1.3**

**Neighborhood commercial uses should be located near residential uses.**

**(AI 1 and AI 4)**

*Reference to the relevant Action Items contained in the Implementation Program.*

The following policies address countywide issues that are general in nature and may apply to numerous locations and land use designations within the planning area. The policies are grouped by topic and are preceded by a brief discussion of issues pertaining to the topic. As discussed in the Introduction to the General Plan, following each policy is a reference number indicating the applicable Action Item(s) as listed in the Implementation Program, which is located in Appendix K of the General Plan.

Administration

In order to implement the General Plan, the County of Riverside must perform a number of administrative functions that are not necessarily exclusive to land use issues. This includes updating the existing ordinances and developing procedures to carry out the direction of the General Plan as well as coordinating with outside agencies. The intent of these policies is to provide directions to allow for the continued operation of non-conforming uses as well as to ensure a coordinated planning effort between the County and cities, LAFCO, service providers, and the County Airport Land Use Commission.

**Policies:**

LU 1.1 Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.

LU 1.2 Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy.

LU 1.3 Notify city planning departments of any discretionary projects within their respective spheres-of-influence in time to allow for coordination and to comment at public hearings. (AI 4, 21)

LU 1.4 Require that annexations allow the County to maintain a sufficient tax base or other revenue base to pay for their necessary services.

LU 1.5 The County shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)

LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)

LU 1.7 Within five years of the adoption of this General Plan, review all Specific Plans that have been in effect for 20 or more years in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment (five-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that five year period. (AI 7)

LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the general plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes. (AI 4)

LU 1.9 The zoning of properties consistent with this General Plan need not strictly conform to the level of development intensity or residential density specified on General Plan or Area Plan land use maps. In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied. (AI 1)

LU 1.10 The Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document.

LU 1.11 In conjunction with the adoption of this General Plan, each adopted Specific Plan is identified as a "Community Development" Specific Plan, a "Rural Community" Specific Plan, or a "Rural" Specific Plan. Future Specific Plans shall be similarly identified at the time of adoption. The following Specific Plan Amendments and Specific Plan Substantial Conformance applications shall not be interpreted to constitute Foundation-level changes subject to the 5-year Foundation General Plan Amendment cycles:

a. All proposed land use designation changes within a "Community Development" Specific Plan;

- b. All proposed land use designation changes within a “Rural Community” Specific Plan, except those that propose to establish “Community Development” (other than Public Facilities) designations within its boundaries;
- c. All proposed land use designation changes within a “Rural” Specific Plan, except those that propose to establish “Community Development” (other than Public Facilities) or “Rural Community” designations within its boundaries.

A proposal to add a Public Facilities designation within a Rural Community” or “Rural” Specific Plan shall not be considered a Foundation-level change.

LU 12 Pursuant to State law, each land use designation that provides for residential development (other than caretakers' dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.

*A sphere of influence is the area outside of and adjacent to a city's border that the city has identified as a future logical extension of its 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.*

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

- RCIP Vision

*"The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure..."*

-General Plan Principles

*"New growth patterns no longer reflect a pattern of random*

The Use and Design of the Land

As discussed above, there are many levels of land use design necessary to achieve the goal of the RCIP Vision and General Plan Principles. Each level is necessary to the other. The following three topics are intended to help organize the policies that relate to the macro level, the medium level, and the micro level. The Efficient Use of Land topic deals with countywide or macro level issues; the Community Design topic addresses issues at the neighborhood or community level (medium); and the Project Design topic addresses the parcel or project (micro) level.

Efficient Use of Land

The population of Riverside County and its cities is expected to double between the years 2000 and 2020, growing by approximately 1.4 million people. Accommodating this new population and the resultant demand for housing, employment, services, and resources will be challenge enough. But balancing this growth and its demands with the desire to improve the character and lifestyle of the County is daunting. What this means is that the County must find a place to accommodate growth, provide the necessary infrastructure, services and resources, preserve a system of multi-purpose open space, and establish new communities and maintain existing communities that offer a range of lifestyle choices, from urban centers to remote rural enclaves.

To achieve these often competing goals, land must be used wisely and efficiently. Direction is provided by the RCIP Vision;

*"New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework."*

In order to efficiently use land, growth must be focused into strategically located centers or into existing developed areas, thus minimizing development pressures on rural, agricultural, and open space areas. This will also help to preserve the unique rural character of the County and its rich open spaces. Grouped with this focused growth is the need to reorganize patterns of development in order to accommodate a range of uses, styles, and densities; is adaptive to transit; and is internally and externally networked to a multi-modal transportation system.

The following policies express the desire for the preferred patterns of land use in the County.

Policies:

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

- a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.
- b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.
- c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

*sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*

*Growth focus in this County is on quality, not on frustrating efforts to halt growth.*

*Population growth continues and is focused where it can best be accommodated.*

*Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities.."*

*-RCIP Vision*

*"We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities."*

*- RCIP Vision*

- d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.
- e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.
- f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.
- g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

Community Design

The RCIP Vision states,

*"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."*

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, *"The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas."* At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community.

**Policies:**

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.
- c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
- d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.
- e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.
- f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).
- g. Provide the opportunity to link communities through access to multi-modal transportation systems.

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)

LU 3.4 Allow techniques, such as incentives or transfer of development credit programs or other mechanisms, to achieve more efficient use of land. (AI 9, 30)

LU 3.5 Prepare a community separators map or overlay that will illustrate the intent of the County of Riverside and its residents that the County's distinctive community identities be maintained and not be absorbed in a sea of continuous suburban development. The map should be a "bubble" diagram rather than attempting to delineate policy boundaries.

Topographical and geographical features such as mountains, hills, rivers, and floodplains should constitute the community separators in most cases. The map should be used as a tool for the County's use in inter-governmental matters, such as commenting on proposals submitted to or by LAFCO, cities, or tribal authorities. (AI 4)

*"Incentives and the competitive need to "raise the bar" in creating communities of excellence commonly stimulate the development community to exceed the norms of development standards "*

*- RCIP Vision*

Project Design

The RCIP Vision states that,

*"Development standards are consistently high, offset in cost by the absence of unpredictable time delays and conflict in the development review process."*

This level of policies is intended to address the importance of detail at the parcel and project level in achieving the vision for Riverside County. The individual project is the immediate manifestation of the desires to incorporate quality and innovative design techniques that help enhance the character of the County and contribute to the distinctiveness of the community.

**Policies:**

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

- a. Compliance with the design standards of the appropriate area plan land use category.
- b. Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
- c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
- d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.
- e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code.
- f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.
- g. Encourage innovative and creative design concepts.
- h. Encourage the provision of public art.
- i. Include consistent and well-designed signage that is integrated with the building's architectural character.
- j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.
- k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.
- l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.
- m. Provide and maintain landscaping in open spaces and parking lots.
- n. Include extensive landscaping.



- o. Preserve natural features, such as unique natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.
- p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.
- q. Design parking lots and structures to be functionally and visually integrated and connected.
- r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.
- s. Establish safe and frequent pedestrian crossings.
- t. Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.

LU 4.2 Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following: (AI 5)

- a. Provide proactive code enforcement activities.
- b. Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods.
- c. Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites.

LU 4.3 Create programs to ensure historic preservation. (AI 1)

LU 4.4 Permit historically significant buildings to vary from building and zoning codes in order to maintain the historical character of the County; providing that the variations do not endanger human life and buildings comply with the State Historical Code. (AI 1)

*Refer to **The Multipurpose Open Space Element** for additional **Historic Preservation Policies and Discussion***

Infrastructure, Public Facilities & Service Provision

With the projected increase in population, demands on/for community facilities and infrastructure, such as roads, utilities, public safety and schools will increase. The challenge will be to correlate the provision of infrastructure, public facilities and services with these demands.

In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, the RCIP Vision dictates that development should only occur where adequate public facilities and services are available or are planned for at the time of development. In addition, it is a expressed desire of the County that those that benefit from these services and facilities bear a fair share of the cost of improvements, as illustrated in the RCIP Vision as follows:

*"Public facilities such as schools, law enforcement related facilities, libraries, fire stations, community centers and other facilities essential to providing community services are in place."*  
  
*- RCIP Vision*

*"We know that community building involves significant costs. We seek sharing of benefits and costs in a proportional manner: the community should fund community-wide benefits and development related benefits should be funded by the development, all as part of an equitable overall financing strategy. We seek shared funding methods through partnerships that improve overall cost-effectiveness."*

**Policies:**

LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services. (AI 3, 4, 74)

LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)

LU 5.3 Review all projects for consistency with individual urban water management plans (AI 5)

LU 5.4 Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of "public facilities". This policy will ensure that the "public facilities" designation governs over

what otherwise may be inferred by the large scale general plan maps. (AI 3)

Land Use Compatibility

One of the primary purposes of land use planning is to minimize the impacts certain uses have on adjacent areas. This has been traditionally accomplished by providing separation between sensitive uses and uses whose by-products may include noise, excessive traffic, odors, dust, or vibrations. For instance, a number of uses, including agriculture, industrial, commercial, landfills, mining operations, and transportation facilities, can have potentially adverse effects upon residential neighborhoods, sensitive habitat areas and schools. However, in order to achieve a more compact development pattern, improved accessibility between places of employment and residence, and improved access to transit as described in the RCIP Vision, a strict reliance on physical separations is not practical. Instead, the County must require construction techniques and enforce use regulations (e.g., restrictions on hours of operations) to help mitigate these impacts and achieve these aspects of the Vision.

Compatibility is also associated with character. That is, the character of an area is often viewed in terms of the relationships between, and treatment of, the built and natural environment. The design of structures and their relationship to the surrounding natural and/or urban character plays a key role in creating the character or identity of a place.

The intent of these policies is to provide guidance regarding compatibility, including reducing negative impacts on adjacent uses and the sensitive siting and design of uses.

Policies:

- LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)
- LU 6.2 Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space – Rural and Agriculture designations, under the following conditions: (AI 1,3)
- a. The facility is compatible in scale and design with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.
  - b. The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.
- LU 6.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)
- LU 6.4 Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)
- LU 6.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)
- LU 6.6 Require buffering between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)
- LU 6.7 Buffer and/or maintain a natural edge for proposed development directly adjacent to national forests. (AI 3)

*\* It is the intent of the General Plan that new and encroaching uses shall provide a mitigation or buffer between existing uses where potential adverse impacts could occur.*

Economic Development

According to the RCIP Vision,

*“Job growth in Riverside County has exceeded the remarkable population growth experienced during the last 20 years. This is a consequence of the natural pattern of jobs following labor force and the extensive efforts by local governments, the business community and educational institutions to stimulate and reinforce new economic activity. The effort has been aided by the fact that Riverside County offers an outstanding variety of living environments and housing choices and now enjoys a reputation as a highly desirable place for business relocation. The*

*expansion of educational opportunities and complementary programs between education, industry, and the work force has played a significant part in this economic vitality.”*

It is clear from this Vision statement that there is an intent not only to be responsive to local markets but to become an equal participant in regional, national, and international markets.

