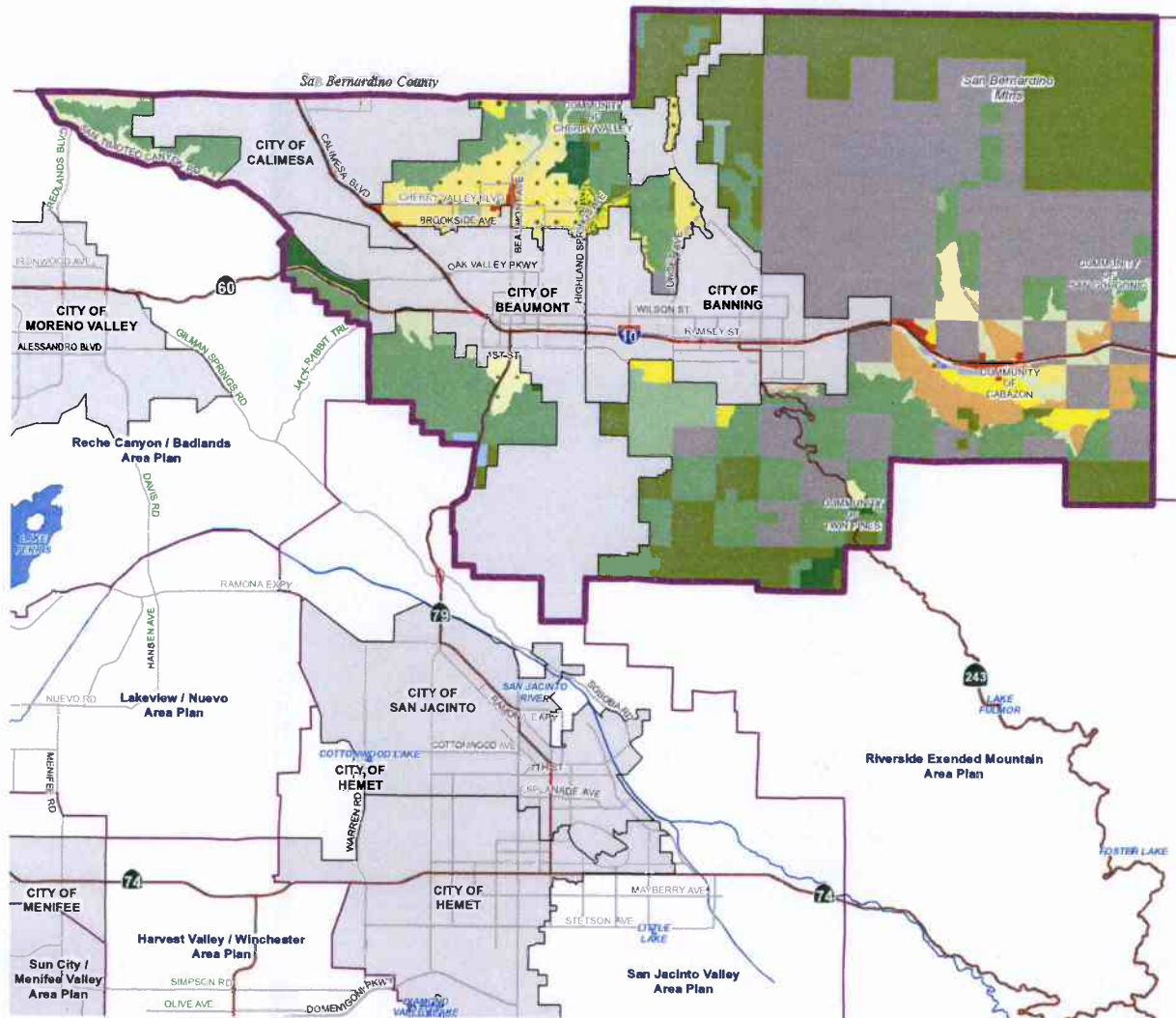


Data Source: Riverside County

-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 2

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COMMUNITY DEVELOPMENT

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial

Heavy Industrial

- Public Facilities

RURAL COMMUNITY

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential

RURAL

- Rural Residential
- Rural Mountainous
- Rural Desert

AGRICULTURE

- Agriculture

OPEN SPACE

- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural

MISCELLANEOUS

- Tribal Lands

Data Source: Riverside County Planning

Highways

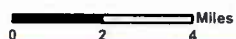
Area Plan Boundary

City Boundary

Waterbodies



December 16, 2013



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**THE PASS AREA PLAN
LAND USE PLAN**

Figure 3

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The Pass Area Plan

Table 2: Statistical Summary of Pass Area Plan

| LAND USE | AREA | STATISTICAL CALCULATIONS ¹ | | |
|---|----------------------|---------------------------------------|---------------|--------------|
| | ACREAGE ⁷ | D.U. | POP. | EMPLOY. |
| LAND USE ASSUMPTIONS AND CALCULATIONS¹⁰ | | | | |
| LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS | | | | |
| AGRICULTURE FOUNDATION COMPONENT | | | | |
| Agriculture (AG) | 2,180 | 109 | 298 | 109 |
| <i>Agriculture Foundation Sub-Total:</i> | 2,180 | 109 | 298 | 109 |
| RURAL FOUNDATION COMPONENT | | | | |
| Rural Residential (RR) | 4,057 | 609 | 1,665 | NA |
| Rural Mountainous (RM) | 20,806 | 1,040 | 2,846 | NA |
| Rural Desert (RD) | 2,970 | 148 | 406 | NA |
| <i>Rural Foundation Sub-Total:</i> | 27,833 | 1,797 | 4,918 | 0 |
| RURAL COMMUNITY FOUNDATION COMPONENT | | | | |
| Estate Density Residential (RC-EDR) | 638 | 223 | 611 | NA |
| Very Low Density Residential (RC-VLDR) | 70 | 53 | 144 | NA |
| Low Density Residential (RC-LDR) | 197 | 296 | 809 | NA |
| <i>Rural Community Foundation Sub-Total:</i> | 906 | 572 | 1,564 | 0 |
| OPEN SPACE FOUNDATION COMPONENT | | | | |
| Open Space-Conservation (OS-C) | 22,883 | NA | NA | NA |
| Open Space-Conservation Habitat (OS-CH) | 0 | NA | NA | NA |
| Open Space-Water (OS-W) | 16 | NA | NA | NA |
| Open Space-Recreation (OS-R) | 1,128 | NA | NA | 229 |
| Open Space-Rural (OS-RUR) | 3 | 0 | 0 | NA |
| Open Space-Mineral Resources (OS-MIN) | 0 | NA | NA | 0 |
| <i>Open Space Foundation Sub-Total:</i> | 24,030 | 0 | 0 | 169 |
| COMMUNITY DEVELOPMENT FOUNDATION COMPONENT | | | | |
| Estate Density Residential (EDR) | 0 | 0 | 0 | NA |
| Very Low Density Residential (VLDR) ^{8,9} | 7,990 | 7,774 | 21,270 | NA |
| Low Density Residential (LDR) | 1,063 | 1,595 | 4,364 | NA |
| Medium Density Residential (MDR) | 766 | 2,681 | 7,335 | NA |
| Medium-High Density Residential (MHDR) | 73 | 477 | 1,306 | NA |
| High Density Residential (HDR) | 8 | 84 | 229 | NA |
| Very High Density Residential (VHDR) | 2 | 26 | 71 | NA |
| Highest Density Residential (HHDR) | 2 | 46 | 125 | NA |
| Commercial Retail ² (CR) | 103 | NA | NA | 1,541 |
| Commercial Tourist (CT) | 5 | NA | NA | 75 |
| Commercial Office (CO) | 0 | NA | NA | 0 |
| Light Industrial (LI) | 174 | NA | NA | 2,234 |
| Heavy Industrial (HI) | 11 | NA | NA | 100 |
| Business Park (BP) | 5 | NA | NA | 75 |
| Public Facilities (PF) | 177 | NA | NA | 177 |
| Community Center (CC) ³ | 0 | 0 | 0 | 0 |
| Mixed Use Planning Area (MUPA) | 0 | 0 | 0 | 0 |
| <i>Community Development Foundation Sub-Total:</i> | 10,378 | 12,683 | 34,700 | 4,202 |
| SUB-TOTAL FOR ALL FOUNDATION COMPONENTS: | 65,327 | 15,161 | 41,481 | 4,480 |
| NON-COUNTY JURISDICTION LAND USES | | | | |
| OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION | | | | |
| Cities | 43,512 | --- | --- | --- |
| Indian Lands | 30,719 | --- | --- | --- |
| Freeways | 655 | --- | --- | --- |
| <i>Other Lands Sub-Total:</i> | 74,886 | | | |
| TOTAL FOR ALL LANDS: | 140,213 | 15,161 | 41,481 | 4,480 |

| LAND USE | AREA | STATISTICAL CALCULATIONS ¹ | | |
|---|----------------------|---------------------------------------|--------------|--------------|
| | ACREAGE ⁷ | D.U. | POP. | EMPLOY. |
| SUPPLEMENTAL LAND USE PLANNING AREAS | | | | |
| <i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i> | | | | |
| OVERLAYS AND POLICY AREAS | | | | |
| OVERLAYS^{4,6} | | | | |
| Community Development Overlay | 152 | 589 | 1,613 | 372 |
| Community Center Overlay | 1,893 | 1,289 | 3,526 | 3,030 |
| <i>Total Area Subject to Overlays:^{4,6}</i> | <i>2,045</i> | <i>1,878</i> | <i>5,139</i> | <i>3,402</i> |
| POLICY AREAS⁵ | | | | |
| Banning Bench | 863 | --- | --- | --- |
| Cherry Valley | 8,109 | --- | --- | --- |
| Cherry Valley Gateway | 714 | --- | --- | --- |
| Cabazon | 7,493 | --- | --- | --- |
| San Geronio Pass Wind Energy | 3,345 | --- | --- | --- |
| <i>San Jacinto Wilderness Policy Area¹¹</i> | <i>1,240</i> | <i>---</i> | <i>---</i> | <i>---</i> |
| Banning Municipal Airport Influence Area | 1,001 | --- | --- | --- |
| <i>Total Area Within Policy Areas:⁵</i> | <i>21,626 22,765</i> | | | |
| TOTAL AREA WITHIN SUPPLEMENTALS:⁷ | | | | |
| | 23,670 24,810 | | | |

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 8 732.12 acres are under Banning Bench Policy Area which has an assumption of 1 du/ac.
- 9 9,183.26 acres are under Cherry Valley Policy Area which has an assumption of 1 du/ac.
- 10 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- 11 *Only portion within this Area Plan listed.*

Overlays and Policy Areas

A policy area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Overlays and Policy Areas

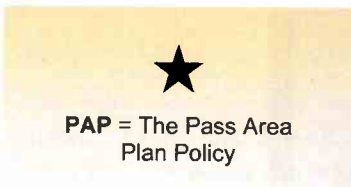
Six policy areas and two overlays have been designated within The Pass Area Plan. In some ways, these policies are even more critical to the sustained character of the area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain.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

The Pass Area Plan

Banning Municipal Airport Influence Area

The Banning Municipal Airport, located in the City of Banning, adjacent to Interstate 10, impacts unincorporated territory. The boundary of the Banning Municipal Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are six Compatibility Zones and a Height Review Overlay Zone associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, Banning Municipal Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Banning Municipal Airport). For more information on applicable policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Policies:



PAP 1.1 To provide for the orderly development of Banning Municipal Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Banning Municipal Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

PAP 1.2 Height Restrictions - When reviewing any application proposing structures within 20,000 feet of any point on the runway of Banning Municipal Airport, the Riverside County Planning Department shall consult with the Riverside County Airport Land Use Commission if the projected elevation at the top point of said structure would exceed 2,110 feet above mean sea level, in order to allow for a determination as to whether review by Federal Aviation Administration (FAA) through the Form-7460-1 review process is required. In such situation, no building permit shall be granted until the FAA has issued a determination of "No Hazard to Air Navigation."

Banning Bench

North of the City of Banning and east of Cherry Valley lies the Banning Bench Unincorporated Community, a rural community. The existing lots in this area are typically one acre or larger. The Rural Community Foundation Component allows lots that are a minimum of one-half acre. Not only would this lot size not be in character with the rural atmosphere of the area, the resulting densities could overburden the existing systems. For example, the limited access to this area, while adding to the area's privacy and serenity, impacts the ability to provide emergency services. To ensure that the community of Banning Bench retains its desired rural character, the Banning Bench Policy Area requires a minimum lot size of one acre.

Policies:

PAP 2.1 Require a minimum lot size of one acre within the Banning Bench Policy Area.

Cherry Valley

Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and single family residences.

The existing residential lots in this area are typically one acre or larger. The Rural Community Foundation Component, which is the predominant Foundation Component in the area, allows lots to be a minimum of one-half acre. Not only would development at this lot size not be in character with the rural atmosphere of the area, it would necessitate a level of public services and infrastructure that could overburden the existing systems. In addition, given the flood hazards in the area, the smaller lots would likely increase the potential impact of a storm event. Reinforcing this rural community character and limiting growth are the lack of a community sewer system, limited local circulation network, and limited fire protection services.

Scattered throughout the community, and especially focused along Beaumont Avenue, are commercial and higher density residential uses. The intent of the Cherry Valley Policy Area is to maintain the predominantly rural community nature of this area, while allowing existing uses that are of a higher density to remain legal conforming uses. The policy area applies only to properties within the Rural Community Foundation Component, though the boundaries encompass the entire Cherry Valley area. The following policies have been created to ensure that the community size and character are preserved.

Policies:

- PAP 3.1 Require a minimum lot size of one acre for properties within the Rural Community Foundation Component within the Cherry Valley Policy Area, except for properties within one-half mile of the San Bernardino County Line.
- PAP 3.2 Encourage local serving commercial development along Beaumont Avenue within the Cherry Valley Policy Area.
- PAP 3.3 Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley area by using existing flood control easements and underutilized road rights-of-way.

Cherry Valley Gateway Policy Area

The Cherry Valley Gateway Policy Area is located at the westerly edge of the community of Cherry Valley in an area that is presently largely agricultural or undeveloped. The policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area. Higher densities may be allowed through a general plan amendment provided such development meets the goals of the policy area.

Policies:

- PAP 4.1 Clustering of dwelling units and lots is encouraged in order to preserve open space areas.
- PAP 4.2 Provision shall be made for establishment of a visible entrance feature for Cherry Valley within this area that evokes the rural identity of the community.