To achieve this goal, the General Plan Principles identify several necessary steps. They include stimulating a diverse economic mix, providing economic opportunities, and ensuring access capabilities to operate effectively at those economic scales. This also includes improving the relationship between jobs and housing opportunities in order to allow residents to both work and live in the County; promoting commercial and industrial development to grow and/or relocate to the County; developing employment generating land uses where most appropriate (i.e., with convenient access to multi-modal transportation options, on underutilized and/or vacant parcels in close proximity to workers); and supporting agricultural uses as an important part of the County's economy and heritage.

**Policies:**

LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity. (AI 18)

LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 18)

LU 7.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU 7.4 Allow the flexibility to reevaluate the appropriateness of employment and business land use designations that are non-viable and inefficient. (AI 17, 19)

LU 7.5 Stimulate cooperative arrangements with adjacent cities, counties, regions, and states where programs and projects of mutual benefit can be undertaken. (AI 4, 18)

LU 7.6 Create practical incentives for business development, and avoid disincentives. (AI 9, 18)

LU 7.7 Promote the development and dissemination of marketing information to make business enterprises aware of the opportunities and advantages of location/expansion in Riverside County. (AI 18)

LU 7.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities. (AI 18)

LU 7.9 Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.

LU 7.10 Locate job centers so they have convenient access to the County's multi-modal transportation facilities.

LU 7.11 Encourage the involvement of business leaders in overall economic development strategies. (AI 18)

LU 7.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.

*"Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape."*

*-RCIP Vision*

**Open Space, Habitat & Natural Resource Preservation**

Riverside County is known for its extraordinary environmental setting, which provides recreational, ecological, and scenic value. This open space, found in remote regions of the County as well as within Community Development areas, is one of the primary defining aspects of the County's livability and character. In some instances, it is this open space that provides the separations between communities, helping to enhance the distinctiveness of communities in the County. The RCIP Vision states:

*“We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique*

*landforms and ecosystems that define this environment.”*

*For related policies on this topic, see the **Multipurpose Open Space Element** of the General Plan and the description of the Open Space Foundation Component in this Element.*

*Watercourses include the courses of streams, rivers, creeks, whether permanent or seasonal and whether natural or channelized.*

Poorly planned growth and development would threaten to eliminate or degrade this essential feature of the County. The Multipurpose Open Space Element addresses this issue in great detail. The policies below relate directly to preserving and enhancing open space through land use related methods. They include restrictions on development of open space, focusing urban growth, providing recreational and open space opportunities within the built environment, and achieving a balance between urban uses and open space/habitat.

**Policies:**

LU 8.1 Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values. (AI 10)

LU 8.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)

LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. (AI 1, 9)

LU 8.5 In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)

**Fiscal Impacts**

Riverside County is expected to double its population by the year 2020. Not only does this growth place an additional burden on existing services, infrastructure and facilities, but there is an ongoing need to address deteriorating facilities and infrastructure.

One of the challenges associated with this population increase will be to ensure that new growth pays for its share of public services and infrastructure, and that existing residents are not burdened with the costs of that new growth. In addition, the intent is to enhance the County's long-term financial solvency.

To achieve these goals, constant diligence is necessary to monitor the level of existing services, such as police and fire, the operation and maintenance of various facilities, and staffing levels, so the County can respond to potential changes. The County recognizes that not every project can have a positive fiscal impact (e.g. low income housing, transit facility), but that overall the County must achieve a fiscal balance.

**Policies:**

LU 9.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)

LU 9.2 Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County. (AI 3)

**Air Quality**

Despite continued improvement in this area, air quality remains a serious issue throughout the County and the southern California region, requiring continued diligence to meet State and federal air quality standards. Progress toward clean air is a challenging task. On-going solutions have been occurring at many jurisdictional levels and through various methods. This section addresses land use related solutions that can be used to help improve air quality. The Air Quality Element addresses this topic in greater detail.

Land use distribution has a profound impact on air quality. The proliferation of residential areas and a general lack of significant job centers within the County has resulted in significant automobile congestion on the region's highway and arterial roadway system, contributing to the area's poor air

quality. The RCIP Vision acknowledges this fact and seeks a new direction that is intended to improve the relationship between jobs and housing opportunities, as follows:

*“Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants.”*

The intent of these policies is to provide significant areas for residential and employment-generating uses within close proximity in order to reduce commute times and ease regional congestion, and capitalize on a broadening of choices provided by the regional transportation system.

*Please see the **Air Quality Element** for more detailed information and additional policies regarding this topic.*

**Policies:**

LU 10.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 18)

LU 10.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, and schools. (AI 3)

LU 10.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.

LU 10.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.

**Hillside Development & Slope**

Natural slopes are one of Riverside County's primary aesthetic resources. Foothill and mountain areas, which are visible throughout the County, create a dramatic backdrop for local communities and help define the character of the County. Hillside areas also provide an important location for habitat as well as for certain lifestyle choices. In addition, there are public safety issues, such as slope failures, landslides, and mudslides, that occur naturally or as a result of development, grading, and landscaping.

*Please see the **Safety Element** for additional policies regarding slope, erosion, grading, and drainage.*

The severity of these slopes, the ability to provide infrastructure and services (such as transportation, water, sewer, etc.), and safety considerations can drastically alter the use and development potential of individual properties. Development on hillsides within the County, where land use designations permit, will require careful siting, grading, and design in order to minimize exposure to hazards and to maintain and enhance the scenic quality of the County.

**Policies:**

LU 11.1 Apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation: (AI 1, 23, 24)

- a. Require that hillside development minimize alteration of the natural landforms and natural vegetation.
- b. Allow development clustering to retain slopes in natural open space whenever possible.
- c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.
- d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.
- e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County.
- f. Encourage the limitation of grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.

Please see the **Circulation Element** for a description of the transit oasis concept.



Please see the **Circulation Element** for more detailed information regarding this topic.

*"The development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend."*

*-The California Scenic Highway Program (SB1463), adopted 1963*

Please see the **Multipurpose Open Space Element** and the **Circulation Element** for additional policies regarding scenic corridors and highways.

Circulation

Riverside County contains a number of transportation options, including automobile, rail and air transportation, a transit oasis system, bicycling, hiking, and walking, which serve as vital inter- and intra-regional linkages for the movement of people and goods. Rapid economic and residential growth both within and outside of the County has far outpaced the ability to provide adequate transportation facilities, resulting in increased roadway congestion and decreased air quality. Future land use arrangements and supporting multi-modal transportation systems will allow employment, service and housing opportunities in close proximity to each other, decrease the need to use the automobile for every trip, reduce roadway congestion, and improve the opportunity to use transportation alternatives safely and effectively. The following policies address land use issues related to circulation. A more detailed discussion and policy direction related to circulation can be found in the Circulation Element.

**Policies:**

- LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.
- LU 12.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.
- LU 12.3 Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.
- LU 12.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 41)
- LU 12.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.
- LU 12.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)
- LU 12.7 Review projects for consistency with the County's Transportation Demand Ordinance. (AI 3)

Scenic Corridors

Riverside County contains abundant natural visual resources, including low-lying valleys, mountain ranges, rock formations, rivers, and lakes. These features are often enjoyed via the County's many roadways. Due to the visual significance of many of these areas, several roadways have been officially recognized as either Eligible or Designated State or County Scenic Highways. These roadways are depicted in the Circulation Element (Figure C-7) as well as within each of the 19 area plans, where applicable. The intent of these policies is to conserve significant scenic resources along designated scenic highways for future generations and to manage development along scenic highways and corridors so as not to detract from the area's scenic quality.

**Policies:**

- LU 13.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)
- LU 13.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)
- LU 13.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)
- LU 13.4 Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways. (AI 3)
- LU 13.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)
- LU 13.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 6)
- LU 13.7 Require that the size, height, and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural

*"Airports serving the County are tied into the regional air transportation system and operate as an efficient and convenient transportation mode to accommodate the traveling needs of the people and move selected goods quickly in the highly competitive international marketplace"*

*-RCIP Vision*

materials where possible. (AI 3)

LU 13.8 Avoid the blocking of public views by solid walls. (AI 3)

Airports

Airports in Riverside County provide an important function for passengers as well as for local and regional economies. Future population increases will create an additional demand for air transportation. In order to ensure the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses, the State of California has adopted the Airport Land Use Law, Public Utilities Code Sections 21670-21679.5. This General Plan is intended to implement and be consistent with the purposes of the Airport Land Use Law.

The Airport Land Use Law provides for the creation of the Riverside County Airport Land Use Commission (ALUC) and the adoption of airport land use compatibility plans by the Commission to assist the County and affected cities in land use planning in the vicinity of public use airports located in the County. The Commission has adopted airport land use compatibility plans for airports in the County, and each of those plans, as presently adopted, is included in Appendix L and incorporated by reference. For a summary of those plans, refer to the appropriate Area Plan's Airport Influence Area section for the airport in question (See Reference Table).

**Policies:**

LU 14.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.

LU 14.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix L and as summarized in the Area Plan's Airport Influence Area section for the airport in question. (AI 3)

LU 14.3 Review all subsequent amendments to any airport land use compatibility plan and either adopt the plan as amended or overrule the Airport Land Use Commission as provided by law (Government Code Section 65302.3). (AI 3)

LU 14.4 Prior to the adoption or amendment of this General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of any airport land use compatibility plan, refer such proposed actions for determination and processing as provided by the Airport Land Use Law. (AI 3)

LU 14.5 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan. (AI 3)

LU 14.6 In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports. (AI 3)

LU 14.7 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)

LU 14.8 ADVISORY REVIEWS: The County may from time to time elect to voluntarily submit proposed actions or projects that are not otherwise required to be submitted to the ALUC under the Airport Land Use Law in the following circumstances:

- a. Clarification: If there is a question as to the purpose, intent or interpretation of an airport land use compatibility plan (CLUP) or its provisions; or
- b. Advisory: If assistance is needed concerning a proposed action or project relating to Airport Land Use matters.

LU 14.9 All development proposals within an Airport Influence Area will be submitted to the affected airport. (AI 3)

Table LU-3 Relationship of ALUC Compatibility Plans to County Area Plans													
Compatibility Plan													



Riverside County General Plan	Banning Municipal 1/93 (Aries)	Blythe 8/02 (Coffman)	Bermuda Dunes 5/86 (ALUC)	Chino 11/91 (Vidal)	Chiriaco Summit 8/92 (Coffman)	Corona Municipal 3/93 (Aries)	Desert Center 8/92 (Coffman)	Desort Resorts Regional 8/92 (Coffman)	Flabob 3/84 – Map only	French Valley 12/96 (Coffman)	Hemet- Ryan 1992 (ALUC)	March ARB undated – Map only	Palm Springs International undated – study area	Riverside Municipal 11/93 (Aries)	Skylark Airport
Area Plans, Volume 1															
Eastvale				X										X	
Elsinore															X
Harvest Valley / Winchester											X	X			
Highgrove												X			
Jurupa									X					X	
Lake Mathews / Woodcrest												X			
Mead Valley												X			
Southwest										X					
Sun City / Menifee Valley															
Temescal Canyon						X									
Area Plans, Volume 2															
Desert Center							X								
Eastern Coachella Valley					X			X							
Lakeview / Nuevo												X			
Palo Verde		X													
Reche Canyon / Badlands												X			
Riverside Extended Mountain (REMAP)															
San Jacinto Valley											X				

The Pass	X														
Western Coachella Valley			X										0		
* No unincorporated areas affected															

Wind Energy Resources

Energy resources provide the power necessary to operate and maintain the quality of life enjoyed by most Riverside County residents. Wind energy resources are among the beneficial energy resources located in Riverside County; development of wind resources provides economic and revenue advantages to the County. Many types of wind energy power generating facilities are present or will be built within the life span of this General Plan; however, the potential aesthetic, land use, noise, and ecology issues associated with the development of wind turbines necessitates adequate policy direction in order to ensure the continuation of the quality of life in the County. Wind turbines, also referred to as Wind Energy Conversion Systems (WECS), should generally be located away from natural hazards, critical habitat and community development type land uses. Nonetheless, wind turbines have an essential role as electric power generators, and, consistent with these policies may be constructed and maintained in areas proven to have a wind resource.

Policies:

*These guidelines provide design and modification of poles, cross arms, and wire placements to effect adequate separation of energized hardware; insulation of wires and other hardware where sufficient separation cannot be attained; and management of eagle perching. In addition, all transmission lines facilities should avoid crossing ridge tops to avoid bird and tower line collisions.*

- LU 15.1 Prohibit commercial wind turbines within the Rural Community Foundation Component areas and within the Rural Residential land use designation. Prohibit commercial wind turbines within the Community Development Foundation Category, except within the areas designated Public Facilities (Edom Hill and the area around Devers Substation) within the mapped Policy Area providing for wind energy development in the Western Coachella Valley Area Plan. (AI 3)
- LU 15.2 Require wind turbines to address through project design the alignments of multipurpose trails as designated on Figure C-5 of the Circulation Element. (AI 3)
- LU 15.3 Require wind turbines to address through project design County Regional Parks and sensitive environmental areas. Setbacks will be determined on a project by project basis. (AI 3).
- LU 15.4 Except in unusual circumstances, no wind turbines shall be sited on lands in excess of 25% of slope. (AI 3)
- LU 15.5 Except in unusual circumstances, restrict lands in excess of 25% of slope from uses associated with wind turbine development, such as access roads, except in specific instances where site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated. (AI 3).
- LU 15.6 Prohibit wind turbines located on top of earthquake faults or lineaments. (AI 3).
- LU 15.7 Geotechnical considerations, such as potential landslides and mudflows, shall be reviewed with all commercial wind energy developments. Geotechnical reports submitted for review shall adequately address avoidance of hazards and, if avoidance is not feasible, propose mitigation according to good engineering practices. (AI 3).
- LU 15.8 Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be considered, including endangered species avoidance and mitigation, bird migration flyways, and may include appropriate consultation with state and federal wildlife agencies. (AI 3).
- LU 15.9 Restrict placement of commercial wind turbine arrays within 2,000 feet of residential development for arrays with 10 or fewer wind turbines and restrict placement of commercial wind turbine arrays within 3000 feet or greater of residential development for arrays with more than 10 wind turbines, unless the applicant supplies documentation that the machines are designed according to proven engineering practices and will not violate applicable County noise standards including excessive low frequency or pure tone noise. (AI 3)
- LU 15.10 Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. (AI 3).

LU 15.11 Ensure that site designs and operation provide for adequate security and safety to lessen the possibilities and impacts of accidents, vandalism, and environmental hazards. (AI 3).

LU 15.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and sitting: (AI 3).

- a. Color of turbines;
- b. Location and design of associated facilities such as roads, fencing, non Public Utilities Commission regulated utility lines, substations and maintenance buildings to minimize intrusion or disruption of the landscape;
- c. Minimizing of disturbed ground and roadway, and restoring of the surface to natural vegetation;
- d. Prohibition of brand names or advertising associated with wind turbines visible from any scenic highways or key viewpoints;
- e. Need for interpretation and/or visitors center located at the end of the view shed of turbines.

LU 15.13 Require design measures for commercial wind energy development on sites near official or eligible State or County Scenic Highways designated (Figure C-7, Circulation Element) by Riverside County, and sites within those areas identified as "critical" and "very critical" by Environment Impact Report No. 158. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and sitting: (AI 3).

- a. Except in unusual circumstances, no wind turbine will be sited on slopes in excess of 25%; the purpose of this standard is to prevent disturbance and degradation of landforms, and visual scarring by cut and fill, side casting, retaining walls, trenching, and vegetation removal; avoid skyline and ridgeline location.
- b. Wind turbines should be set back from scenic highways and viewpoints; set back individual turbines far enough from scenic highways and key viewpoints so they do not obscure or overwhelm distinctive skylines; set back large turbines from small important landmarks so that they do not overwhelm the landform.
- c. Coordinate color schemes for all developments; avoid mixing colors within a particular array unless to subordinate a particular turbine type or to provide safety markings; limit use of color patterns as accent for key clusters or individual turbines; consider aviation safety coloration and lighting as may be required by the FAA.

Density Transfers

Density transfers for residential dwelling units are an important tool for implementing several goals of the County's General Plan, including open space preservation, the provision of community separators, and rural lands preservation. Additionally, if the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) is adopted, density transfers will be an important tool in helping to assemble the Plan's reserve system. The County is working with community stakeholders to develop policies to implement a program to enable and encourage transfers of density that implement the goals described above. The policies will also be designed to be implemented in conjunction with the Incentives System (Administration Element: Page A-18). When completed, the density transfer policies will be considered for incorporation into the General Plan.

Land Use Designation Policies

The following section describes the General Plan Foundation Components and area plan land use designations system and provides guidance for appropriate development within each land use category as depicted on both the General Plan (Figure LU-1) and area plan land use maps.

Land use designations are organized in a two-tiered hierarchy as shown below on the Land Use Designation Key: General Plan Foundation Components and Area Plan land use designations. The General Plan Foundation Components describe the overall nature and intent of each of the five General Plan land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. These Foundation Components are general in nature and do not determine the specific land use on individual properties located within the boundaries of the Area Plans. Instead, parcel-specific land uses are located on the individual area plan land use maps. These Foundation Components are further subdivided into the Area Plan land use

designations shown on Figure LU-5, each containing a specific description of allowable uses and development standards.

The Land Use Designations Summary Table (Table LU-4) provides intensity/ density standards and allowable land uses for each land use category. A detailed description of the land use designations, associated policies and development standards follows this table. For land use designations permitting residential uses at densities at or less than 2 dwelling units per acre, typical representative minimum lot sizes are also displayed to provide the reader with a conceptual understanding of what types of lotting patterns can occur resulting from development in these designations. The table is not intended to imply that there is a minimum lot size requirement associated with any land use designation. However, minimum lot size requirements do apply in some circumstances elsewhere in the General Plan in conjunction with clustering policies, policy areas, etc.

All references to acreage or acres in this Element, unless otherwise specified, pertain to gross acreage.

Standards of population density for residential uses can be derived for each residential land use category by multiplying the maximum allowable number of dwelling units per gross acre (du/ac) for the category by the average number of persons per dwelling unit assumed for the residential designations (Table LU-5). The persons per dwelling unit standard used for western Riverside County (except REMAP) is 3.01. The persons per dwelling unit standard used for eastern Riverside County (and REMAP) is 2.97. The 2.97 persons per dwelling unit factor is applied to areas within REMAP, the Eastern Desert Land Use Plan, and the Western Coachella Valley, Eastern Coachella Valley, Desert Center, and Palo Verde Valley Area Plans. All other areas utilize the 3.01 persons per dwelling unit standard. (These standards are described in Appendix E, Socioeconomic Buildout Projections Assumptions & Methodology.)

Figure LU-5 Land Use Designation Key	
Foundation Component	Area Plan Designation
Agriculture	Agriculture
Rural	Rural Residential (5 acre min. lot size) Rural Mountainous (10 acre min. lot size) Rural Desert (10 acre min, lot size)
Rural Community	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size)
Open Space	Open Space Conservation Open Space Conservation-Habitat Open Space-Recreation Open Space-Rural Open Space-Water Open Space-Mineral Resources
Community Development	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size) Medium Density Residential (2-5 units per acre) Medium High Density Residential (5-8 units per acre) High Density Residential (8-14 units per acre) Very High Density Residential (14-20 units per acre) Highest Density Residential (20+ units per acre) Commercial Retail Commercial Tourist Commercial Office Community Center Light Industrial Heavy Industrial Business Park Public Facilities

Standards of population density for nonresidential uses can be derived by multiplying one gross acre (43,560 square feet) by the net acreage factor of 0.75 (0.80 for industrial uses); then by the applicable Floor Area Ratio (FAR, or gross building area of all floors divided by lot area); and then dividing by the assumed square foot per employee factor. The assumed average square footage of nonresidential building floor area per employee varies among the non-residential land use designations, and is described in Appendix E, Socioeconomic Buildout Projections Assumptions & Methodology.

**Rural Community**

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Agriculture is permitted in these areas.

These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County experience rapid urban development, providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature.

Estate Density Residential (EDR) - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

Very Low Density Residential (VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal- keeping uses are expected and encouraged. Agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

Low Density Residential (LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

Table LU-4 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 Community	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>
	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>
	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>
	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		<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></ul>

Community Development	High Density Residential (MHDR)	5 - 8 du/ac	• Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	• Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .
	Very High Density Residential (VHDR)	14 - 20 du/ac	• Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	• Multi-family dwellings, includes apartments and condominium. • Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	• 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	• Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	• Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	• Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .
	Heavy Industrial (HI)	0.15 - 0.50 FAR	• More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	• Employee intensive uses, including research & development, technology centers, corporate offices, “clean” industry and supporting retail uses.
	Public Facilities (PF)	= 0.60 FAR	• Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	• 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.
	Mixed Use Planning Area		• 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.
<b>Overlays and Policy Areas</b> 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)		• 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.	
Community Center Overlay		• Allows for either a Community Center or the underlying designated land use to be developed.	