Cabazon

The Cabazon Policy Area was based on the Cabazon Community Plan, which was adopted in 1998. The Cabazon Community Plan provided land use guidance for approximately 7,490 acres of unincorporated land on both sides

The Pass Area Plan

of Interstate 10, excluding the Morongo Indian Reservation. The boundaries of the policy area are generally Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. Cabazon, a rural community that has more than 2,000 residents, has expressed concerns over a series of issues that affect most growing communities. These issues include: revitalizing their historic main street to accommodate local residents' and tourists' needs; reducing flood hazards; increasing accessibility throughout the area; and improving railroad crossings. The land use map reflects the policies regarding lot sizes and allowable uses as detailed in the Cabazon Community Plan. The following policies assist the residents of Cabazon in creating a safe and more desirable place to live and work.

The Pass Area Plan provides for a Community Center Overlay covering approximately three square miles, generally southerly of Interstate 10 between Apache Trail on the west and Elm Street on the east.

Policies:

- PAP 5.1 A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the eight-year limit and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.
- PAP 5.2 Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.
- PAP 5.3 Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.
- PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.
- PAP 5.5 Refer to the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.
- PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass area is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, funneled through the Pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic view sheds, nearby residents, and increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views, noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects that could adversely affect existing downwind wind turbines.

Wind energy development in the San Geronio Pass area was studied through the San Geronio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Geronio Pass area. Since the adoption of the San Geronio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting the evolution of wind energy over the years, the specific policies for wind energy development in the San Geronio Pass are listed below:

Policies:

- PAP 6.1 Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.
- PAP 6.2 Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines.
- PAP 6.3 Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

Wilderness Policy Areas

Under the Wilderness Act of 1964, the U.S. Congress is empowered to designate lands as "Wilderness" to ensure special protection of their unique values as lands "affected primarily by the forces of nature," "untrammelled by man" and with "outstanding opportunities for solitude." These Wildernesses are strictly managed, generally by the U.S. Bureau of Land Management (BLM), according to an adopted management plan.

Much of the eastern half of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

The Wilderness Policy Area may be applied to generally indicate areas that have been federally designated as Wilderness. The policy area may extend over both public and private lands. However mapping notwithstanding, County of Riverside jurisdiction and the policies herein only apply to the private lands. Similarly, federal Wilderness regulations only apply to the public federal lands so designated by Congress; the County's Wilderness Policy Area designation has no effect on their management or any other BLM actions.

The Pass Area Plan

As shown on Table LU-7 (on page LU-79), there are a number of Wilderness Policy Areas designated through the eastern half of Riverside County. Within The Pass Area Plan the Wilderness Policy Area designation is applied to the San Jacinto Wilderness area to recognize and coordinate future development.

Policies:

The following policies apply to properties within a Wilderness Policy Area within The Pass Area Plan:

- PAP 7.1 *When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*
- PAP 7.2 *To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*
- a. Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*
 - b. Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
 - c. Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*
- PAP 7.3 *Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*
- PAP 7.4 *Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.*

Specific Plans

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The

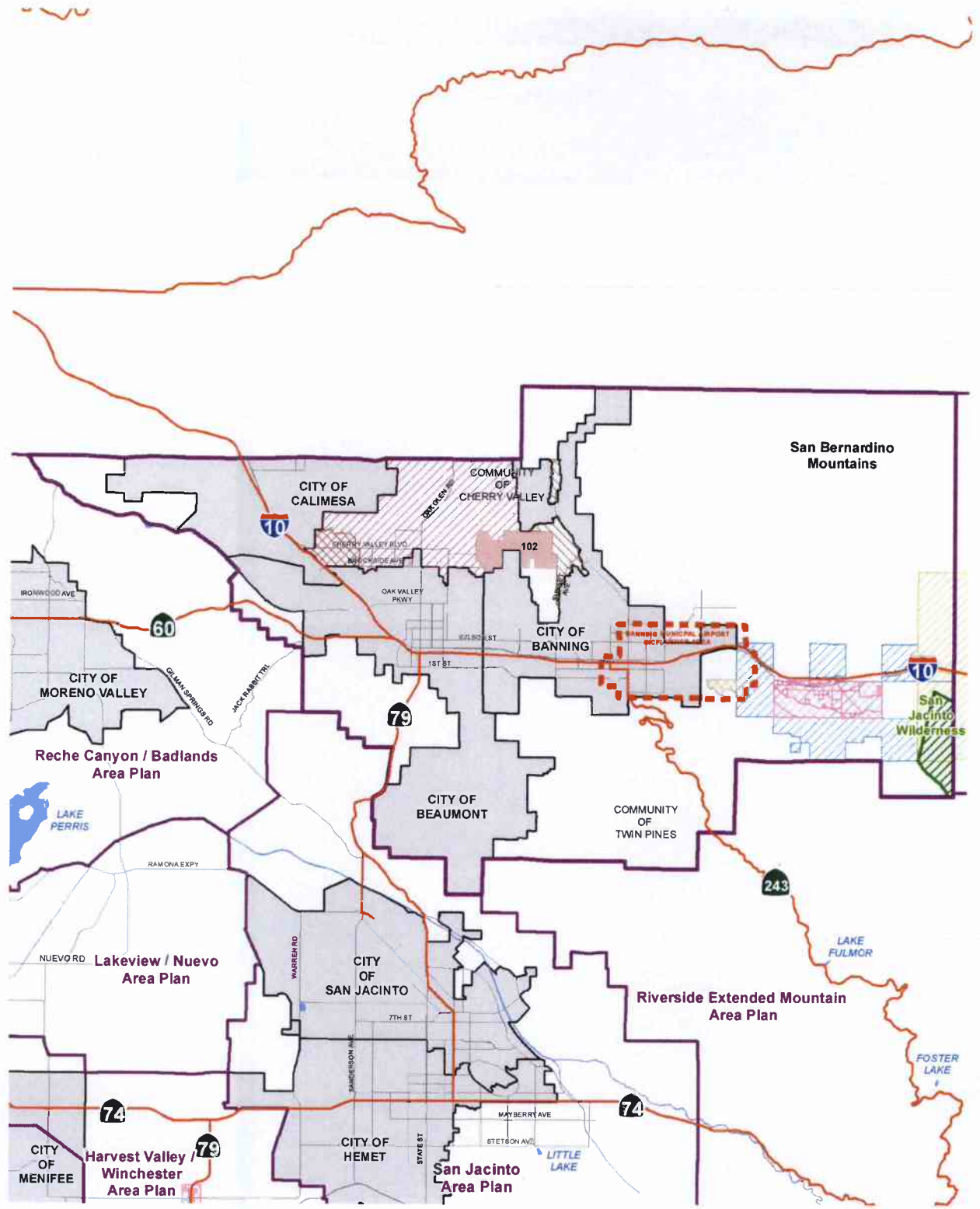
specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.

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

Table 3: Adopted Specific Plans in The Pass Area Plan

| Specific Plan | Specific Plan # |
|------------------|-----------------|
| Highland Springs | 102 |

Source: Riverside County Planning Department.



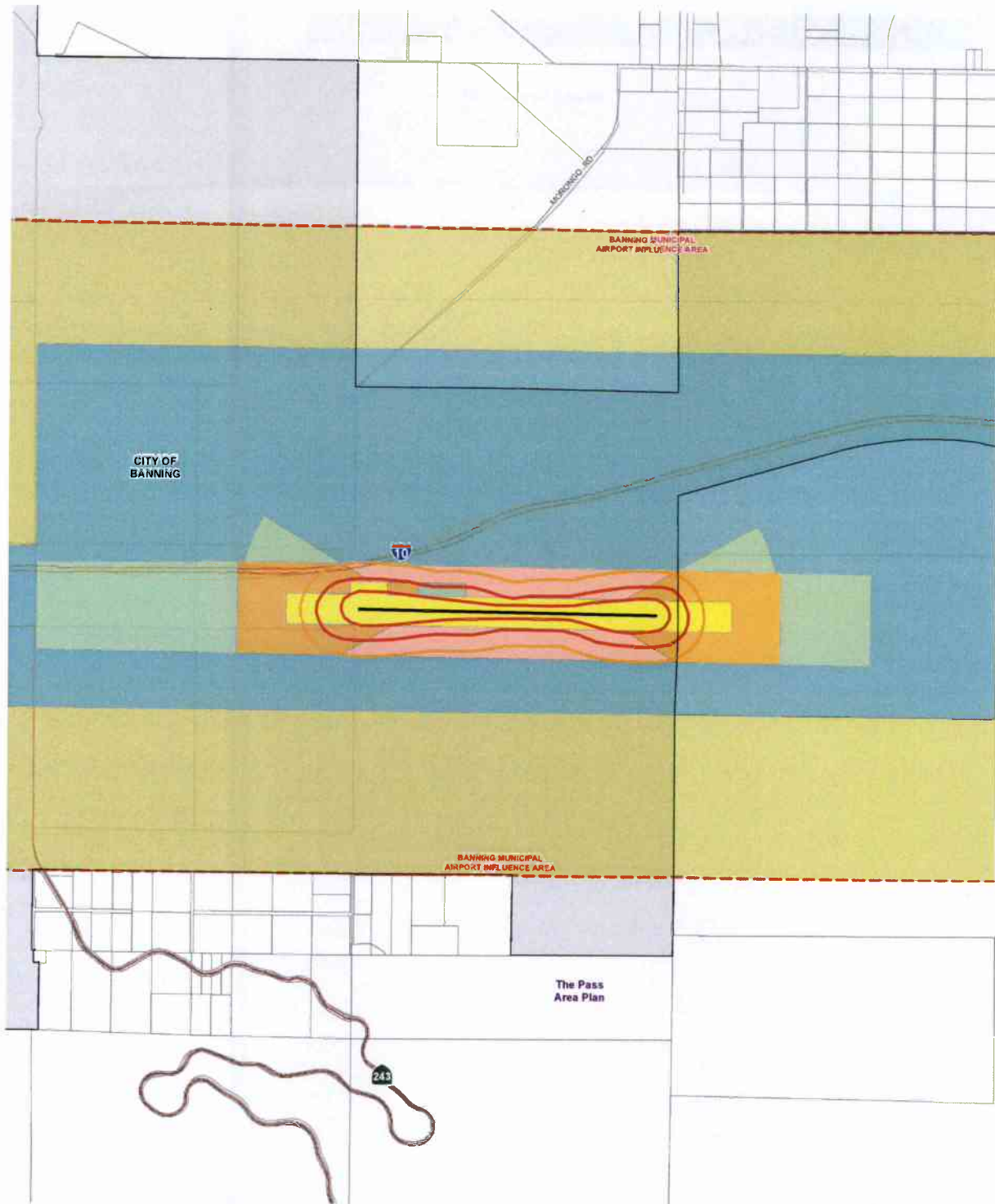
Data Source: Riverside County (2010)

Legend

- Community Development Overlay
- Community Center Overlay
- Banning Bench Policy Area
- Cabazon Policy Area
- Cherry Valley Gateway Policy Area
- Cherry Valley Policy Area
- San Geronio Pass Wind Energy Policy Area
- Wilderness Policy Areas
- Airport Influence Area
- Specific Plans
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 4

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Data Source: Riverside County ALUC (2010)

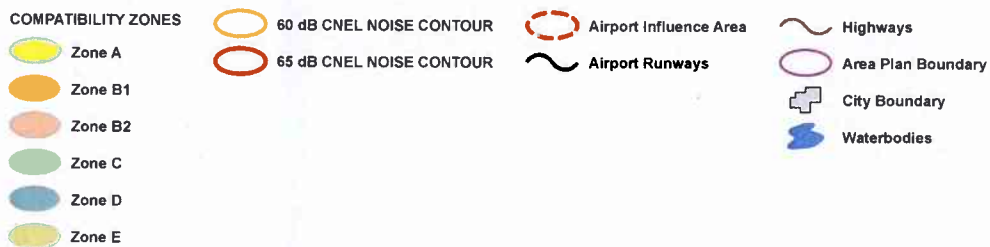



Figure 5

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Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Banning Municipal Airport)

| Zone | Locations | Maximum Densities / Intensities | | | | Req'd Open Land ³ | Prohibited Uses ⁴ | Other Development Conditions ⁵ |
|------|---|--------------------------------------|-------------------------------------|---------------------------|---------------------|--|--|---|
| | | Residential (d.u./ac) ¹ | Other Uses (people/ac) ² | | Additional Criteria | | | |
| | | | Average ⁵ | Single Acre/ ⁶ | | | | |
| A | Runway Protection Zone and within Building Restriction Line | 0 | 0 | 0 | All Remaining | <ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ | <ul style="list-style-type: none"> Avigation easement dedication | |
| B1 | Inner Approach/Departure Zone | 0.05 (average parcel size ≥20.0 ac.) | 25 | 50 | 30% | <ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ | <ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication | |
| B2 | Adjacent to Runway | 0.1 (average parcel size ≥10.0 ac.) | 100 | 200 | No Req't | <ul style="list-style-type: none"> Same as Zone B1 | <ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication | |
| C | Extended Approach/Departure Zone | 0.2 (average parcel size ≥5.0 ac.) | 75 | 150 | 20% | <ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ | <ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required | |

| Zone | Locations | Maximum Densities / Intensities | | | | Additional Criteria | | |
|---|---|--|---------------------------------------|---------------------------------------|------------------------------|--|--|-------------------------|
| | | Residential (d.u./ac) ¹ | Other Uses (people/ac) ² | | Req'd Open Land ³ | Prohibited Uses ⁴ | Other Development Conditions ⁵ | |
| | | | Average ⁶ | Single Acre ⁷ | | | | with Bonus ⁸ |
| D | Primary Traffic Patterns and Runway Buffer Area | (1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹ | 100 | 300 | 390 | 10% | <ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ <ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required | |
| E | Other Airport Environs | No Limit | No Limit ¹⁸ | No Limit ¹⁸ | No Req't | <ul style="list-style-type: none"> Hazards to flight⁹ <ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸ | | |
|  | Height Review Overlay | No Limit | Same as Underlying Compatibility Zone | Same as Underlying Compatibility Zone | Not Applicable | <ul style="list-style-type: none"> Same as Underlying Compatibility Zone <ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication | | |

Notes:

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
- Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
- Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.

The Pass Area Plan

- 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
- 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
- 19 Residential densities in *Compatibility Zone D* shall be calculated on a "net" rather than "gross" acreage basis. For the purposes of this *Compatibility Plan*, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Pass Area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area.

Local Land Use Policies

Agricultural Preservation

Agriculture continues to be an important component of land use in the Pass Area. In addition to the obvious economic importance of providing food and fiber, agricultural lands provide visual variety and community separators.