(CCO)	
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>
<p>NOTES:</p> <p><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.</p> <p><sup>2</sup> The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.</p> <p><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.</p>	

Table LU-5 Population per Square Mile						
Area Plan Designation	Population per Square Mile					
	Western Riverside County Excluding REMAP			Eastern Riverside County Including REMAP		
	Minimum	Projected	Maximum	Minimum	Projected	Maximum
Open Space-Rural	0	48	96	0	48	95
Agriculture, Rural Mountainous, Rural Desert	0	96	193	0	95	190
Rural Residential	193	289	385	190	285	380
Estate Density Residential	385	674	963	380	665	950
Very Low Density Residential	963	963	1,926	950	950	1,901
Low Density Residential	1,926	2,312	3,853	1,901	2,281	3,802
Medium Density Residential	3,853	6,742	9,632	3,802	6,653	9,504
Medium High Density Residential	9,632	12,522	15,411	9,504	12,355	15,206

High Density Residential	15,411	21,190	26,970	15,206	20,909	26,611
Very High Density Residential	26,970	32,749	38,528	26,611	32,314	38,016
Highest Density Residential/Community Center	38,528	57,792	77,056	38,016	57,024	76,032

Agriculture



Valle Vista Orchards

One of Riverside County's most important land uses in terms of historic character and economic strength is its widespread and diverse agriculture lands. Agriculture production is one of the largest industries in terms of dollar value in the County and competes successfully in the global economy. It is clear that agricultural uses provide important employment opportunities for many County residents. Agricultural uses also preserve a lifestyle choice that is synonymous with the County's history and character. In fact, it is agriculture that defines the unique character of many communities in Riverside County, and helps to define the edges of and provide separation between developed areas. Many people are drawn to Riverside County for the very character that agricultural uses provide and there is a solid commitment to ensuring that these uses remain an integral part of the County's future. The importance of agricultural uses and the sensitivity of development in and around agricultural areas is reflected in the RCIP Vision:

*"Agricultural land that remains economically viable, either as a permanent or temporary economic resource, is well protected by policies, ordinances and design regulations applicable to new development that may be planned nearby."*

However, as mentioned in this Vision Statement, there is a potential for agricultural uses to conflict with adjacent uses. This is due to mounting growth pressures near and within significant agricultural regions. Many existing agricultural areas have been or are in danger of being encroached upon by uses that are negatively impacted by some agricultural operations, such as residences and schools. As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses. The acknowledgment of pressures upon agricultural areas and the desire to continue this use is evident in the following statement from the RCIP Vision:

*"Agriculture remains a strong component of the County's economy. Even though some agricultural land has been urbanized, there has also been expansion in other locations. The place of agriculture in the community remains strong and conflicts between agricultural operations and nearby development are rare. The Riverside County agricultural industry is a strong competitor in the global agricultural market."*

The intent of the General Plan Agriculture Foundation Component and associated policies is to identify and preserve areas where agricultural uses are the long term desirable use, as stated in the General Plan Principles;"Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services." In addition, the intent of these policies is to minimize the conflicts between agricultural and urban/suburban uses.

Agriculture Area Plan Designation

As shown on the Land Use Designation Key (Figure LU-5), the Agriculture Foundation Component consists of one area plan land use designation of the same name.

**Agriculture (AG)** - The Agriculture land use designation has been established to help conserve productive agricultural lands within the County. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development.

Residential density is permitted at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger. An additional dwelling unit may be allowed for each additional 10 acres being farmed for use by the owner, operator or employees, up to five total dwelling units per parcel. Additional dwellings for farm worker housing may be permitted as described below.

Policies:

The following policies apply to properties designated as Agriculture on the General Plan and area plan land use maps.

LU 16.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it

*Please see the **Multipurpose Open Space Element** for additional policies regarding agricultural uses.*

*\* It is the expressed intent of this General Plan that new uses encroaching upon existing agricultural operations shall provide some type of buffering to mitigate any compatibility issues.*

*Agricultural uses that exist on land designated for other land uses, such as residential, are allowed to continue as set forth in policy LU 1.1. It is upon a change from agriculture to another use or new development that the underlying land use designation would apply.*

**Farm worker housing** includes mobile home or travel trailer park for rental by agricultural workers wherein not less than 80% of the trailer sites are restricted to rental by migrant agricultural workers, as defined by County Ordinance No. 348, for a period of time not to exceed nine months in any twelve month period. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.

LU 16.2 Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)

LU 16.3 Permit farm worker housing as an interim land use under the following circumstances: (AI 31)

- a. The area in which the proposal is located appears to be predominantly agricultural in nature and does not appear it will change in the near future.
- b. The proposal is an interim use (5 to 10 years) and will not substantially affect the existing character of the area.
- c. Adequate infrastructure exists in the area to ensure safe, sound, and decent housing for farm workers.
- d. The proposal will not create any significant land use incompatibilities.
- e. The proposal will not jeopardize public health, safety, and welfare.

LU 16.4 Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.

LU 16.5 Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.

LU 16.6 Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)

LU 16.7 Adhere to Riverside County's Right-to-Farm Ordinance.

LU 16.8 Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner's Office, University of California Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

LU 16.9 Weigh the economic benefits of surface mining with the preservation/ conservation of agriculture when considering mineral excavation proposals on land classified for agricultural uses.

LU 16.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County's intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan. Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such retail uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit or other discretionary approval required for these uses:

- a. Whether the use provides a needed service to the surrounding agricultural area that cannot be provided more efficiently within urban areas or requires location in a non-urban area because of unusual site requirements or operational characteristics;
- b. Whether the use is sited on productive agricultural lands and less productive land is available in the vicinity;
- c. Whether the operational or physical characteristics of the use will have a detrimental impact on water resources or the use or management of surrounding properties within at least 1/4 mile radius;
- d. Whether a probable workforce is located nearby or is readily available.

Allow for proposed agriculturally-related processing uses whether or not in conjunction with a farming operation, such as commercial canning, packing, drying, and freezing operations, in all areas and land use designations.

Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such processing uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit required for these uses:

- a. Whether the uses are clustered in centers instead of single uses;
- b. Whether the centers are located a sufficient distance from existing or approved agricultural or rural residential commercial centers or designated commercial areas of any city or unincorporated community;
- c. Whether sites are located on a major road serving the surrounding area;
- d. Whether the road frontage proposed for the uses and the number of separate uses proposed are appropriate;
- e. For proposed value-added uses such as canneries and wineries with on-premises retail uses, the evaluation under the criteria above shall consider the service requirements of the uses and the capability and capacity of cities and unincorporated communities to provide the required services. (AI 1)

LU-16.11 The County shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities. (AI 1)

Rural



Valle Vista

Another of Riverside County's most important land uses in terms of historic character and lifestyle choice is its rural areas and rural communities. Rural areas comprise one of the most distinctive and attractive segments of the County and are the expressed lifestyle choice for many residents. Rural uses include a range of choices, from agricultural, to equestrian, to estate, to remote cabins and resorts. Like agricultural uses, rural uses define the unique character of many communities in Riverside County and help to define their edges and provide separation between developed areas. Rural areas are also valuable in providing important wildlife habitat and habitat linkages. Many visitors are drawn to this County to enjoy the rural atmosphere. The importance of the rural character to Riverside County is reflected in the following RCIP Vision statements:

*"The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP."*

*"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."*

Due to increasing growth pressures, there is danger that the character of some rural areas may be diminished by encroaching urbanization. There is a delicate balance between accommodating future growth and preserving this rural lifestyle. In some instances, allowing limited growth is desirable and appropriate while in others, there is a need to maintain the character of an area. In either instance, it is necessary to ensure that an appropriate level of services and infrastructure is available.

There are a number of methods proposed to achieve this balance, including the creation of community centers, establishment of lot size minimums, consolidation of multiple lots, and the clustering of residential units. These options can be accomplished through a number of means, including programs and incentives. The County of Riverside has a commitment to ensuring that rural uses remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statements:

*"Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities."*

Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses. The General Plan Principles reflect the importance of these villages: *"These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape."*

The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal keeping uses. In the future, the challenge will focus on preserving the character of established rural areas while accommodating future growth, preventing the encroachment of more intense urban uses, and ensuring compatibility between rural and urban uses.

**Rural Area Plan Land Use Designations**

As shown on the Land Use Designation Key (Figure LU-5), the Rural General Plan Foundation Component consists of three Area plan land use designations: Rural Residential, Rural Mountainous, and Rural Desert. The Rural Village Area plan overlay is discussed at the end of this Element.

**Rural Residential (RR)** - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are also allowed within this designation.

**Rural Mountainous (RM)** - The Rural Mountainous land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are also allowed within this designation.

**Rural Desert (RD)** - The Rural Desert land use designation allows for single family residences, limited agriculture and animal keeping uses, with a maximum residential density of 1 dwelling unit per 10 acres. Limited recreational uses; 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 extraction of mineral resources with approval of a surface mining permit); governmental and utility uses are also allowed within this designation. This designation is generally applied to remote desert areas characterized by poor access and a lack of water and other services.

**Policies:**

The following policies apply to properties designated with the Rural Residential, Rural Mountainous, and Rural Desert land use designations on the area plan land use maps.

LU 17.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 17.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 17.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.

LU 17.5 Encourage parcel consolidation. (AI 29)

LU 17.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

**Open Space**



*Recreational open space park*

One of the most distinctive features of Riverside County is its variety of open spaces. These open spaces vary by terrain, from remote deserts and mountains, to rolling hills and canyons, to lakes and streams, to protected habitat areas, to passive and active recreational areas, and are vital to the heritage, character, and lifestyle of Riverside County. This importance is reflected in the RCIP Vision:

*"Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape."*

Open spaces also provide the setting for the County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open space also are an important economic benefit to

the County in that they draw thousands of visitors each year. Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County, as stated in the RCIP Vision:

*"Public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields and community facilities at varied sizes in accessible locations."*

It is also clear that the County's biological health and diversity is dependant upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

*"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Extensive land areas set aside for this purpose and they are linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves, as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources."*

Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of the County's open spaces is one of the most challenging and volatile issues in the County. There are a number of methods proposed to achieve this balance, including implementation of adopted MSHCP's, the creation of community centers, the establishment of lot size minimums, and the clustering of residential units. The County of Riverside has a commitment to ensuring that open spaces remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

*"Designation of open spaces in the General Plan and Area plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated."*

The Open Space General Plan Foundation Component is intended to accomplish this by identifying open space areas for the preservation of habitat, water and other natural resources, protection from natural hazards, provision of recreational areas, and the protection of scenic resources.