Policies:

PAP ~~7.1~~ 8.1 Protect farmland and agricultural resources within the Pass planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture Land Use Designation Policies section of the General Plan Land Use Element.

Third and Fifth Supervisorial District Design Guidelines

The County of Riverside has adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails, and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

Policies:

PAP ~~8.1~~ 9.1 Require development to adhere to standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area as

shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policies:

PAP ~~9.7~~ 10.1 Adhere to Riverside County's lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

“

Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.

”

- RCIP Vision

“

Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.

”

- RCIP Vision

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

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

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

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Pass Area Plan is shown on Figure 7, Circulation. The vehicular circulation

system is anchored by Interstate 10 and State Routes 60 and 79. Interstate 10 connects residents of the Pass with the Los Angeles Basin, the Coachella Valley, and eventually Arizona and points east. State Route 60, which provides access to Moreno Valley and the City of Riverside, joins Interstate 10 in Beaumont. State Route 79, a designated Scenic Highway, traverses Lambs Canyon and eventually connects to Temecula, far to the south. A system of major and secondary arterials and collector roads connect with these primary circulation routes to serve local uses.

Policies:

- PAP ~~40-1~~ 11.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section of the General Plan Circulation Element.
- PAP ~~40-2~~ 11.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
- PAP ~~40-3~~ 11.3 Consider the following regional and community wide transportation options when developing transportation improvements in the Pass:
- a. Construct a new interchange on State Route 60 at Potrero Boulevard.
 - b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ride-sharing for longer distance trips.

Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities and may serve to provide edges or separation between communities.

As shown on Figure 8, Trails and Bikeway System, an extensive trails system is envisioned for the Pass Area Plan. One of the major maintained trails in the planning area is the famous Pacific Crest Trail, which meanders through the Pass along a ridge of the San Bernardino Mountains. It is necessary to preserve the trails system for hiking and equestrian uses and to connect to points of interest for residents and visitors. Though less developed, a fairly extensive bikeway system is also envisioned in this part of Riverside County.

Policies:

- PAP ~~44-4~~ 12.1 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

Scenic Highways



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

Scenic highways provide the motorist with a view of distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations, and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 9, Scenic Highways, there are several existing and potential Scenic Highways within the Area Plan. State Route 243 between Idyllwild and the Banning city limits is an official State Scenic Highway. This highway rises from the valley of the San Jacinto Mountains and through the San Bernardino National Forest. The remainder of State Route 243 from Banning to its intersection with Interstate 10 is a State Eligible Scenic Highway.

Three additional highway segments are designated as Potentially Eligible County Scenic Highways. The first is State Route 79, stretching from Beaumont city limits south five miles to the Badlands. The second is Beaumont Avenue from Beaumont city limits four miles north to the San Bernardino County line. This route, which is lined with pine trees southerly of Cherry Valley Boulevard, traverses Cherry Valley and links with designated scenic routes in San Bernardino County. The third route follows the San Timoteo Canyon Scenic Corridor between State Route 60 and San Timoteo Road, and then along San Timoteo Canyon Road between Redlands Boulevard and Interstate 10 into San Bernardino County. The following policy helps preserve these scenic routes.

Policies:

PAP ~~13.1~~ 13.1 Protect the scenic highways in the Pass from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

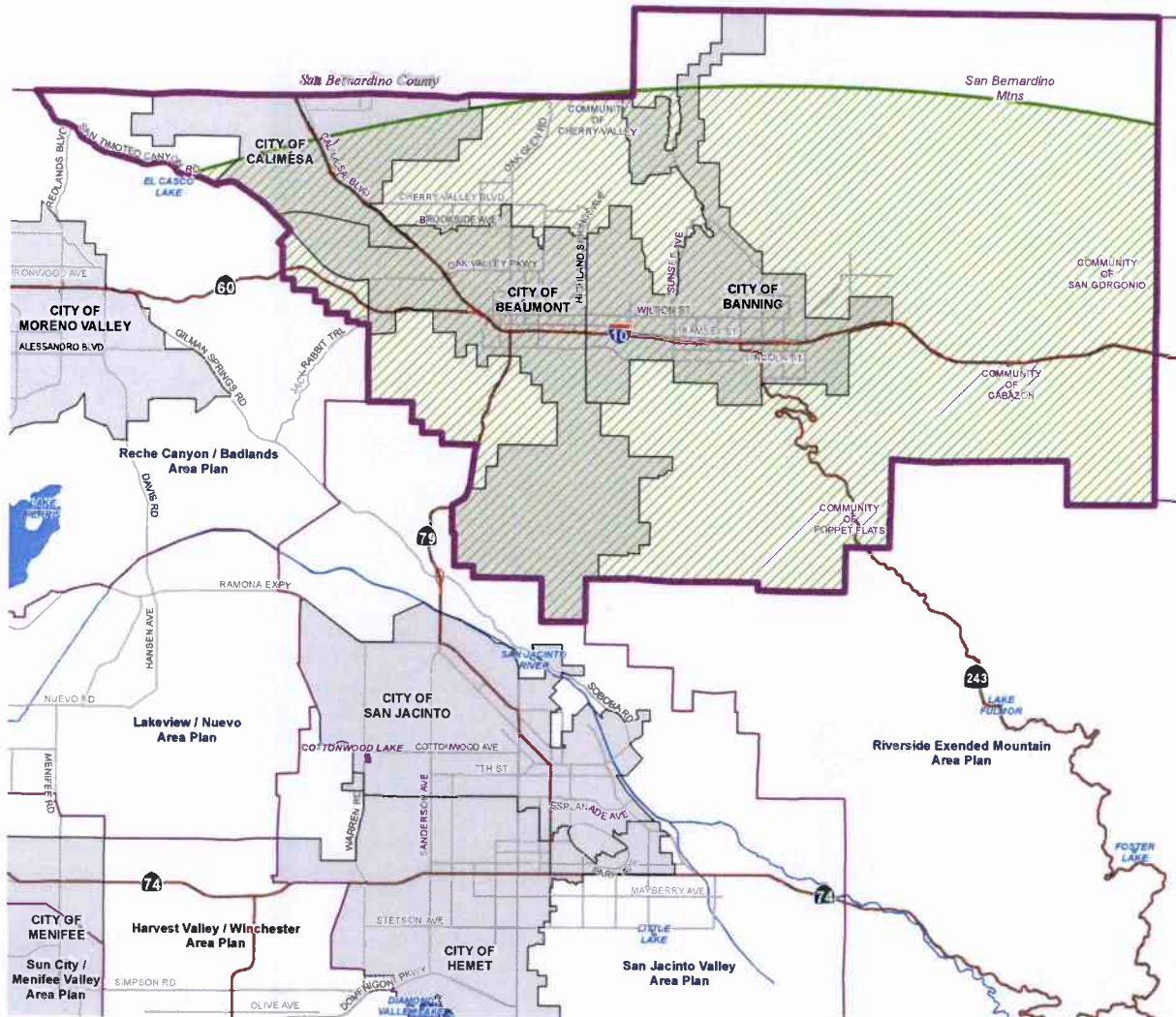
Rail Operation

The Union Pacific Railroad bisects the Pass, generally paralleling Interstate 10. As with Interstate 10, the railroad divides the Pass into a northern and southern half. The railroad is currently being used for freight, industrial, and passenger service. When trains stop along the rail line for switching or bypass purposes, north/south roads may temporarily be blocked. This can result in long delays and, more importantly, may restrict emergency access. There are also significant noise impacts from train traffic. This is due to the fact that trains are required to sound their horns at all at-grade crossings.

Policies:

PAP ~~14.1~~ 14.1 Encourage transit opportunities through policies found in the Public Transportation System section of the General Plan Circulation Element.

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Data Source: Riverside County (2010)

- Zone B
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

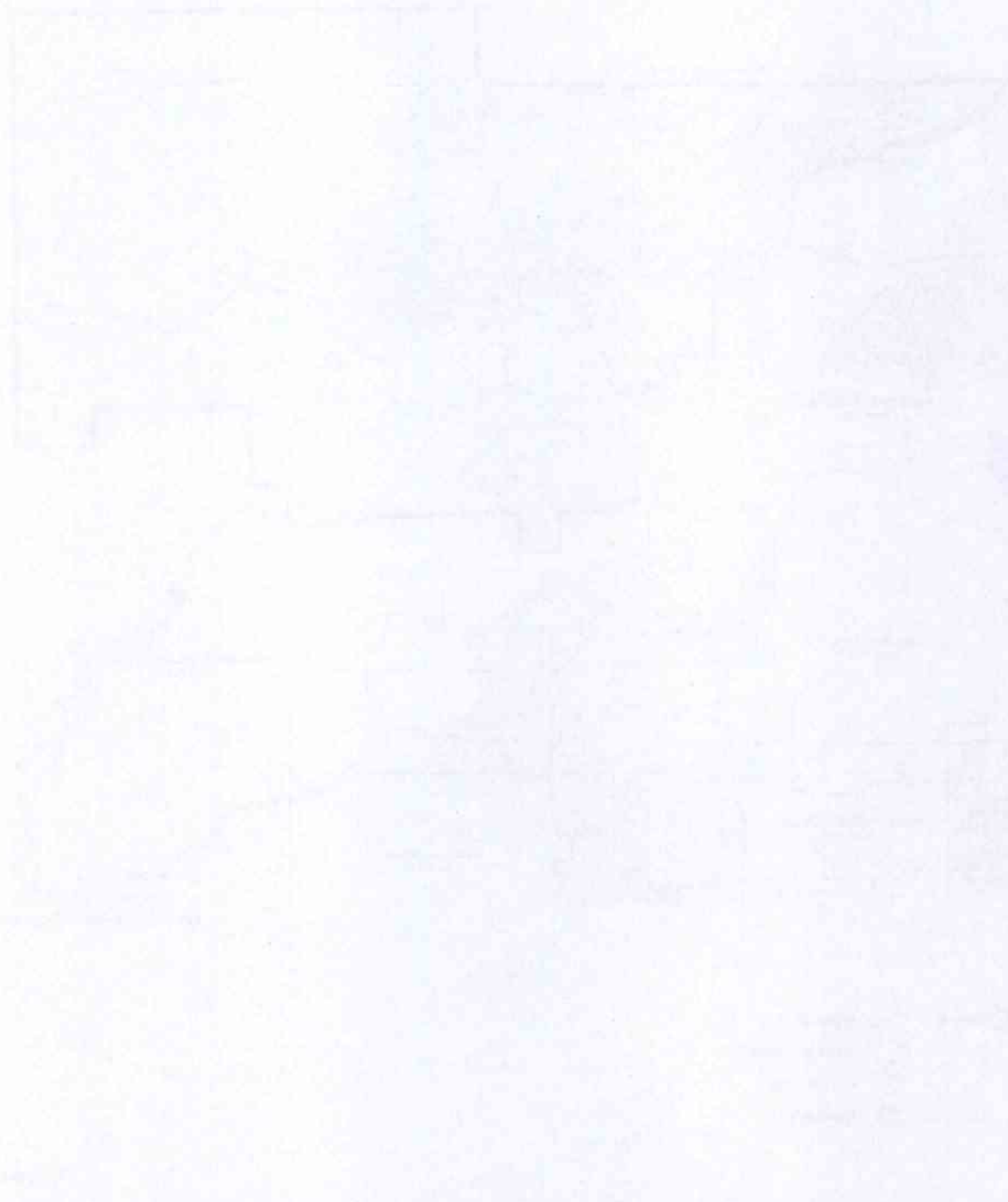
Figure 6

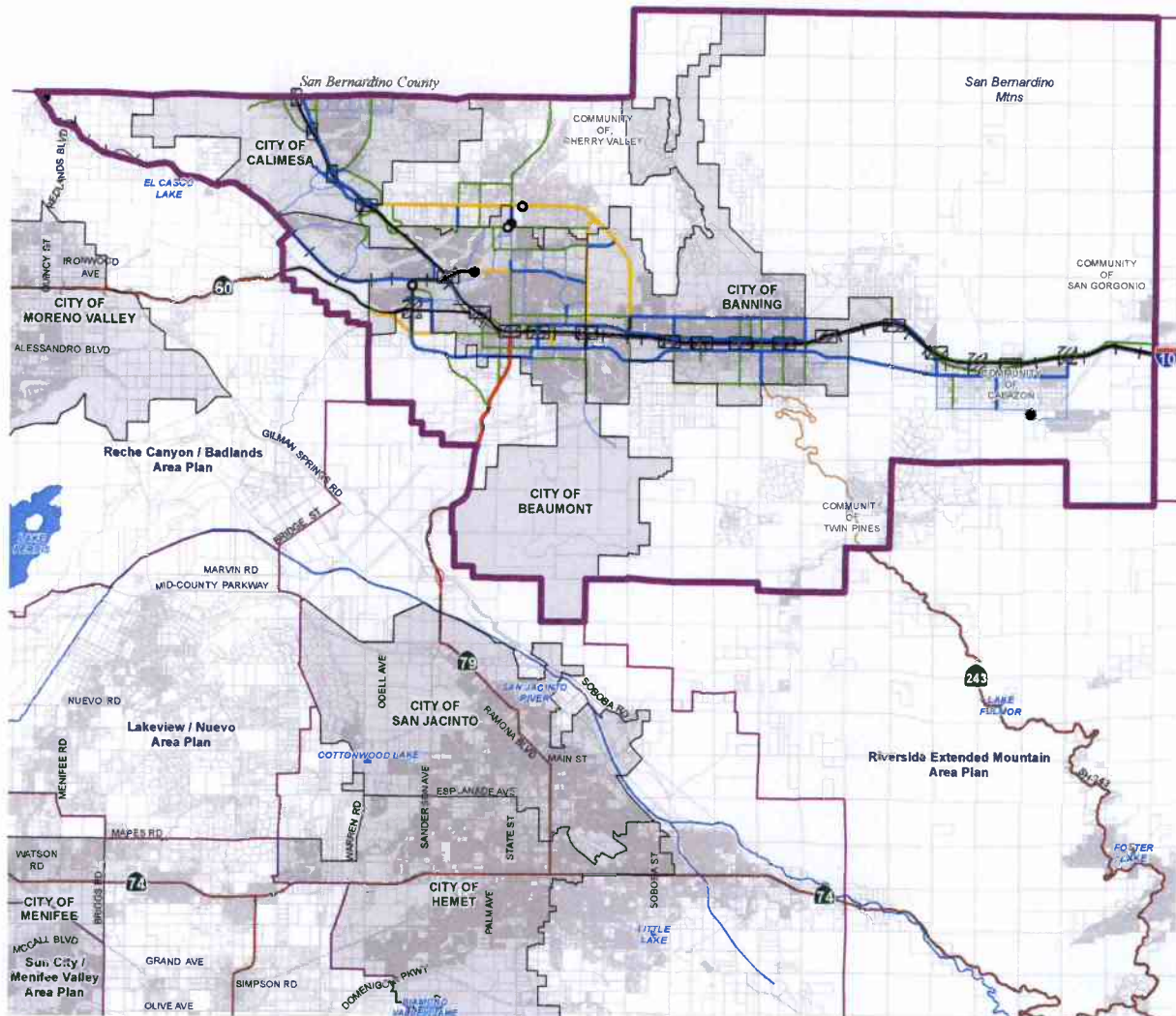
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**THE PASS AREA PLAN
 MT PALOMAR NIGHTTIME
 LIGHTING POLICY AREA**