**Open Space Area Plan Land Use Designations**



Natural open space areas within REMAP

For additional policies related to these land uses, please see the Multipurpose Open Space Element.

As shown on the Land Use Designation Key (Figure LU-5), the Open Space General Plan designation consists of six area plan land use designations: Open Space-Conservation, Open Space-Conservation Habitat, Open Space-Water, Open Space-Recreation, Open Space-Rural, and Open Space-Mineral Resources.

**Open Space-Conservation (OS-C)** - The Open Space-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

**Open Space-Conservation Habitat (OS-CH)** - The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCP's. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case by case basis.

**Open Space-Water (OS-W)** - Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors. Ancillary structures or uses may be permitted for flood control or recreational purposes. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.





Diamond Valley Lake



Neighborhood park

**Policies:**

The following policies apply to properties designated either as Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water on the area plan land use maps.

LU 18.1 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)

LU 18.2 Cooperate with the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

**Open Space-Recreation (OS-R)** - The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

**Policies:**

The following policies apply to those properties designated as Open Space-Recreation on the area plan land use maps:

LU 19.1 The County shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.

LU 19.2 Provide for a balanced distribution of recreational amenities in Open Space, Rural, and Community Development General Plan land uses.

LU 19.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.

LU 19.4 Encourage that structures be designed to maintain the environmental character in which they are located. (AI 3)

LU 19.5 Require that new development meet the parkland requirements as established in the Quimby Act and County enabling ordinances. (AI 3)

**Open Space-Rural (OS-RUR)** - The Open Space-Rural land use designation is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

**Policies:**

The following policies apply to properties designated as Open Space-Rural on the area plan land use maps.

LU 20.1 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)

LU 20.2 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 20.3 Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 20.4 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 20.5 Encourage parcel consolidation. (AI 29)

LU 20.6 Provide programs and incentives that allow Open Space-Rural areas to maintain and enhance their existing and desired character. (AI 9)

**Open Space-Mineral Resource (OS-MIN)** - The Open Space-Mineral Resource land use designation allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) of 1975 classification. Areas held in reserve for future mining





*Mineral extraction site*

activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals. Actual building or structure size, siting, and design will be determined on a case by case basis.

**Policies:**

The following policies apply to properties designated as Open Space-Mineral Resources on the area plan land use maps.

LU 21.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.

LU 21.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)

LU 21.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.

LU 21.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.

LU 21.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.

**Community Development**

The Community Development General Plan Foundation Component depicts areas where urban and suburban development are appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals. It is the expressed goal of the General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl. This is evident in the following RCIP Vision statement:

*"There is no question that the process of accommodating almost a doubling of population in the last 20 years has been challenging. Yet, the emerging pattern of growth is now much clearer that it was during earlier growth periods. Perhaps more importantly, because of this clarity, there is now a much stronger focus on the quality of growth and development, rather than a fear of being overwhelmed by the numbers. Population growth has been accompanied by an even greater expansion of jobs.*

*Riverside County and its cities are so well coordinated in their growth forecasting activities that regional forecast revisions accept locally generated forecasts as a matter of course. This has many benefits for the people of Riverside County, such as unquestioned qualifications for receiving funding under various state and federal programs and stronger competition for available discretionary funding programs to supplement local resources.*

- 1. New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*
- 2. Growth focus in this County is on quality, not on frustrating efforts to halt growth.*
- 3. Population growth continues and is focused where it can best be accommodated.*
- 4. Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities."*

As expressed in this statement, a quality physical environment is also an important aspect of the future growth in Riverside County. Accordingly, general policy direction is provided in the General Plan and in each land use designation to address aspects of quality. It is acknowledged that "quality" is a subjective term and it is not the intent of this document to mandate or preclude design review. Instead, the intent is to communicate the desire of the County and offer guidance to property owners, developers, and decision-makers. In general, these land use designations should provide a range of

community design options to respond to varied lifestyle choices with a high regard for the environment, community character and safety.

The Community Development General Plan land use designation consists of seventeen (17) area plan land use designations, as shown on the Land Use Designation Key (Figure LU-5). These designations are grouped within five broad categories; Residential, Commercial, Industrial/Business Park, Public Facility, and Community Centers. The particular aspects of and desires for each of these broad categories is discussed within the appropriate category. Policies are grouped based on three scales to express the varying aspects of the RCIP Vision; countywide (expressed in the Countywide Policies section), community, and individual project.

**Residential Area Plan Land Use Designations**

Residential land uses in Riverside County are the single largest urban use in terms of acreage, and can be found in areas ranging from rugged mountainous terrain to low-lying valleys. Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, day-care centers, libraries, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus and identity. The intent of these policies is to accommodate demand for residential land uses, accommodate a range of housing styles, types, densities and affordability, and to ensure that new and rehabilitated residential structures enhance the quality of the neighborhood through sound construction techniques and architectural detail.



Residential land uses are divided into eight area plan land use designations: Estate Density, Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, and Highest Density Residential.

**Estate Density Residential (EDR)** - The Estate Density Residential land use

designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Estate Density Residential designation), intensive animal-keeping uses are discouraged or would be limited as appropriate in order to ensure compatibility between the EDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres, which allows a minimum lot size of 2 acres.

**Very Low Density Residential (VLDR)** - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Very Low Density Residential land use designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the VLDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per 2 acres, which allows a minimum lot size of 1 acre.



**Low Density Residential (LDR)** - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the LDR designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the LDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre, which allows a minimum lot size of one - half acre.



**Medium Density Residential (MDR)** - The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

**Medium High Density Residential (MHDR)** - The Medium High Density Residential land use designation provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

**High Density Residential (HDR)** - The High Density Residential land use designation allows detached, small lot single family and attached single



family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The density range is 8.0 to 14.0 dwelling units per acre.

**Very High Density Residential (VHDR)** - The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of 14.0 to 20.0 dwelling units per acre.

**Highest Density Residential (HHDR)** - The Highest Density Residential land use designation allows for the development of multiple family apartments, including multi-story (3+) structures, with a density range of 20.0 to 40.0 dwelling units per acre.

**Policies:**

The following policies apply to residentially designated properties within the Community Development General Plan land use designation, as described above and as depicted on the area plan land use maps.

LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

**Community Design**

LU 22.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)

LU 22.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

LU 22.5 Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths to provide both connections within each community and linkages with surrounding features and communities.

LU 22.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)

LU 22.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.

LU 22.8 Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.

LU 22.9 Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.

**Project Design>**

LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)

LU 22.11 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)

**Commercial Area Plan Land Use Designation**

Commercial land uses are critical to the long term economic and fiscal stability of the County. Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services. Unfocused, underutilized, and unkempt commercial strips result in unsightly conditions that detract from the quality of communities, and



*Please see the **Neighborhood Centers Overlay** section for discussion of neighborhood activity centers.*

usually impair the efficiency of the roadway that services them. It is the goal of this General Plan to accommodate commercial demand, stimulate focused commercial centers, accommodate a variety and range of uses, and ensure that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. As stated in the RCIP Vision,

*“Clusters of similar businesses and industries are created within areas designated for job generating uses and our expanded educational institutions provide preparation and training for the new jobs created in these clusters.”*



Commercial land uses within the Community Development category are divided into three area plan land use designations: Commercial Retail, Commercial Office, and Commercial Tourist.

**Commercial Retail (CR)** - The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County unincorporated territory. The amount of land designated for Commercial Retail development within the County's land use plan exceeds that amount which is anticipated to be necessary to serve the County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the County. Floor area ratios range from 0.2 to 0.35. (In order to more accurately project the actual potential for retail development within the County unincorporated areas, and the traffic and environmental impacts that would result from it, the statistical build out projections for the General Plan EIR assumed that 40% of the area designated Commercial Retail might ultimately develop as commercial uses. It was further assumed that the remaining 60% of the area designated CR would likely develop as residential uses within the Medium Density Residential range.)

**Floor Area Ratio (FAR)** is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a three-story, 60,000 square-foot building (20,000 square feet per floor) on a 20,000 square-foot parcel has a FAR of 3.0.

**Commercial Tourist (CT)** - The Commercial Tourist land use designation allows for tourist-related commercial uses such as hotels, golf courses, recreation, and amusement facilities. Commercial Tourist uses will be permitted based on their compatibility with surrounding land uses. Floor area ratios range from 0.2 to 0.35.

**Commercial Office (CO)** - The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. Commercial Office uses will be permitted based on their compatibility with surrounding land uses. Floor area ratios range from 0.35 to 1.0.

**Policies:**

The following policies apply to commercially designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

**Community Design**

LU 23.2 Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate. (AI 1)

LU 23.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)

LU 23.4 Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities, and cultural uses. (AI 3)

LU 23.5 Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)

LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 23.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land

use. (AI 3)

LU 23.8 Allow mixed use projects to develop in commercially designated areas in accordance with the guidelines of the Community Center Land Use Designation and with special consideration of impacts to adjacent uses. (AI 3)

**Project Design**

LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

**Industrial/Business Park Area Plan Land Use Designations**

Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. The goal of Riverside County is to provide attractive work environments that fit with the character of each community and are well served by convenient and adequate accessibility to multi-modal transportation options that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial business will facilitate competitive advantage in the market place.

Industrial/Business Park land uses within the Community Development category are divided into three area plan land use designations: Business Park, Light Industrial, and Heavy Industrial.

**Light Industrial (LI)** - The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

**Heavy Industrial (HI)** - The Heavy Industrial land use designation allows for intense industrial activities that may have significant impacts (noise, glare, odors) on surrounding uses. Building intensity ranges from 0.15 to 0.5 FAR.

**Business Park (BP)** - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 floor area ratio (FAR).

**Policies:**

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 24.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

**Community Design**

LU 24.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)

LU 24.3 Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools, that could be impacted by industrial activity. (AI 3)

LU 24.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

LU 24.5 Allow for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in industrial districts.

LU 24.6 Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU 24.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land



use. (AI 3)

**Project Design**

LU 24.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

**Public Facility Area Plan Land Use Designation**



*French Valley Airport*

Uses within the Public Facilities land use designation provide essential support services to the County. These uses include airports, landfills, flood control facilities, utilities, schools, and other such facilities. Due to the intense nature of many of these activities, potential conflicts with surrounding land uses can thus occur. The intent of these policies is to provide for adequate public facilities within the County and to ensure compatibility with surrounding land uses.

Public Facility land uses within the Community Development category are grouped under the Public Facilities area plan land use designation.

**Public Facilities (PF)** - The Public Facilities area plan land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Privately held uses with public facility characteristics are not required to be designated as Public Facilities, but are eligible to be so designated based on site-specific reviews of the characteristics of the use in question. Due to the varied nature of this category, building intensity and design criteria for uses with January 5, 2004 in this designation shall generally comply with those standards and policies most similar to the intended use. Airports, utility facilities, other than electric generating stations, and landfills generally have low FARs. Building intensities for civic uses such as County administrative buildings and schools, however, are comparable to other employment generating land use designations. The maximum intensity allowed for civic uses within the Public Facilities designation is 0.60 FAR. Actual FAR will vary for other uses and the appropriate FAR will, therefore, be determined in the zoning ordinance.

**Policies:**

The following policies apply to Public Facility designated properties within the Community Development General Plan land use designation, as depicted on the area plan land use maps.

LU 25.1 Accommodate the development of public facilities in areas appropriately designated by the General Plan and area plan land use maps. (AI 1, 2, 6)

**Community Design**

LU 25.2 Protect major public facilities, such as landfill and solid waste disposal sites and airports, from the encroachment of incompatible uses. (AI 3)

LU 25.3 Require that new public facilities protect sensitive uses, such as schools and residences, from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 25.4 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

**Project Design**

LU 25.5 Require that public facilities be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 25.6 Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of Public Facilities. This policy will ensure that the “public facilities” designation governs over what otherwise may be inferred by the large-scale general plan maps. (AI 3)

LU 25.7 Due to the scale of General Plan and Area Plan maps and the size of the County, utility easements and linear rights-of-way that are narrow in width are not depicted on General Plan and Area Plan maps. These features need to be taken into consideration in the review of applications to

develop land and proposals to preserve land for conservation.

**Community Centers Area Plan Land Use Designation**

One of the central concepts of the RCIP Vision and General Planning Principles is the creation of community centers. As stated in the RCIP Vision:

*"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."*

The purpose of these community centers is multi-faceted; accommodating future growth, establishing a new growth pattern for the County, defining and enhancing communities, and achieving the other aspects of the RCIP Vision such as improved mobility and the protection/provision of open spaces. In essence, community centers are intended to accommodate increased densities and a more focused growth pattern in order to accommodate future growth and reduce sprawl. This in turn will help protect the County's rural communities, character, and open spaces.

Community centers are purposefully designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that acts as the center of activity for the surrounding area. The design and activity found in community centers helps in creating a strong "a sense of place." Community centers accommodate a variety of residential densities, nonresidential intensities and public spaces that are integrated in a manner that promotes pedestrian activity and minimizes the dominance of the automobile. Public and quasi-public uses such as civic buildings, schools, open space, recreational and cultural facilities are also integral parts of community centers. Because of their more intense, compact nature of development, community centers accommodate and enhance the feasibility of providing transit service and other forms of transportation, including pedestrian and bicycle travel.

Community centers typically consist of two levels of development; a centralized "core" area that accommodates the highest intensity of use, and an adjacent "core support" area where development intensity lessens as it radiates away from the core. This designation allows a horizontal and/or vertical mixture of uses on one or more parcels, and may be either a series of free-standing structures or combined in a single building.

Community centers should be designed to encourage a safe, lively pedestrian environment and focus retail or service uses on the ground floor with professional offices and/or residential uses on the upper floors.

The scale, size and mixture of uses in the community centers varies based upon the character of the surrounding area. This designation consists of four Community Center types to reflect variations in intended size, scale, focus, and composition of uses: Village Centers, Town Centers, Job Centers, and Entertainment Centers. The intended designation of each community center is described in those individual area plans where such centers are located.



**Village Centers (VC)** - Village Centers are pedestrian-oriented community centers that serve adjacent and nearby residential neighborhoods. These are the smallest scale community centers and are intended to reflect a village, or small downtown atmosphere. The Village Center is most appropriately located in a suburban type environment. Allowable land uses within Village Centers include:

- Very High and High Density Residential in the core area;
- High Density Residential in the core support area;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 5.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 0.5 FAR.



**Town Centers (TC)** - Town Centers allow for a more intense and intimate mix of land uses when compared to the Village Center. Town Centers can be located in dense urban areas or as a core for a large area of suburban development. The Town Center provides uses such as those found in a traditional “downtown” district. Town Centers provide regional attractions and facilities in addition to those uses that serve local residents and workers. Allowable land uses within Town Centers include:

- Highest Density Residential in or adjacent to the core area;
- Very High Density Residential in the core and core support areas;
- Commercial Retail;
- Commercial Office;
- Commercial Tourist;
- Public Facilities; and
- Open Space-Recreation

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, day care centers, and hotels. Appropriate public uses include those associated with a “downtown” core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.5 to 3.0 FAR.



**Job Centers (JC)** - Job Centers can be viewed as a concentrated area of employment uses. Job Centers may vary in scale and size, but are intended to provide regional-serving uses with a mixture of business park and office uses, support commercial retail centers and high density residential uses. Allowable land uses within Job Centers include:

- Highest Density Residential within the core area;
- Very High Density Residential within the core and core support area;
- Business Park;
- Light Industrial;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical employment uses within Business Park and Light Industrial designated areas include research and development firms, manufacturing, assembling, private and public research institutions, academic institutions, medical facilities, and support commercial uses. Warehousing and distribution facilities uses are not allowed within Job Centers.

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.1 to 0.5 FAR.





**Entertainment Centers (EC)** - Entertainment Centers vary in size, scale and purpose, from resort communities, to intense, active centers. Entertainment Centers provide regional entertainment, recreation and tourist-destination attractions and facilities in addition to support commercial and office uses. Allowable land uses include:

- Very High Density Residential within the core area;
- High Density Residential within the core and core support areas;
- Commercial Tourist;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/ stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local and regional serving commercial retail and service uses, and mid-rise commercial office uses. Typical commercial and office uses may include restaurants, specialty stores, business support services, day care centers, and financial institutions. Residential densities range from 8.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.5 to 3.0 FAR.

**Policies:**

The following policies apply to community centers designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 26.1 Accommodate the development of structures and sites that integrate a mix of housing, retail, commercial office, business park, public/quasi-public, and recreational open space uses in areas designated for “Community Centers” on the area plan land use maps.

**Community Design**

LU 26.2 Require that areas designated as community center be planned and designed with a specific plan of land use. (AI 14)

LU 26.3 Provide open space areas within community centers to provide visual relief from the urban environment, form linkages to other portions of the urban area, and serve as buffers, where necessary. (AI 3)

LU 26.4 Include day-care, public meeting rooms, and other community-oriented facilities in community centers. (AI 3)

LU 26.5 Locate community centers along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership. (AI 3)

LU 26.6 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU 26.7 Orient the entrance of buildings in community centers to the streets and provide parking in the rear. (AI 3)

LU 26.8 Allow shared parking and reduced parking standards in the cores of community centers. (AI 3)

LU 26.9 Integrate pedestrian, equestrian and bicycle-friendly street and trail networks connecting community centers with surrounding land uses. (AI 3)

**Project Design**

LU 26.10 Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access. (AI 3)

LU 26.11 Require that mixed-use developments be located and designed to visually enhance, not degrade the character of the surrounding area. (AI 3)

**Location and Extent of Community Centers**

LU 26.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan amendments (GPAs). However, the areal extent of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a general plan amendment) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any 5-year certainty period. (AI 1,3)

**Mixed Use Planning Area**

The Mixed Use Planning Area land use designation is intended to reflect mixed use areas. 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. Many of the Mixed Use Planning Areas are located in specific plans. In the future, these areas may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

**Overlays**

Overlays are land use designations that are intended to reflect a particular characteristic and are not restricted by land use categories. An overlay is applied “over” an underlying land use designation to provide another layer of guidance or a variety of options. For instance, the underlying land use designation might be Rural Residential; however, the presence of the Rural Village Overlay allows the opportunity to develop higher density residential and/or commercial uses. In this case, the property owner can choose between developing to the Rural Residential standards or the standards of the Rural Village Overlay.

**Community Development Overlay**

The Community Development Overlay is a tool that allows Community Development land use designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas, while maintaining the underlying land use designations of these other foundation components until such time as the Community Development land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing uses and designations and proposed new Community Development designations, and the permitted density and intensity of development. Community Development Overlays established at the time of General Plan adoption are mapped on the affected Area Plan Land Use Plan maps. General Plan Amendments from other Foundation Components to Community Development designations within the Community Development Overlay are exempt from the 5-year Foundation Amendment restriction.

**Community Center Overlay**

The Community Center Overlay is applied in areas where the intent under the General Plan is for either a Community Center to be developed, or for the underlying designated land use to be developed depending on the desires of the affected landowners. Various factors, including the existence of multiple small parcels, existing development patterns, or uncertainty as to the ultimate location of the community center in the local area, result in the need to retain flexibility regarding options for development while the community center concept is pursued. In Community Center Overlay areas, either a specific plan or a more general master plan, instead of a specific plan, may be established. Also, for implementation, an overlay zone may be applied that provides flexible regulations to facilitate the ultimate development of a community center while preserving many traditional land use and development options. Because of the multiplicity of smaller parcels in some Community Center Overlay areas and other factors, the County may take a role in working with area landowners to prepare a master plan or a specific plan, and undertaking other functions that would assist in developing a

community center.

**Policies:**

LU 27.1 Allow either a Community Center or a land use consistent with the underlying designation to be developed in areas covered by the Community Center Overlay designation. (AI 1)

LU 27.2 The Community Center Overlay designation may be applied to any area within the Community Development Foundation Component, where such application would be consistent with the intent and policies of this section, and the potentially ultimate development of a community center, consistent with the intent and policies of the Community Center area plan land use designation.

LU 27.3 Since it is a land use designation within the Community Development Foundation Component, the Community Center Overlay designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan amendments (GPAs). (AI 2)

**Rural Village Overlay and Rural Village Overlay Study Area**

The Rural Village Overlay allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities.

In some rural village areas, dispersed development patterns, physical characteristics such as topography and flood prone areas, and other factors prevent the final definition of Rural Village Overlay boundaries at the time of the adoption of the General Plan. Following the adoption of the General Plan, all relevant factors will be studied in more detail on a parcel-by-parcel basis through the post General Plan adoption consistency zoning program, which may result in changes to the boundaries of the Rural Village Overlay areas, resulting in either the enlargement or reduction in size of these areas. The following rural villages are regarded as Rural Village Overlay Study Areas: Meadowbrook and El Cariso (Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan), and Aguanga, Radec Junction, and Twin Creek Ranch (REMAP Area Plan).

**Policies:**

The following policies apply to properties designated with the Rural Village Overlay on the area plan land use maps.

LU 28.1 Allow areas designated with the Rural Village Overlay to develop to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

LU 28.2 Consider new or expanded Rural Villages Overlay designations within Agriculture and Rural designations as well as the Open Space-Rural designation, as a Foundation Amendment.