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Data Source: Riverside County Transportation

- | | | |
|-----------------------------------|----------------------|--------------------|
| Freeway (Variable ROW) | Existing Interchange | Highways |
| Expressway (128' to 220' ROW) | Proposed Interchange | Area Plan Boundary |
| Urban Arterial (152' ROW) | Existing Bridge | City Boundary |
| Arterial (128' ROW) | Proposed Bridge | Waterbodies |
| Major (118' ROW) | Railroads Amended | |
| Secondary (100' ROW) | | |
| Mountain Arterial 2 Ln (110' ROW) | | |
| Collector (74' ROW) | | |

Figure 7



December 8, 2015

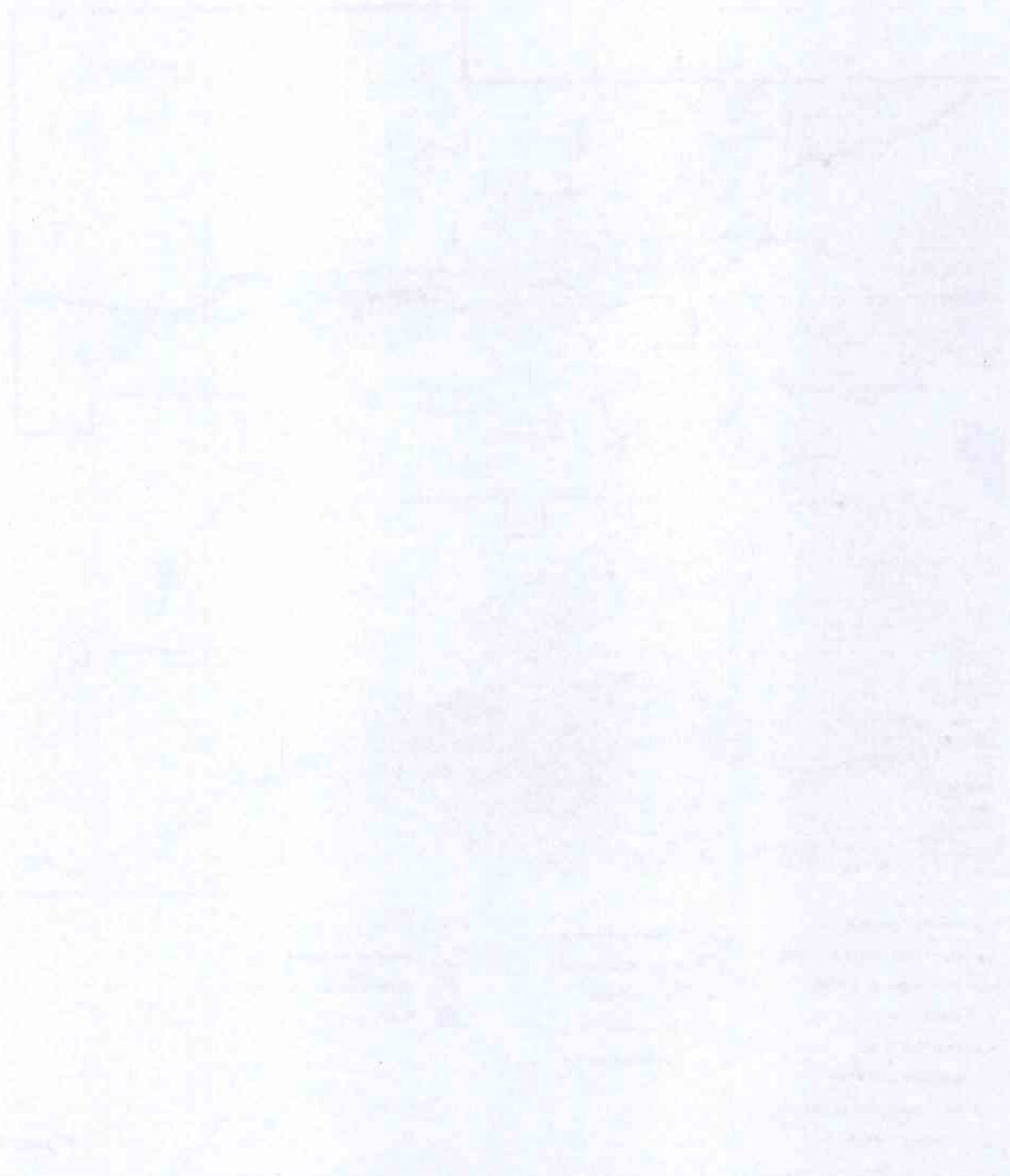


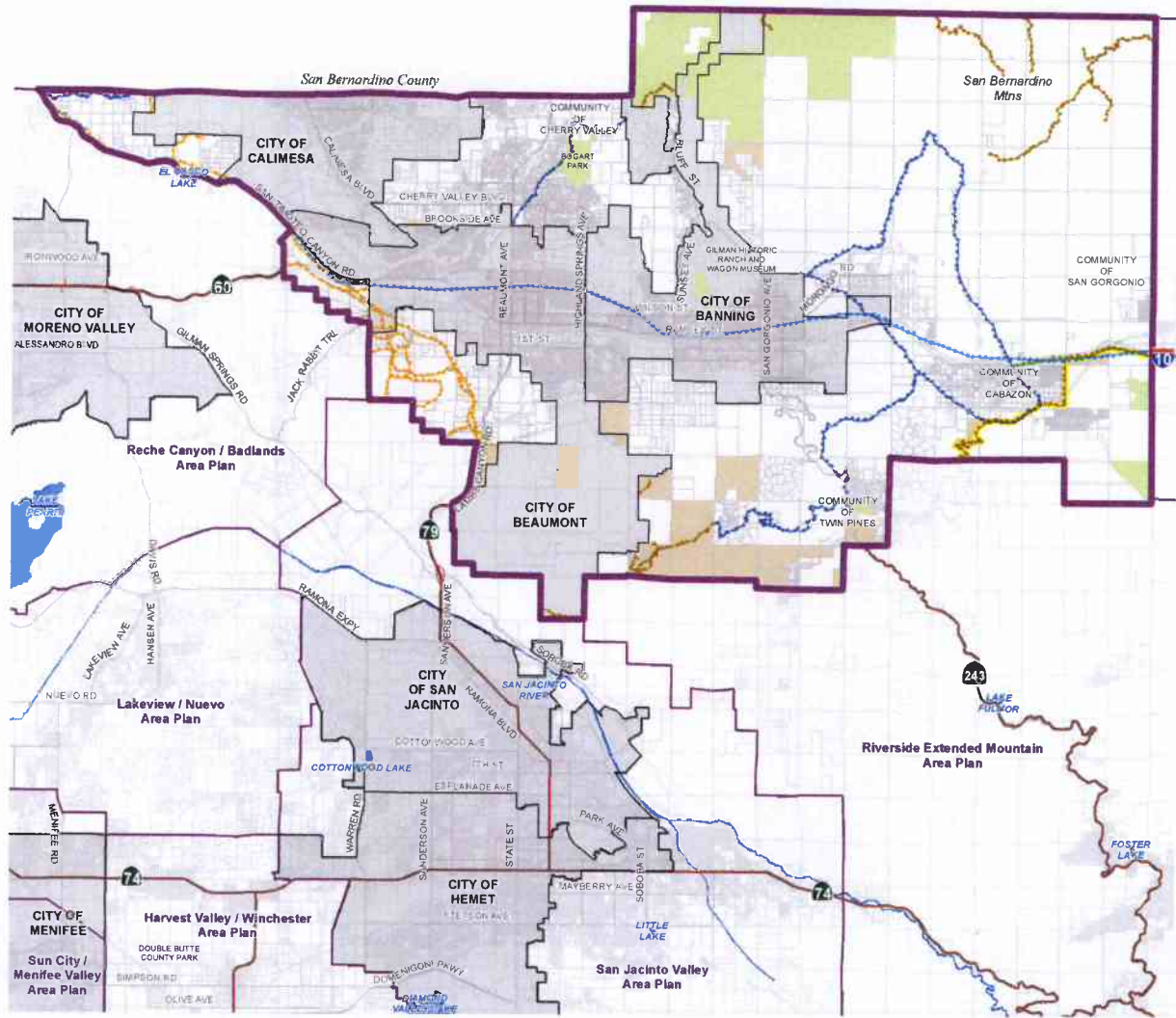
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**THE PASS AREA PLAN
CIRCULATION**

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Data Source: Riverside County Parks

- Regional Trail: Urban/Suburban
- Combination Trail (Regional Trail / Class I Bike Path)
- Regional Trail: Open Space
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- California Riding & Hiking Trail
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.
 Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLM/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