LU 28.3 Control the extent and density of Rural Villages in order to maintain the areas' rural character through consideration of the following:

- a. Allow properties within the Rural Village Overlay the opportunity to utilize the uses and maximum density/intensity of the Low and Medium Density Residential and Commercial Retail land use designations.
- b. Limit the extent of Rural Villages to the area depicted on the area plan land use maps.
- c. Control the design and placement of uses so that impacts from noise, light, odors, and traffic to surrounding properties are minimized.

LU 28.4 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 28.5 Permit transfer of density or lot aggregation/consolidation in Rural Villages. (AI 30)

LU 28.6 Permit and encourage Rural Villages to be developed as one project.

LU 28.7 Meadowbrook and El Cariso (both in the Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan), and Aguanga, Radec Junction, and Twin Creek Ranch (all in REMAP area Plan) have been designated as Rural Village Overlay Study Areas. Following the adoption of the

General Plan, these rural villages shall be studied in conjunction with a post-General plan adoption consistency zoning review, with regard to community development patterns and land use compatibility, topography, available infrastructure, and other factors to determine their appropriate, final boundaries. As necessary, the General Plan will be amended to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Rural Village Overlay Study Areas adopted at the time of adoption of the General Plan. (AI 1)



*For additional policies related to watercourses, see the **Safety and Multipurpose Open Space Elements**.*

**Watercourse Overlay**

The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels. The purpose is to designate the existence of a watercourse on the Area plan land use maps and ensure that any special policies associated with open space, flood control, or habitat protection are considered.

**Policies:**

The following policies apply to properties that contain the Watercourse Overlay on the area plan land use maps.

LU 29.1 Require that proposed projects on properties containing the Watercourse Overlay be reviewed for compliance with habitat, endangered species, flood control, and applicable area plan-specific design standards. (AI 25, 60)

**Specific Community Development Designation Overlays**

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. The application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the five-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to five-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the 5-year limit placed on Foundation Component General Plan Amendments, but only for the general plan amendment to the specific designation of the overlay. (For example, a property that has an underlying designation of Rural Community – Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail within the five-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to receive approval of a General Plan Amendment to Medium Density Residential during that period.)

In situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, consult the applicable Area Plan text for an explanation.

**Eastern Riverside County Desert Areas (Non-Area Plan)**

Most areas in the western half of Riverside County, plus portions of the County's eastern half are located within a specific Area plan boundary. However, there are some lands in the eastern portion of the County that are not located within an Area plan. These portions of eastern Riverside County are shown in Figure LU-4, Area Plan Boundary Map, and are the focus of this section.

The portion of eastern Riverside County located easterly of the Coachella Valley is characterized by expansive, primarily undeveloped desert and mountainous areas. This vast sub-region consists of a variety of geographic features, including flat desert valleys, rolling sand dunes, stark hillside and mountain ranges, and lush riparian corridors along the Colorado River. The dramatic desert terrain of the Joshua Tree National Park can also be found here.

Some of the more prominent natural features and land uses located here include:

- Joshua Tree National Park;
- Several clustered mountain ranges, including the Orocopia, Chuckwalla, Little Chuckwalla, Mule, Arica, Little Maria, Palen, McCoy, Pinto, Big Maria and Riverside Mountains;

- Chuckwalla Valley, which is bisected by Interstate 10 east of the I-10/ SR-177 junction;
- Northern portion of the Chocolate Mountains Naval Reservation and Aerial Gunnery Range;
- Banks of the Colorado River;
- The Colorado River Aqueduct owned and operated by the Metropolitan Water District of Southern California.
- Several mining operations, including the small mining enclave of Midland; and
- Scattered rural residential uses.

For additional policies related to Desert Tortoise habitat, see the *MSHCP*.

Interstate 10, State Route 95, State Route 177, and State Route 62 are the primary highways providing vehicular access throughout this region. Additionally, a substantial portion of the Desert Tortoise Reserve Area is located here.

The intent of the land use plan shown in Figure LU-6 is to preserve the unique and spectacular open space character of this desert region, and to maintain those existing rural and mineral resource land uses scattered throughout the area. Table LU-6 below lists the land use acreage distribution and dwelling unit/population buildout potential for this portion of the County.

Table LU-6 Eastern Riverside County Desert Areas Land Use Summary			
Land Use	Acres	Dwelling Units	Population
Rural Residential	5	1	2
Open Space-Rural	1,302,361	32,559	96,700
Open Space-Conservation Habitat	468,171	0	0
Open Space-Water	2,084	0	0
Indian Lands	2,741	N/A	N/A
Total	1,775,362	32,560	96,702

**Policies:**

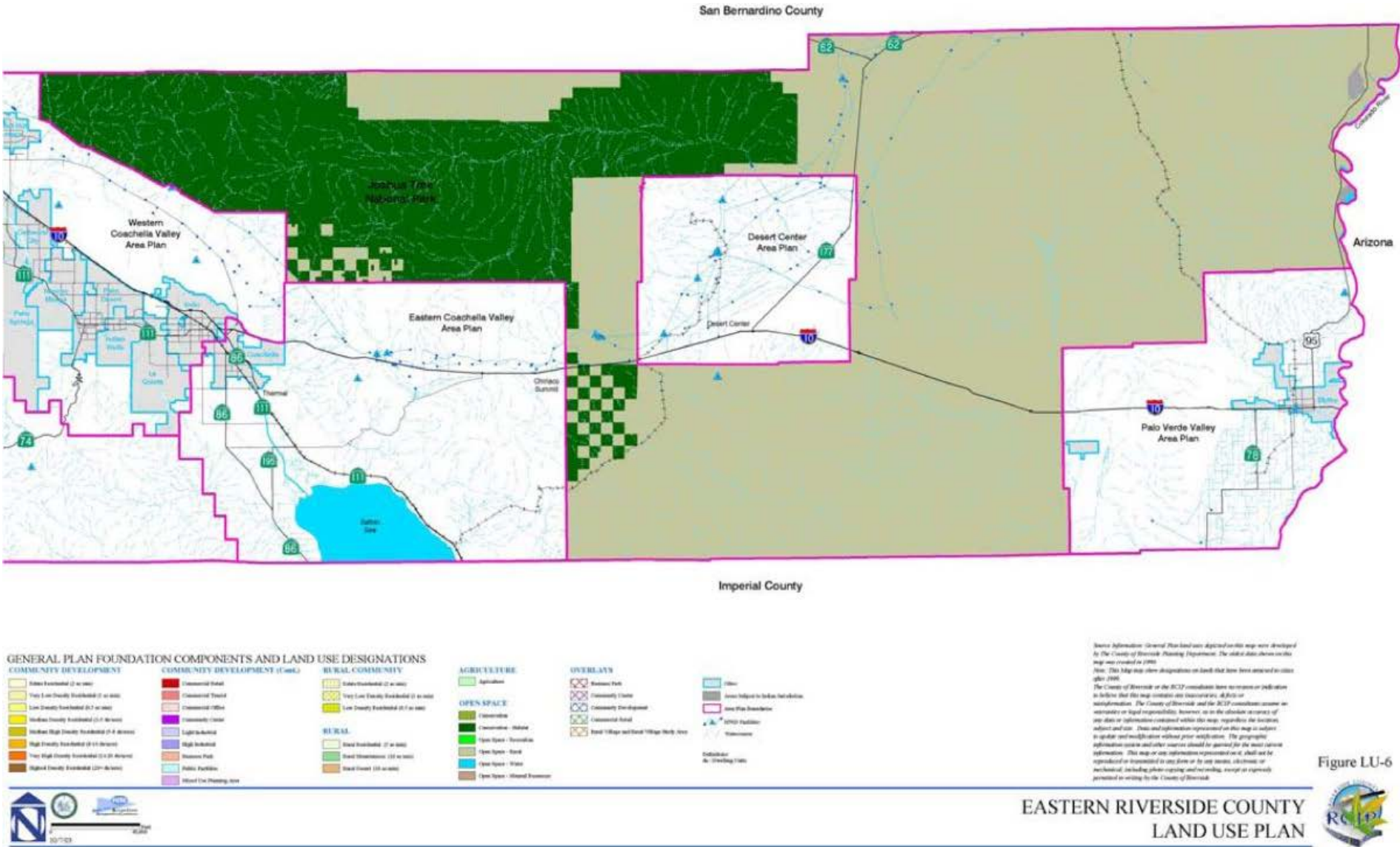
LU 30.1 Preserve the character of the Eastern Riverside County Desert Areas through application of those land use designations reflected on Figure LU-6, Eastern Riverside County Desert Areas Land Use Plan.

**March Air Reserve Base**

The March Air Reserve Base is located along Interstate 215, adjacent to the Cities of Riverside, Perris, and Moreno Valley. The former Air Force Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an Air Force Base to an Active Duty Reserve Base. A Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris, and Riverside, formed to address the use, reuse, and joint use of the realigned March ARB. The JPA Agreement created the March Joint Powers Commission (JPC), which is the governing body for the authority. The Commission is comprised of eight elected officials (two from each of the four jurisdictions) who are selected by the jurisdictions' respective governing bodies. The March JPA is recognized by the Department of Defense and the State of California as the official local redevelopment agency for March ARB.

Planning Area

The March JPA General Plan planning area includes the entire boundaries of the former March Air Force Base, an area approximately 6,500 acres in size. The planning area includes a cantonment area, which represents the area retained by the Department of Defense for the Air Force Reserves (AFRES). The cantonment area represents approximately one-third of the planning area and includes the airfield. A military component remains, with AFRES, Air National Guard, and other federal agency units remaining within the cantonment area. The non-cantonment area includes 4,400 acres of the total planning area. Nearly two-thirds of the planning area is undeveloped or underutilized, with a significant portion of vacant land located within the non-cantonment area.



EASTERN RIVERSIDE COUNTY  
LAND USE PLAN

Figure LU-6



Existing buildings and facilities are concentrated adjacent to the cantonment area and consist of several specific user types for reuse along with Green Acres, a historic district formerly used for housing.

Land Use

The land use designations of the March JPA General Plan Land Use Plan are divided into four general classifications, with a total of 13 distinct land use designations. These designations differ from those area plan and use designations in the County of Riverside General Plan.

Buildout of the March JPA Planning Area will account for 21.5 million square feet of commercial and industrial development, and upwards to 38,000 jobs. Estimates for buildout of the March JPA Planning Area are provided in the following Table LU-7, Buildout March JPA Planning Area, taken from the General Plan of the March JPA. It shows that approximately 21 million square feet of total structural area may exist within the planning area upon buildout. Buildout also reflects the preservation of the 111 units within the Historic District of Green Acres; however should the use of these structures change from residential to office/services, the additional non-residential square footage would increase by approximately 200,000 square feet. The floor area buildout assumes average intensity development within the planning area. Lot coverage, setbacks, aviation restrictions, building heights, parking provisions, natural features, and other development standards are expected to reduce this average further upon full buildout.

It is important to note that, in 1996, the Department of Defense offered the formation of a “joint-use airport,” where the facilities that are owned and operated by the Air Force are made available for use by civil aviation. Subsequently, the March JPA formally approved a strategy of creating an “inland port” concept at March ARB. This strategy recommended an aggressive business development campaign targeted at attracting private investment and development that would either be directly or indirectly related to air cargo carriers locating at a joint use airport. To implement this strategy, the Commission accepted the name of The March Inland Port as the civilian airport at the joint-use facility. The name has since been changed to the Greater Los Angeles March Global Port and consists of 316 acres of surplus property at March ARB.

There are a number of policies and ordinances governing land uses and development within March ARB, including the General Plan of the March Joint Powers Authority, the March JPA Development Code, and the March JPA Building and Construction Code. Additionally, the County of Riverside Airport Land Use Commission administers a comprehensive land use plan (CLUP) for the aviation field at March to ensure compatible land use planning in and around the airport.

Table LU-7 Buildout March JPA Planning Area				
Land Use Designation*	Acres Gross	Density		Buildout Capacity(f)
		MAX.	AVG.	
INDUSTRY				
Business Park	1,278	0.75	0.20	7,793,755 sf
Industrial	433	0.60	0.15	1,980,455 sf
SUBTOTAL				9,744,210 sf
COMMERCE				
Office	104	0.75	0.30	951,350 sf
Mixed Use	360	0.60	0.25	2,744,280 sf
Commercial	45	0.60	0.30	411,642 sf
Destination Recreation	135	0.50	0.25	1,1029,105 sf
SUBTOTAL				5,136,377 sf
PUBLIC				
Park/Recreation/Open Space	777	0.25	0.025	592,307 sf
Public Facility	449	0.50	0.10	1,369,091 sf
SUBTOTAL				1,961,398 sf
SPECIAL				



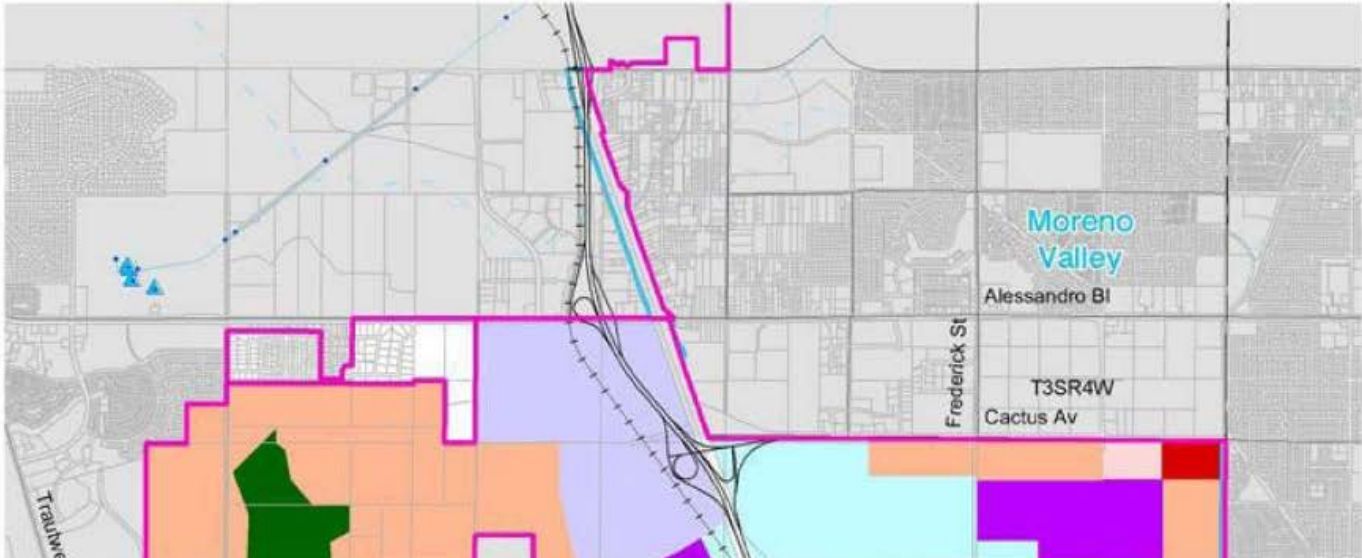
Military Operations	2,102	n/a	n/a	2,500,000 sf
Aviation	316	0.40	0.15	1,445,321 sf
Historic District	58	2 du/ac	2 du/ac	111 units
AFVW Expansion	75	0.60	0.30	686,070 sf
Cemetery Expansion	160	0.10	0.005	24,394 sf
SUBTOTAL				4,655,784 sf 111 units
TOTAL				21,527,769 sf 111 units
* As designated in the March JPA General Plan.				
NOTES:				
a. ac = acre				
b. sf = square feet				
c. du/ac = dwelling unit per acre				
d. AFVW = Air Force Village West				
e. FAR = floor area ratio				
f. based on average FAR, of net acre				
Source: Table 1-1, General Plan of the March Joint Powers Authority (1997).				

Figure LU-7, March ARB Land Use Plan, reflects the adopted March JPA General Plan land use plan for the March ARB using the County's area plan land use designation system. Please refer to the March JPA General Plan for information and policy direction related to the land use designations governing development on March ARB.

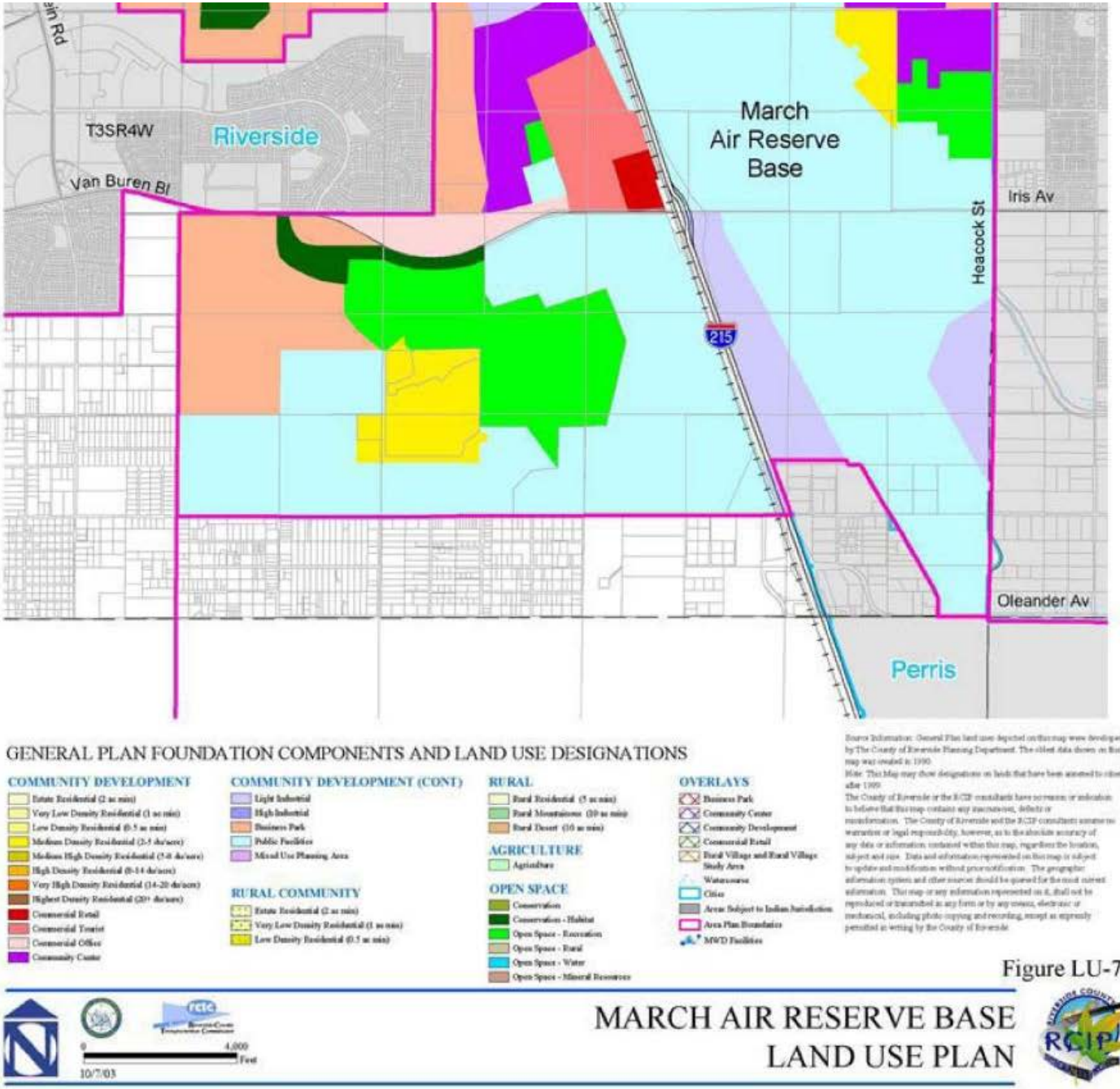
For additional policies related to the March ARB, see the **General Plan of the March Joint Powers Authority**.

**Policies:**

- LU 31.1 Adhere to the objectives and policies contained within the General Plan of the March Joint Powers Authority.
- LU 31.2 Continue involvement with the March Joint Powers Authority in the development of the March ARB and the March Inland Port.







Areas Subject to Indian Jurisdiction

The General Plan and Area Plan maps depict some properties as “Areas Subject to Indian Jurisdiction”. Properties so depicted are, according to best

available records, either located within the boundaries of Indian reservations or owned by Indian tribes. Within Indian reservation boundaries, properties so depicted include properties owned by non-Tribal members as well as properties owned by Tribal members and properties owned by the Tribe as a unit. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local government. Some Tribes have specifically requested that the County of Riverside avoid designation of properties within reservation boundaries. It is the position of the County of Riverside that each Tribe maintains land use jurisdiction over properties within reservation boundaries, regardless of the ownership of such properties, just as cities maintain land use jurisdiction over properties inside city limits, whether or not the property owner is a resident of that city.

**Policies:**

LU 32.1 The County of Riverside will continue to work with Tribal authorities to forge inter-governmental agreements in situations where such agreements would be mutually beneficial. In the absence of agreements specifying otherwise, questions regarding development within areas subject to Indian jurisdiction should be referred to the applicable Tribal authorities. (AI 4)