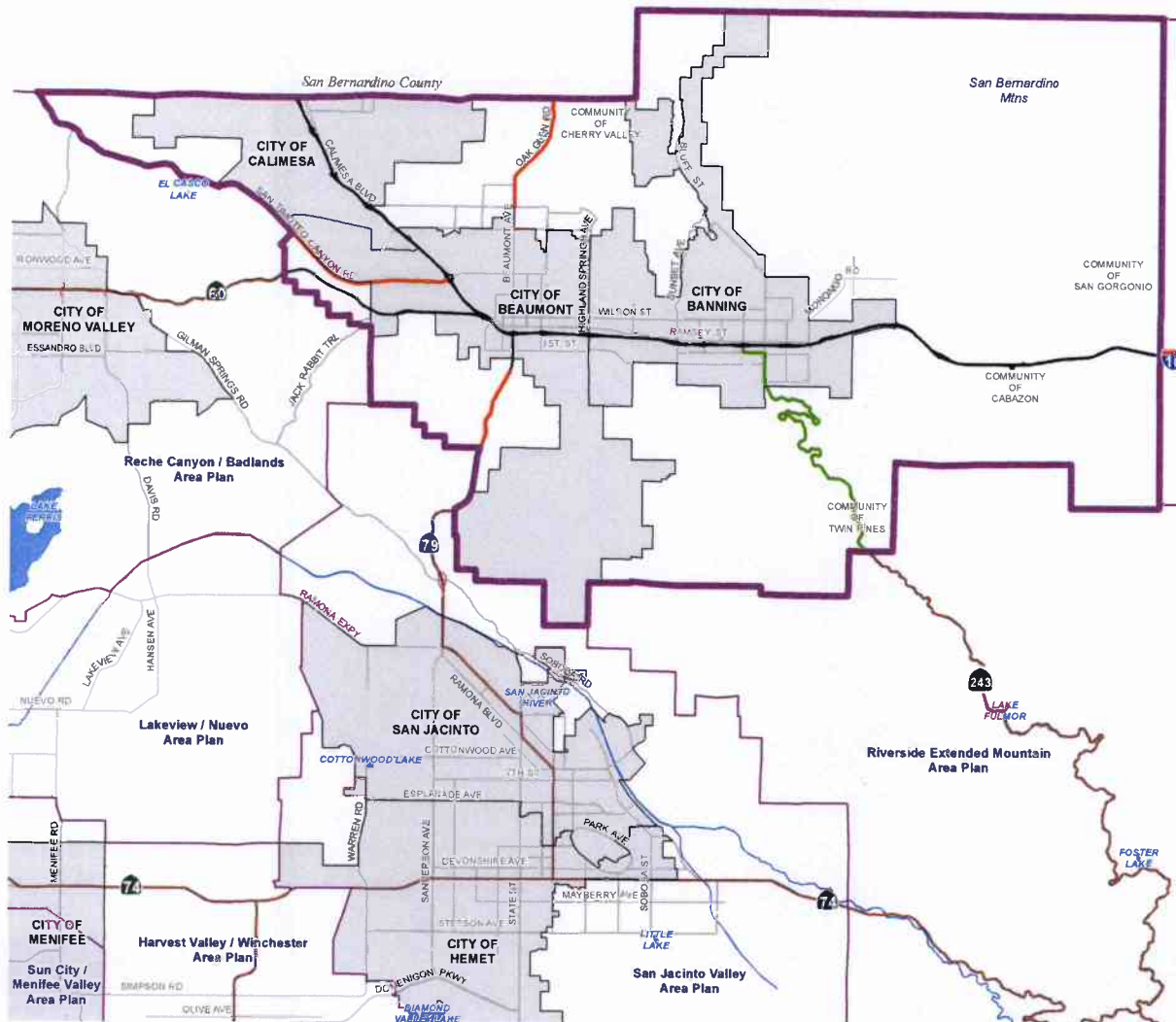
Figure 8

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**THE PASS AREA PLAN
 TRAILS AND BIKEWAY
 SYSTEM**

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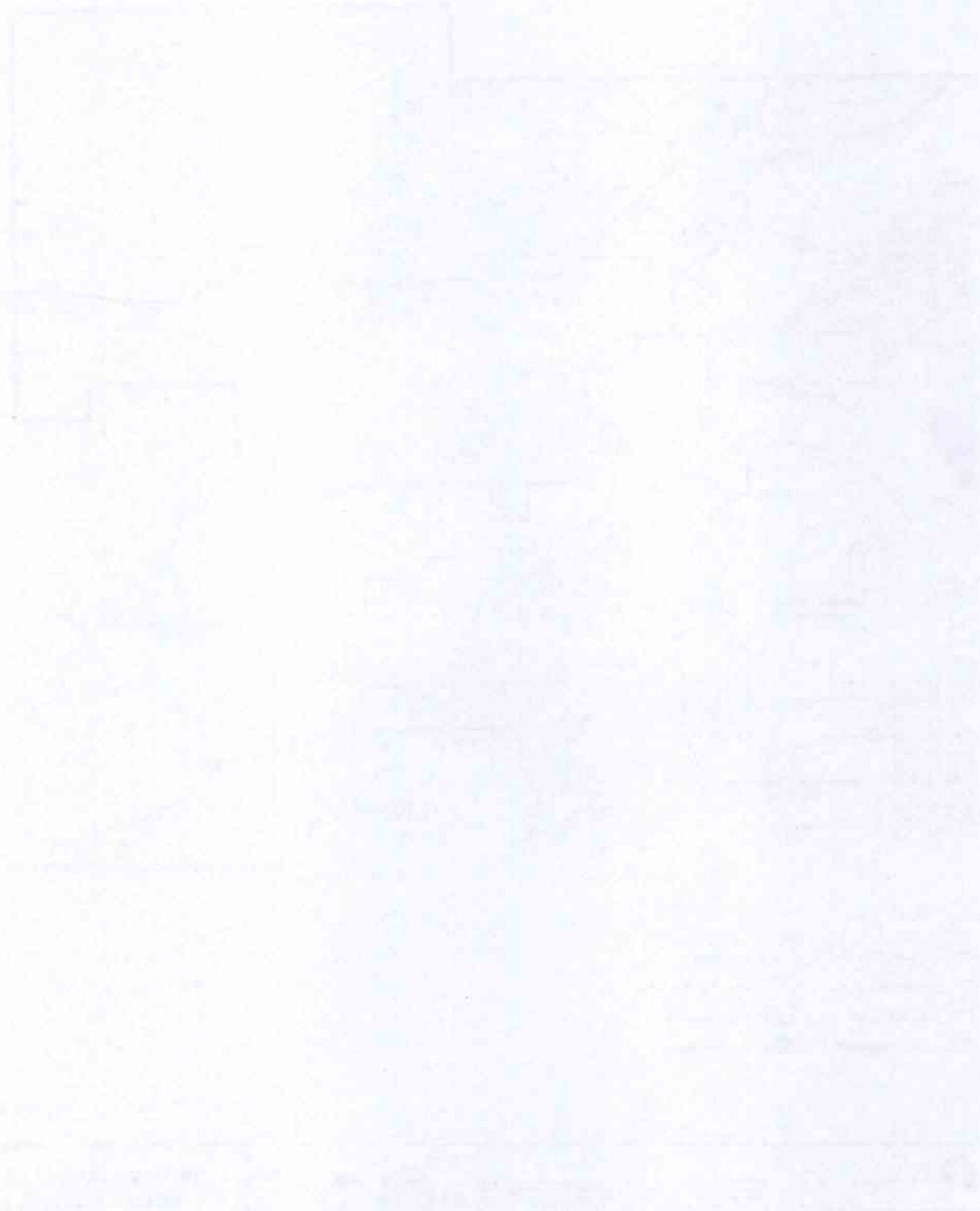


Data Source: Riverside County (2013) / Cal Trans (2013)

- County Eligible
- State Designated
- State Eligible
- Not Designated
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 9

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The Pass Area Plan

- PAP ~~43.2~~ 14.2 Work closely with railroad operators to minimize noise impacts on residents in proximity to railroads through such methods as the installation of soundwalls and other noise absorbing surfaces, and the elimination of at-grade crossings.
- PAP ~~43.3~~ 14.3 Eliminate the restrictions for emergency vehicles through coordination with the railroad companies, by building grade separations at key points, and by the creation of alternative emergency circulation routes.

Multipurpose Open Space

The Pass planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of “multi-purpose.” The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Pass open space system is rich and varied, and includes such features as the San Bernardino and San Jacinto mountain ranges, and watercourses such as San Gorgonio River, Millard Creek, and Jenson Creek, all of which provide natural open spaces. These quality spaces encompass a variety of habitats including riparian corridors, and oak woodlands, as well as a number of parks and recreation areas.

This Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Pass Area. Preserving the scenic background and the natural resources of the San Gorgonio Pass gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities, another important aspect of the Vision.

Local Open Space Policies

Watersheds, Floodplains, and Watercourses

As already noted, portions of the Pass Area are located in each of three watersheds: Santa Ana River, San Jacinto River, and Salton Sea. Rivers and creeks flowing from the mountains such as the San Gorgonio River, San Timoteo Creek, and Smith Creek provide habitat corridors through developed land, and link a wide variety of open space. This allows wildlife the ability to move from one open space area to another without crossing developed land. The following policies preserve and protect these important watersheds.

Policies:

- PAP ~~44.1~~ 15.1 Protect the Santa Ana, San Jacinto, and Salton Sea watersheds and surrounding habitats, and provide flood protection through adherence to the applicable policies within the Multiple Species Habitat Conservation Plan Wetlands and Floodplain and Riparian Area Management Wetlands



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.


Oak Tree Preservation

The Pass contains significant oak woodland areas that provide habitat and maintain its environmental quality. These oak woodlands are found mainly in the mountain ranges surrounding the Pass. It is necessary to protect this natural resource as a valuable contributor to the character and habitat value of the area.

Policies:

PAP ~~15.1~~ 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines and Best Management Practices adopted by Riverside County.

Multiple Species Habitat Conservation Plan




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

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The MSHCP comprises a reserve system that encompasses core habitats,

habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

Western Riverside County MSHCP Program Description



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

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the Western Riverside County MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property-owner-initiated habitat evaluation and acquisition

negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

Key Biological Issues

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

Policies:

- PAP ~~46.4~~ 17.1 Encourage the provision of a new core reserve focused on the Potrero Creek area and the associated alluvial fan for maintenance of key species such as the Stephens kangaroo rat, Parry's spineflower, and arroyo toad; alkali vernal plains for smooth tarplant populations, and Engelmann oaks.
- PAP ~~46.2~~ 17.2 Maintain large blocks of undisturbed habitat for core reserve purposes and large mammal movement between the northern and southern sections of the San Bernardino National Forest.
- PAP ~~46.3~~ 17.3 Conserve a representative portion of the San Jacinto Mountain/Riverside Lowlands ecotone.
- PAP ~~46.4~~ 17.4 Conserve rock and granite outcroppings for reptile populations known within this area.
- PAP ~~46.5~~ 17.5 Conserve coastal sage scrub patches which support known populations of granite night lizard and granite spiny lizard.
- PAP ~~46.6~~ 17.6 Ensure interconnected habitat conservation in order to provide a linkage from the San Jacinto Mountains to the Coachella Valley.
- PAP ~~46.7~~ 17.7 Provide a continuous upland habitat connection through Oak Valley that utilizes the existing public lands along this alignment. It is recognized that this connection traverses an urban area; however, conservation of existing natural habitat and incorporation of ditches and other drainage features into reserve design will assist in providing this contiguous connection.
- PAP ~~46.8~~ 17.8 Maintain wetlands and wetland connections via Noble Creek to conserve wetland species and wildlife dispersal.
- PAP ~~46.9~~ 17.9 Maintain a contiguous connection between proposed reserves in San Bernardino County and the Badlands area.
- PAP ~~46.10~~ 17.10 Protect sensitive biological resources in the Pass Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



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

Payson's jewelflower
Munz's onion
Munz's mariposa lily
Jaeger's milk vetch
California bedstraw
Parry's spine flower
Slender-horned spineflower
Mojave tarplant
Engelmann oak
Bell's sage sparrow
Mountain quail
Least Bell's vireo
Los Angeles pocket mouse
Stephen's kangaroo rat
granite spiny lizard

Coachella Valley MSHCP Program Description

The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a Multiple Species Habitat Conservation Plan, which is intended to cover 27 species of plants and animals in the Coachella Valley. Currently, this plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards, and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 10, Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan, for more information. This map is for informational purposes only.

Hazards

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

Portions of this planning area may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. This is not at all surprising, given the extremes of topography and extent of potential water movement in this portion of Riverside County. These hazards are depicted on the hazards maps, Figures 11 to 15. These hazards are located throughout the Pass Area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques or other methods. The following policies provide additional direction for specific hazardous conditions.

Local Hazard Policies

Flooding



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

As shown on Figure 11, Special Flood Hazard Areas, some portions of the Pass Area, including large areas of Cabazon, are flood-prone. When flooding does occur, it originates in the steep mountainous areas to the north and south and often produces spectacular flash floods. These floods can reach unusually high velocities when they reach the valley floor where most of the development is located. Their speed and volume also allows them to carry a significant amount of debris. When this occurs, debris can block flood control channels, particularly where they cross under roadways or rail lines, forcing water to spill over into adjacent areas. Among the drainages particularly subject to flooding are the Noble and Little San Gorgonio Creeks located north of Cherry Valley, and Smith and Pershing Creeks located in Highland Springs. Flash flooding is the most life-threatening hazard because only minimum notice can be given, and the combined flow of flood water and debris can be extremely damaging.

Many techniques may be used to address the danger of flooding, such as avoiding development in vulnerable floodplains, altering the water channels, using certain building techniques, elevating structures that are in

The Pass Area Plan

floodplains, and enforcing setbacks. This set of policies addresses the hazards associated with flooding and dam inundation.

Policies:

- PAP ~~47.2~~ 18.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.
- PAP ~~47.2~~ 18.2 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458, Regulating Flood Hazard Areas.
- PAP ~~47.3~~ 18.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

Wildland Fire

Due to the vast amounts of undeveloped, sloping terrain and the presence of certain types of vegetation such as the oak woodlands and chaparral habitat, much of the Pass Area is subject to a high risk of fire hazards. The highest danger of wildfires can be found in the National Forest, in nearby rural areas, and along the urban edges. Methods to address this hazard include such techniques as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, use of low fuel landscaping, and careful application of fire retardant building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 12, Wildfire Susceptibility, to see the locations of the wildfire zones.



Fire Fact:

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

Policies:

- PAP ~~48.1~~ 19.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Seismic

The Pass is one of the most densely faulted areas in Riverside County, as can be seen on Figure 13, Seismic Hazards. Most of the faults are located in the steep slopes of the surrounding mountain ranges. The San Andreas and the San Jacinto fault zones are two of the most active fault systems in Southern California. The San Bernardino Mountain segment of the San Andreas fault, while not within the boundaries of this area plan, does have enormous influence on the seismic activity of the region. The Banning fault has a central segment that extends from Calimesa to Whitewater Canyon. Other smaller faults associated with the San Andreas fault system also have the potential for generating earthquakes that would result in strong ground shaking, and perhaps surface rupture, in the Pass Area.



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

The San Gorgonio fault zone consists of a series of faults dissipating from the mountain westward into the Cherry Valley vicinity. The San Jacinto fault zone, west of the Pass, is part of the San Andreas fault system. The two systems separate near the San Gabriel mountains where the San Jacinto fault extends southeastward toward the San Jacinto Mountains and the San Timoteo Badlands. Additional faults in the area include the Beaumont Plain fault zone, Pinto Mountain fault, and the Crafton Hills fault zone.

A further complication associated with fault activity is liquefaction, which can occur with groundshaking, and in areas where certain soil conditions and shallow groundwater levels exist. The valley between the San Bernardino and the San Jacinto Mountain ranges is prone to moderate liquefaction around Calimesa and westward north of San Timoteo Creek toward San Bernardino County. Structures built on soils that liquefy during a seismic event may sink, rupture, or even topple over as the soil loses its bearing strength during severe shaking.

Policies:

PAP ~~19.1~~ 20.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

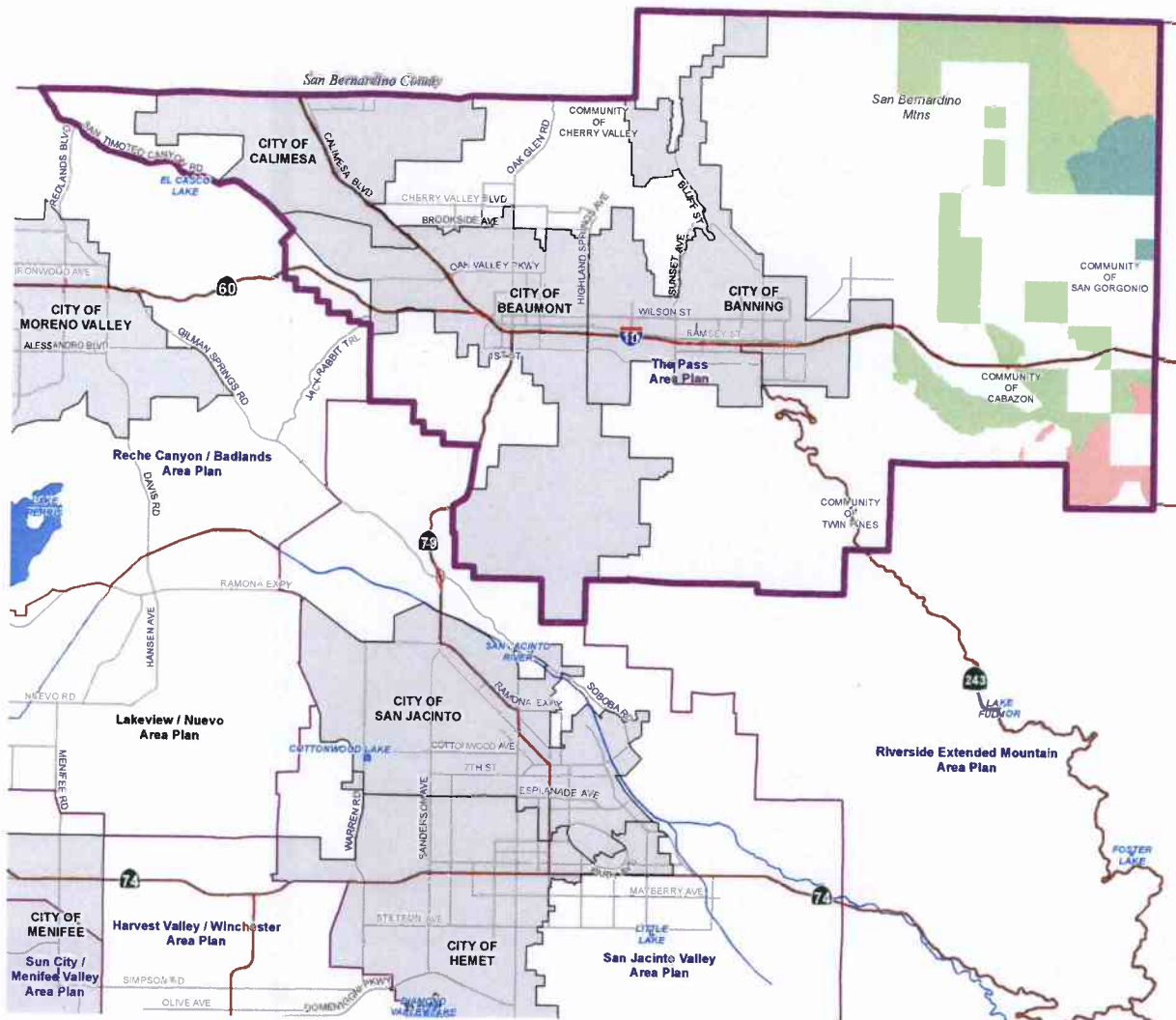
Slope

San Gorgonio Pass is surrounded by severe slopes associated with the San Bernardino and San Jacinto mountain ranges. This spectacular terrain is an integral part of the character and atmosphere of the Pass, providing a visual backdrop and containing important habitat and recreational resources. Many of these areas require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while maintaining the special character of the Pass. Figure 14, Steep Slope, depicts areas of steep slopes in this Area Plan. Also refer to Figure 15, Slope Instability, for areas of possible landslide.

Policies:

PAP ~~20.1~~ 21.1 Identify the ridgelines that provide a significant visual resource for the Pass through adherence to the Hillside Development and Slope section of the General Plan Land Use Element.

PAP ~~20.2~~ 21.2 Protect life and property and maintain the character of the Pass through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Slope and Instability Hazards section of the General Plan Safety Element the Environmentally Sensitive Lands section of the Multipurpose Open Space Element and the policies found within the Rural Mountainous and Open Space land use designations of the Land Use Element.



Data Source: Riverside County (2011)

- Cabazon Conservation Area
- Santa Rosa and San Jacinto Mountains Conservation Area
- Stubbe and Cottonwood Canyons Conservation Area
- Whitewater Canyon Conservation Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 10

December 8, 2015

0 2 4 Miles

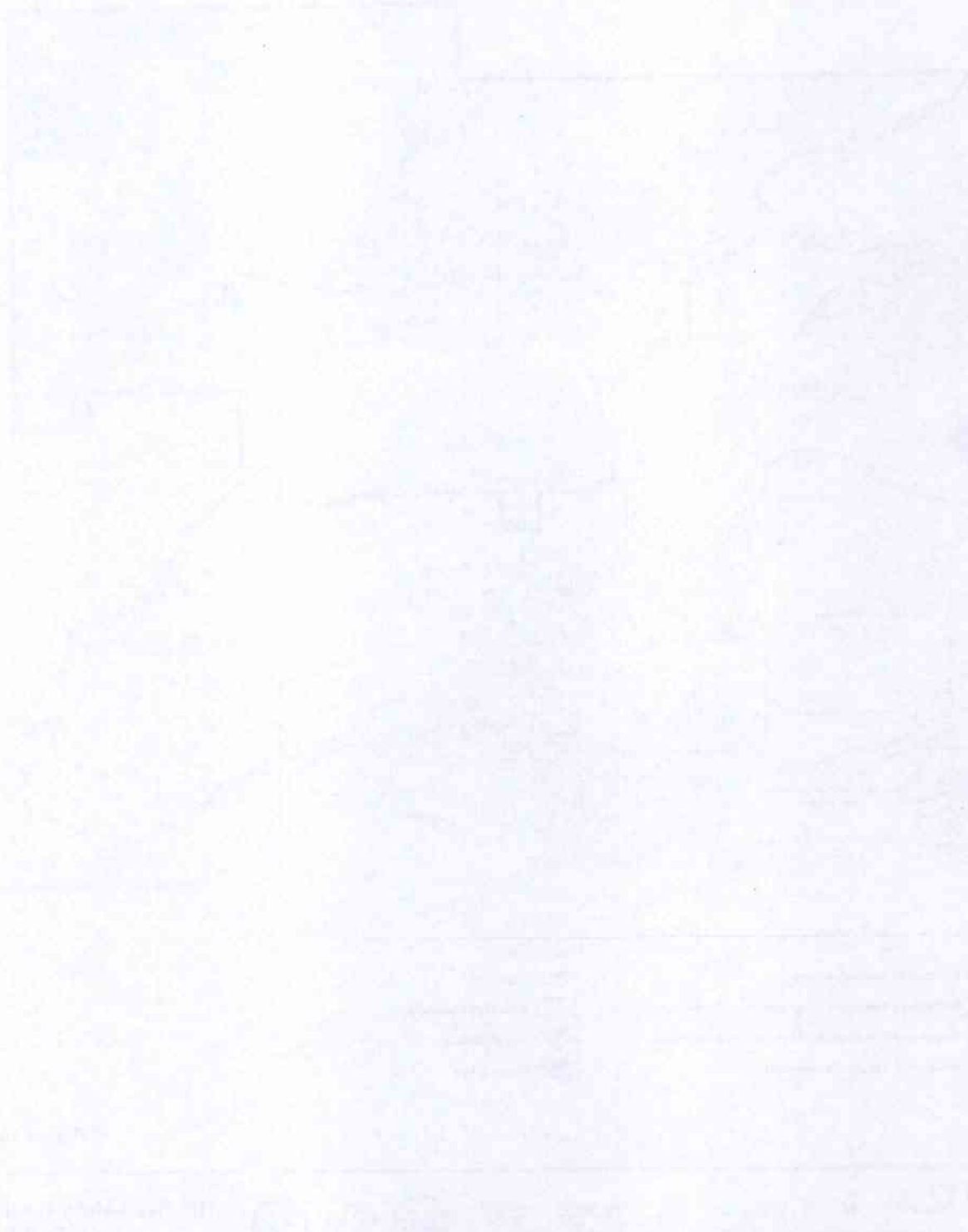
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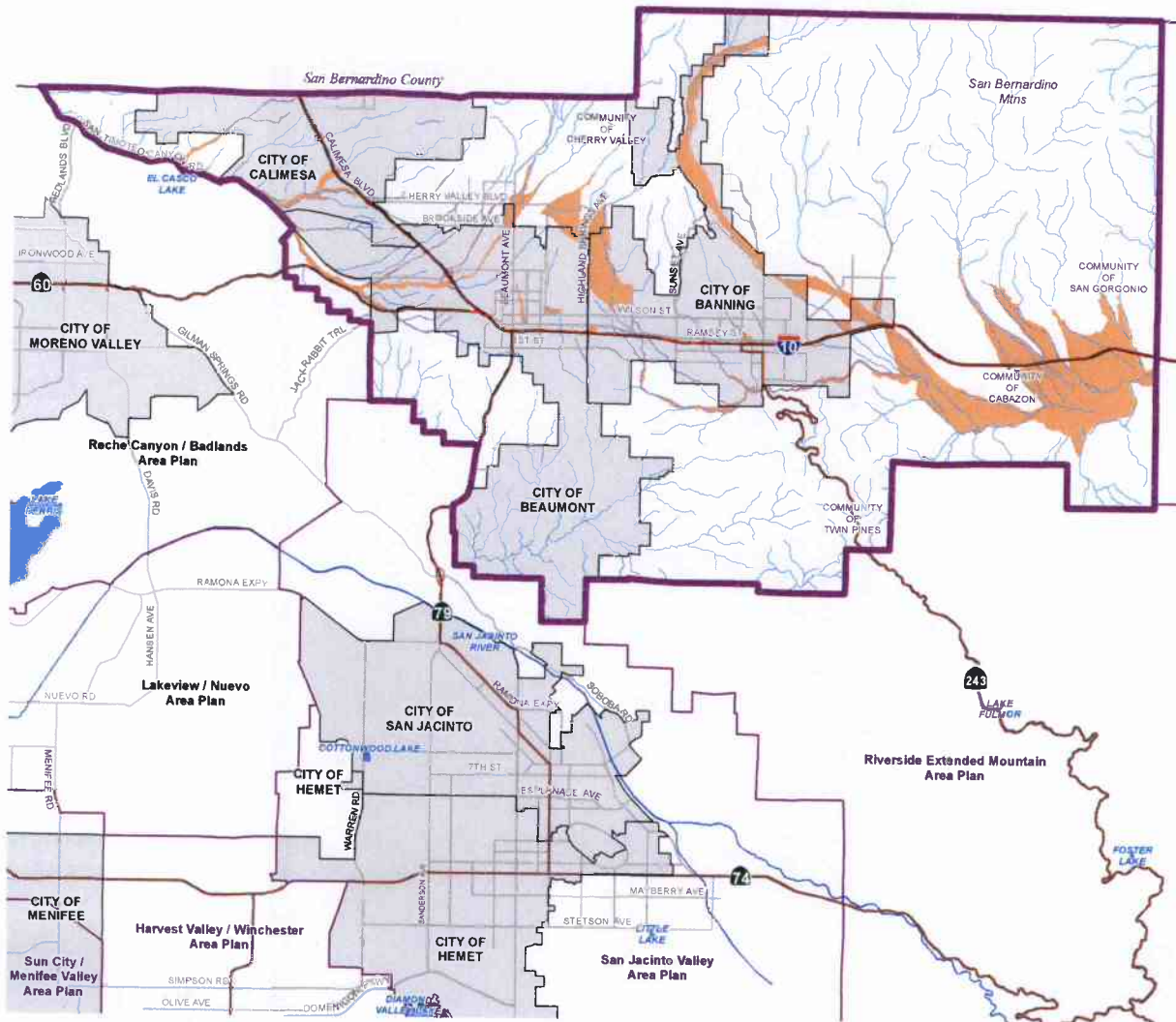


**THE PASS AREA PLAN
CVMShCP**

Fig. 10: The Pass Area Plan Boundary and Conservation Areas

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Data Source: Riverside County Flood Control (2015)

Disclaimer:
 The Public Flood Hazard Determination Interactive Map incorporates all of the Special Flood Hazard Areas in the unincorporated County of Riverside as listed in Ordinance no. 458-14 Section 5. It is updated quarterly to include any amendments, revisions or additions thereto that go into effect pursuant to Federal Law, and those that are adopted by resolution by the Board of Supervisors of the County of Riverside after a public hearing.

The flood hazard information is believed to be accurate and reliable. Flood heights and boundaries may be increased by man-made or natural causes. Moreover, this Interactive Map does not imply that land outside the regulated street or its use and development permitted within such areas will be free from flooding or flood damages. It is the duty and responsibility of CVD and RCFC/WCD to make determinations, where needed, as to the exact location of the boundaries of the special flood hazard areas and whether a property is governed by Ordinance 458. Decisions made by the user based on this Interactive Map are solely the responsibility of the user. RCFC/WCD and CVD assume no responsibility for any errors and are not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein without first consulting the respective flood control agency with jurisdiction. If the property of interest is close to a floodplain, users are advised to contact the appropriate flood control agency for additional information and to obtain information regarding building requirements.

Flood Prone Areas

- Drainages
- Special Flood Hazard Areas
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 11

December 8, 2015

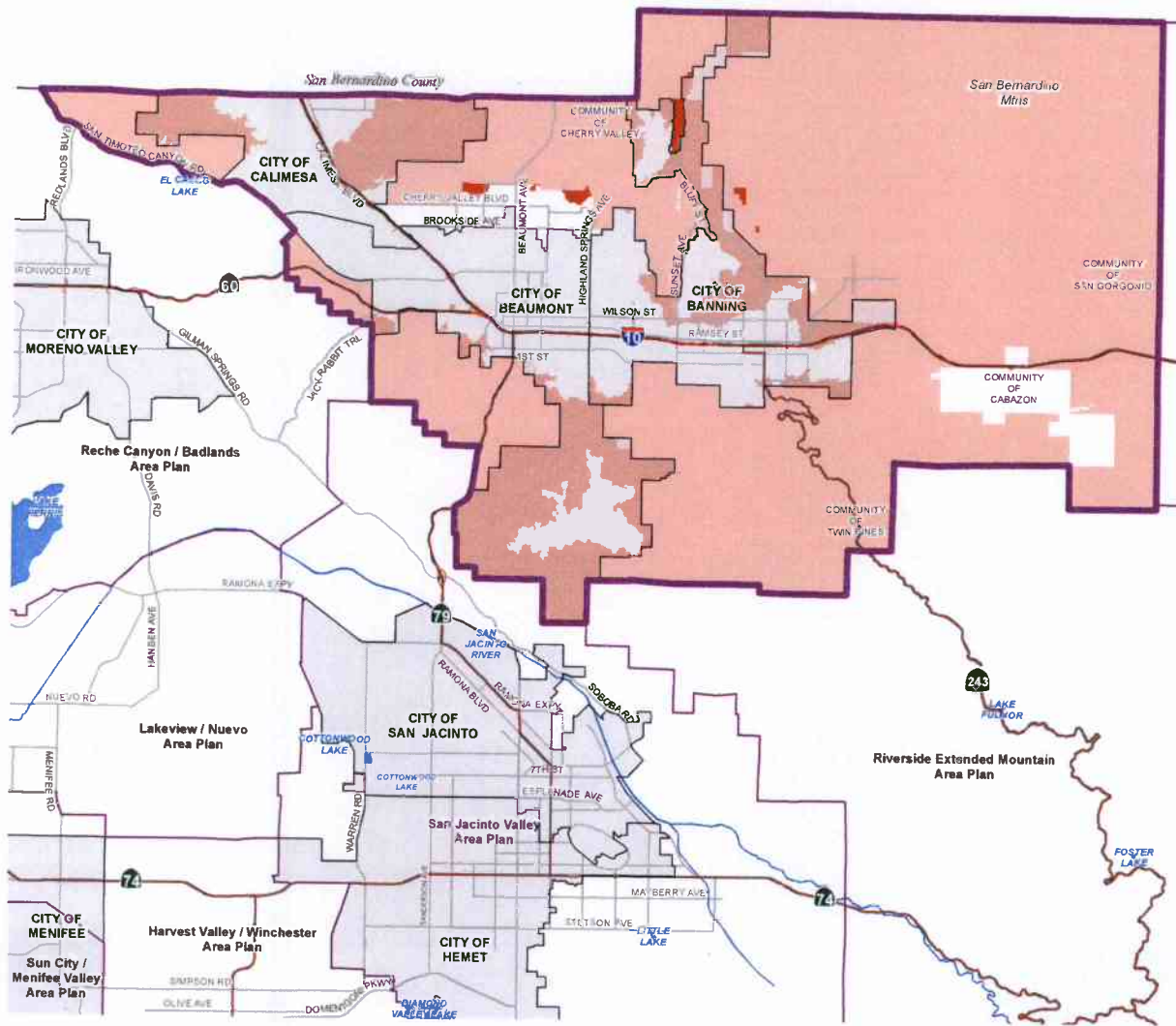
Miles
 0 2.25 4.5

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**THE PASS AREA PLAN
 SPECIAL FLOOD
 HAZARD AREAS**

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Data Source: California Department of Forestry and Fire Protection (CAL FIRE, 2010)

Fire Hazard Severity Zones (FHSZ)

Local Responsibility Area

Very High FHSZ

State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

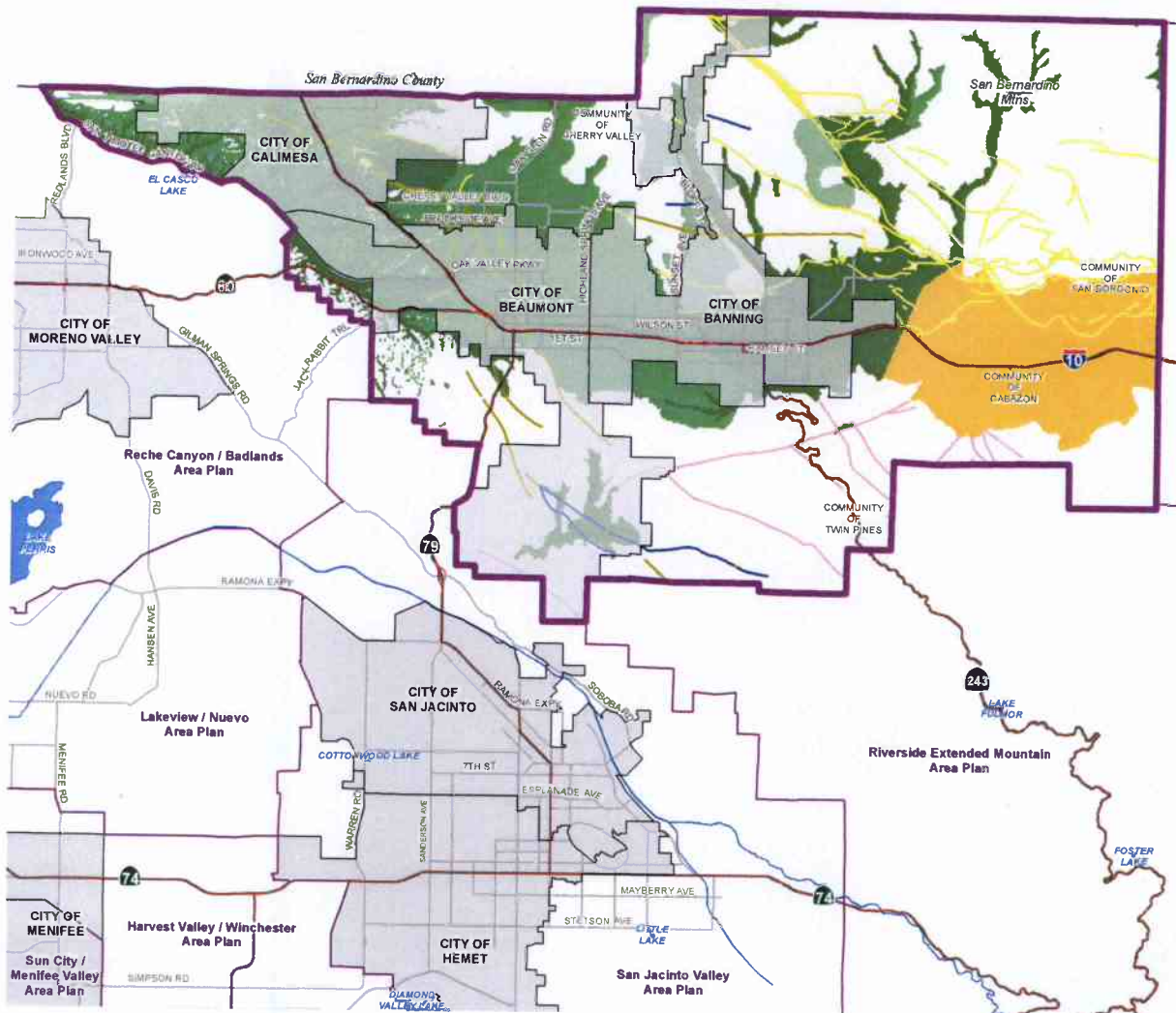
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 12

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Data Source: Riverside County Geology (2013) / California Geological Survey (2008)

Fault Activity

- Holocene
- Late Quaternary
- Quaternary
- Pre-Quaternary

Liquefaction Susceptibility

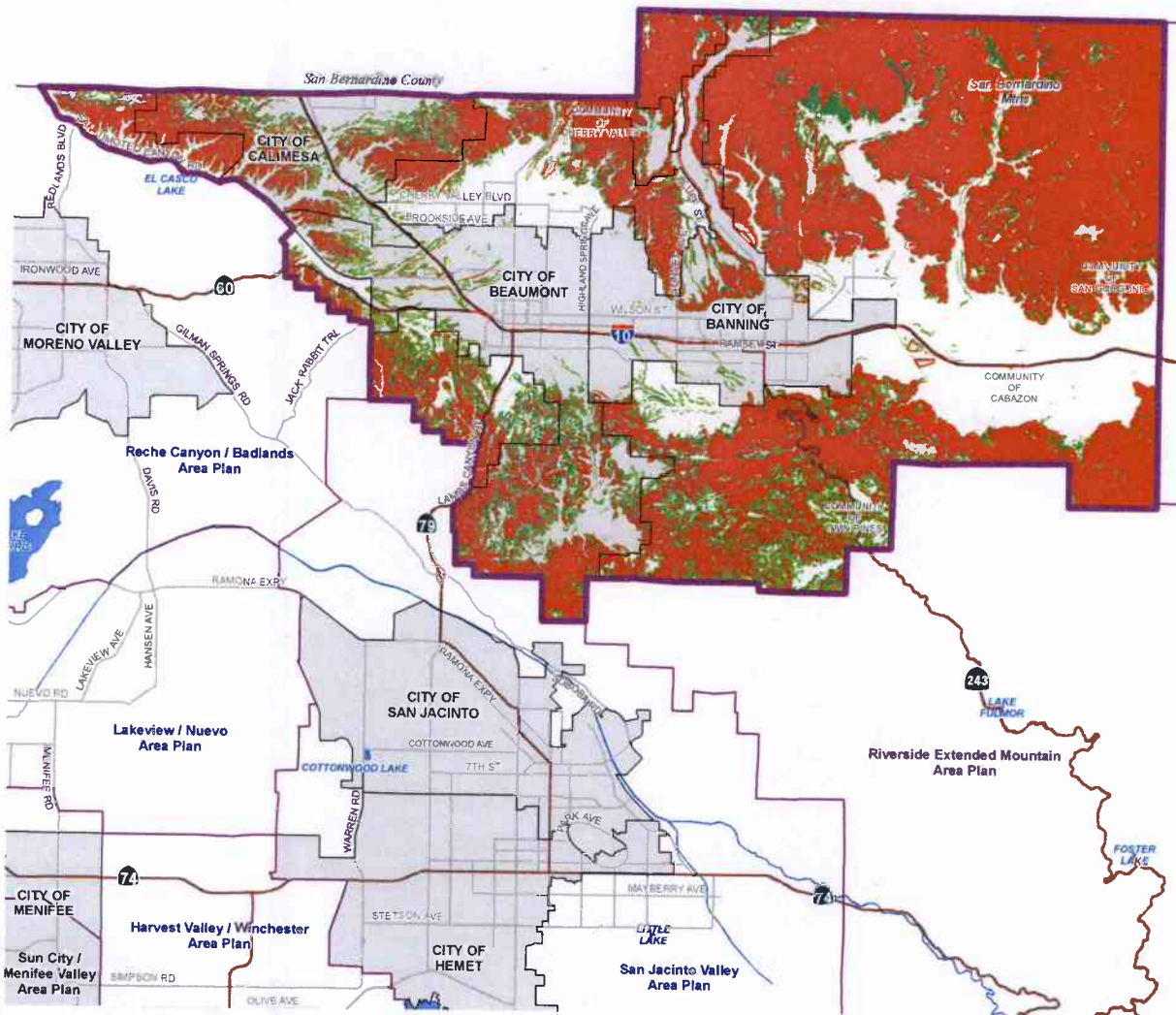
- Deep Groundwater**
- Susceptible Sediments**
- Moderate
- Moderate
- Low
- Very Low
- No Groundwater Data**
- Susceptible Sediments**
- Moderate
- Low
- Very Low

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 13

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Data Source: Riverside County (2007)

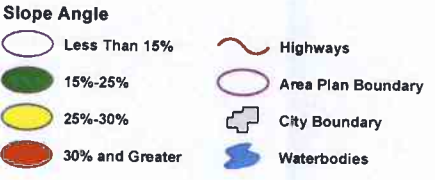
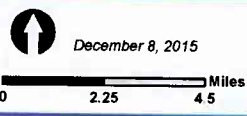


Figure 14

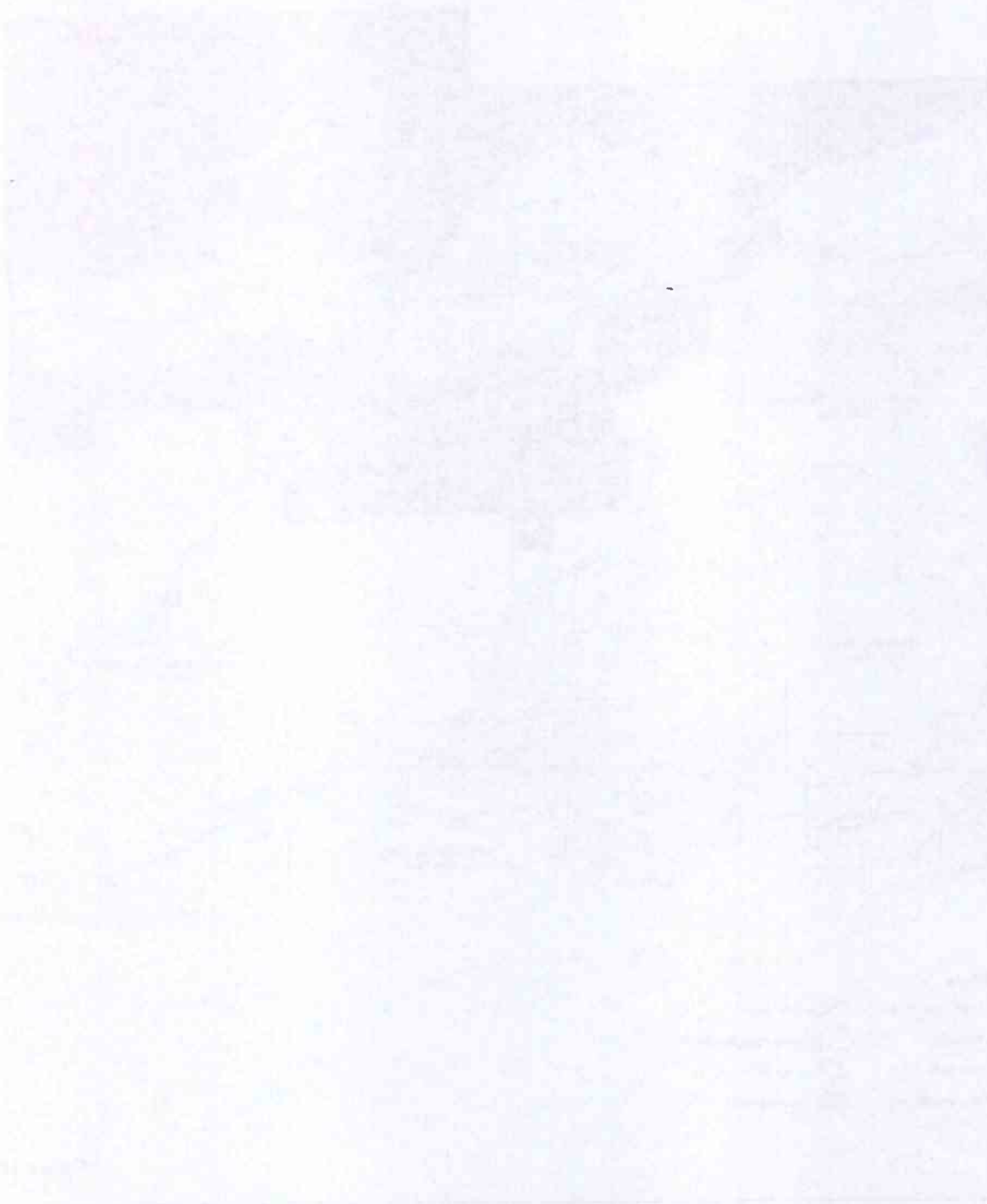


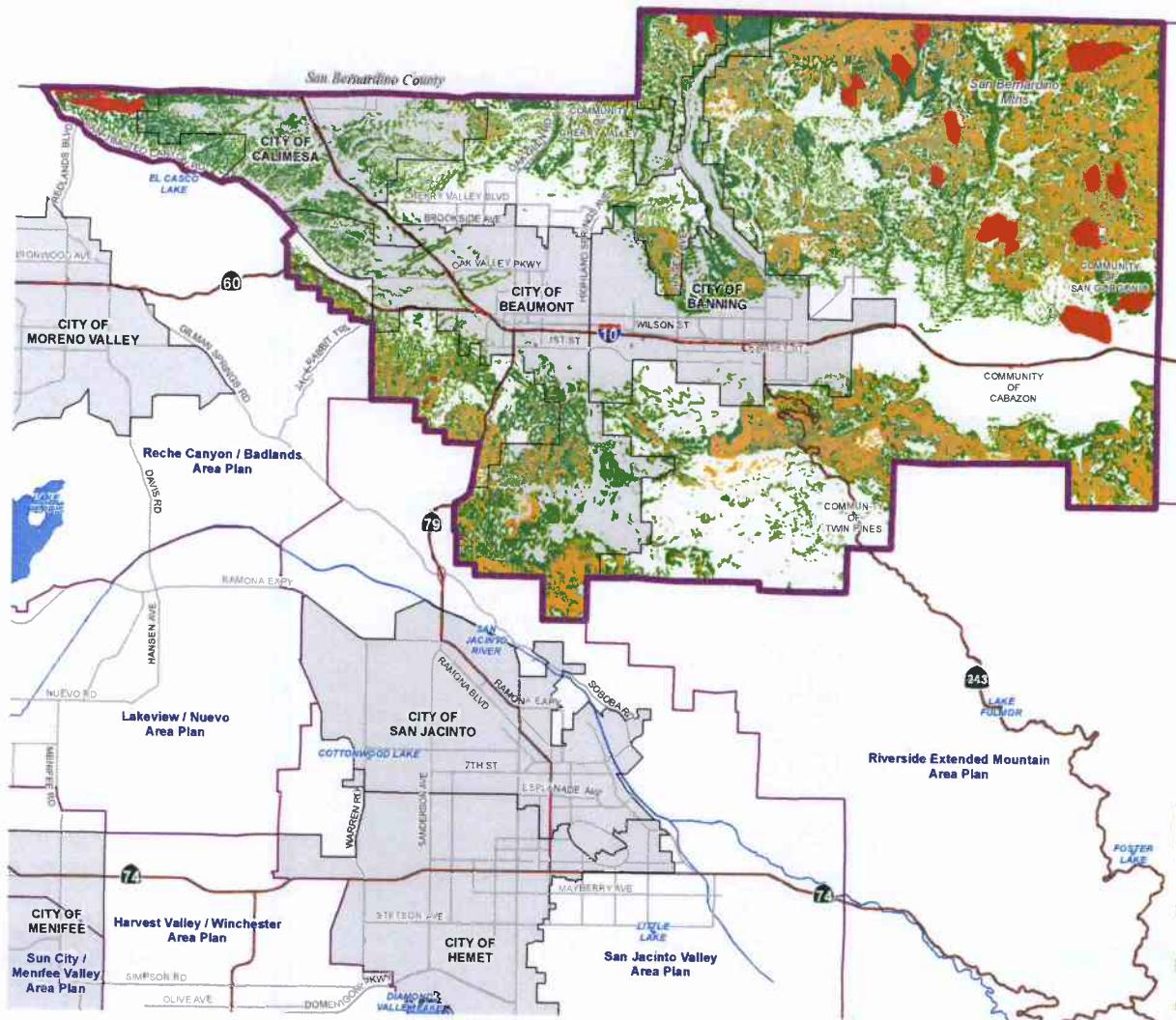
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**THE PASS AREA PLAN
STEEP SLOPE**

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Data Source: California Geological Survey (2008)

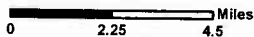
Slope Instability

- Existing Landslides
- High susceptibility to seismically induced landslides and rockfalls.
- Low to locally moderate susceptibility to seismically induced landslides and rockfalls.
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 15



December 8, 2015

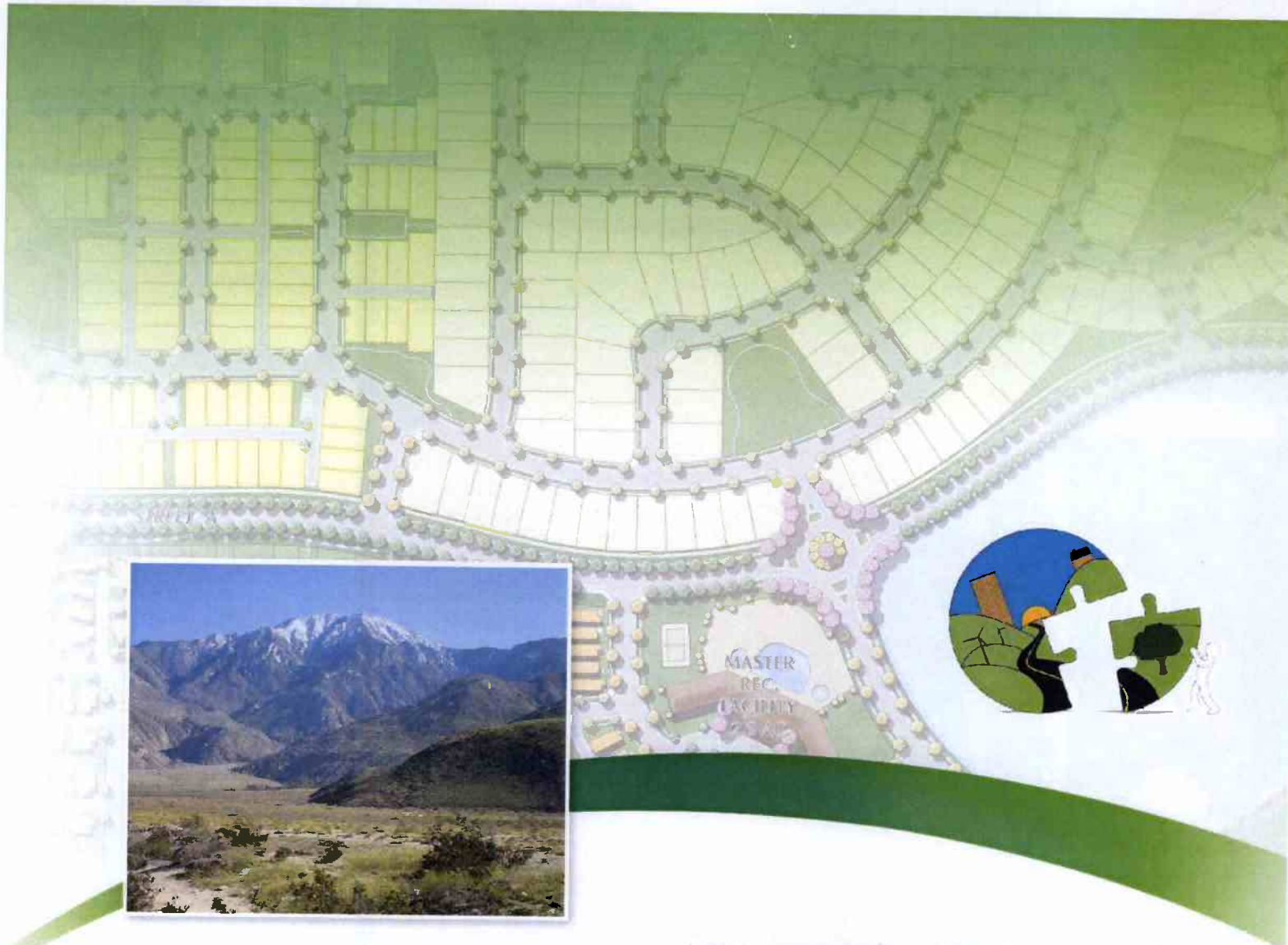


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**THE PASS AREA PLAN
SLOPE INSTABILITY**

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Riverside Extended Mountain Area Plan

Draft General Plan Amendment No. 1153

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Riverside Extended Mountain Area Plan

Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the REMAP as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

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

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

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

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

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

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

Housing

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

Transportation

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

Conservation and Open Space Resources

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

Riverside Extended Mountain Area Plan

Air Quality

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

Jobs and Economy

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

Agricultural Lands

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

Educational System

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

Plan Integration

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

Financial Realities

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

Intergovernmental Cooperation

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

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids: interesting information about Riverside County that is related to the element



References: contacts and resources that can be consulted for additional information



Definitions: clarification of terms and vocabulary used in certain policies or text.

One of the most notable qualities of Riverside County is simply its expansiveness. In a word, it's huge-the size of some states. The Riverside Extended Mountain Area Plan (REMAP) is much larger-by almost ten percent-than nearby Orange County! This vastness is not just a matter of size. Dominated by the San Jacinto Mountains, REMAP includes some of the most spectacular landscape in Riverside County including 12,000 foot peaks and Alpine zones. From the picturesque Garner Valley high in the mountains to the village of Aguanga; from the rural enclaves along Sage Road to the spectacular vistas from the Pines to Palms Highway; this is a land that demands awe. The people and the land here have developed a relationship that matches lifestyles to the grandeur of this place. The REMAP seeks to sustain that relationship because it is so appropriate to the situation and so unique to this area.

A word must be stated regarding the titles used in this area plan. As noted, the acronym REMAP actually refers to the Riverside Extended Mountain Area Plan, this planning document, which supersedes the original REMAP document, adopted by the County in 1979. At the same time, it has become so identified with this part of the County that it doubles as a name for the area as well. Thus, REMAP is shorthand for the Plan and a name for the area the plan covers. It will be used interchangeably for both purposes in this document.

The REMAP does not just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive mountainous region to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing REMAP. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities in nearby Area Plans. Physical features are described in a section that

Riverside Extended Mountain Area Plan

highlights the planning area's communities, surrounding environment, and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in REMAP, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use issues are addressed in the Land Use section. The Plan also describes relevant circulation issues, routes, and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

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

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

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

Pattern of Development and Open Space

A system of open space and recreational lands has been established in REMAP that provides protection from natural hazards, promotes its scenic resources, and establishes distinctive community settings. Areas to be preserved and to be developed within REMAP have been clearly defined. The Plan more accurately reflects topography and natural resources in this planning area through appropriate land use designations, and avoids high intensity development in natural hazard areas.

The REMAP economy will continue to focus on the tourist and recreational industry. The potential for jobs outside these sectors is not expected to increase significantly. The character of the many communities within REMAP is intended to be preserved.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Agriculture

Additional lands in agricultural production within the Plan area have been recognized with the Agriculture designation. Specialized agriculture uses will continue to be a large part of this region's character and economy.

Data in this area plan is current as of March 23, 2010. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

Location

The central location and relative extent of this area—well over 850 square miles—is clearly evident in Figure 1, Location. One looks outward toward five area plans that constitute a major portion of western Riverside County and the Coachella Valley. Starting to the southwest and moving clockwise, we find the adjacent Southwest Area Plan, and the plans for the San Jacinto Valley, The Pass, Western Coachella Valley, and Eastern Coachella Valley. Moreover, REMAP shares its extensive southern boundary with San Diego County. While no cities nor spheres of influence are involved in REMAP, many other features and locales play an important part in understanding the character of this impressive territory. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.

“

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.

”

- RCIP Vision

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That characterization certainly applies here. REMAP offers vistas in every direction and is, itself, a backdrop for much of western Riverside County and the Coachella Valley. This section describes the setting, features, and functions that are unique to REMAP. These defining characteristics are shown on Figure 2, Physical Features.

Setting

REMAP contains some of the most picturesque scenery in all of Riverside County, including high mountain peaks, rolling foothills, rock outcroppings, numerous springs and streams, valleys, and a wide variety of plant life ranging from desert scrub to pine forests. Its animal habitat is similarly rich. Some of the more prominent areas of scenic interest include the rugged mountainous terrain of the San Jacinto Mountains, San Bernardino National Forest and the Mount San Jacinto State Wilderness, Lake Hemet and the Garner Valley along State Route 74, Lake Riverside, the Anza Valley, the Santa Rosa Wilderness, the Anza Borrego Desert State Park, and numerous passive recreational areas. Scenic highways traverse the varied terrain, which ranges in elevation from approximately 500 feet to over 10,000 feet at the summit of Mount San Jacinto. The remoteness and ruggedness of the land precludes the type of

Riverside Extended Mountain Area Plan

urban densities found in other parts of the County, although several communities are scattered throughout the plan area, varying in size, character, and extent of available facilities and service.

Unique Features

San Bernardino National Forest/San Jacinto Wilderness

The San Bernardino National Forest, with its diverse mountainous landscape, serves as one of the major outdoor recreation areas of Southern California, offering stunning scenic vistas, picnic areas, family and group campgrounds, hundreds of miles of hiking trails, including a stretch of the Pacific Crest trail, the Santa Rosa National Monument, off-road vehicle trails, and hunting and fishing opportunities. The Forest, which also includes the San Jacinto Wilderness, is managed by the U.S. Department of Agriculture Forest Service and is governed by its own Land and Resources Management Plan.

The Santa Rosa and San Jacinto Mountains National Monument encompasses more than 272,000 acres and overlaps the boundary between the REMAP and Eastern Coachella Valley Area Plan. The Federal Bureau of Land Management administers the Monument cooperatively with the U.S. Forest Service, California Department of Fish and Wildlife, Agua Caliente Band of Cahuilla Indians, California Department of Parks and Recreation, county-city regional agencies, private land owners, and the Coachella Valley Mountains Conservancy.

Unique Communities

Idyllwild/Pine Cove

This is the largest of the mountain resort areas within REMAP, including single family homes, retail commercial facilities, bed and breakfast accommodations, motels, campgrounds, cultural/educational uses, and mixed use centers. These communities have a cozy village ambiance that makes them especially desirable resort and residential areas. The community's proximity to recreational opportunities and natural open space as well as their remoteness from urbanized areas make them an attractive retirement and vacation destination.

Anza

Anza is a large-lot rural residential community along State Route 371 with commercial services along the highway serving area residents and the traveling public. The community is also served by its own school and post office. Minimal utilities and services are available in the community.

Other Rural Areas

Several other small rural areas are scattered throughout REMAP:



A Community of Interest (COI) is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an Unincorporated Community (UC) within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

- **Aguanga** is a rural area in the southwest corner of the planning area centered at the intersection of State Route 79 with State Route 3, and is a gateway between the back country of Riverside and San Diego Counties.
- A historic post office and general store serve the rural community, which also incorporates a modern RV resort. Limited services and utilities are available in the community;
- **Lake Riverside Estates** is a gated, rural community surrounding Lake Riverside. Lots for the single family homes here range in size from one half to two-and-a-half acres;
- **Sage** is a rural area located along the western edge of the planning area, north of Wilson Valley along Route 3;
- **Terwilliger** is located south of Anza and the Cahuilla Indian Reservation;
- **Garner Valley** straddles State Route 74, north of Highway 371, and southeast of Mountain Center; and
- the **Pinyon Pines** estates are north of State Route 74 near the eastern border of REMAP.

Indian Lands

The Cahuilla, Aqua Caliente, Santa Rosa, Ramona, and Morongo Indians have reservations (36,703 acres total) throughout the plan area. Low intensity land uses exist on Indian Lands in this remote region with the exception of the Cahuilla Creek Casino located along Route 371, southwest of Anza.

Land Use Plan

“

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 lifestyle.

”

-RCIP Vision

The Land Use Plan focuses on preserving the unique features in the REMAP and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The REMAP Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 20 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the

Riverside Extended Mountain Area Plan

County of Riverside; the Multiple Species Habitat Conservation Plans for both western Riverside County and the Coachella Valley Association of Governments, that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of Indian tribes and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the REMAP Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

Land Use Concept

The majority of REMAP lies within Rural and Open Space Foundation Components. The amount of acreage already under public ownership (i.e., Forest Service, State of California, Bureau of Land Management) together with the constraints imposed by natural hazards, remoteness and lack of infrastructure, preclude significant new growth in the area.

Scattered rural residential communities are also present in the planning area, usually consisting of estate density residential homes with limited utilities and community services. The major exception to this land use pattern is the community of Idyllwild/Pine Cove, which features small lot residential development and commercial uses, as well as large areas devoted to camps, conference centers, retreats, and higher education in music and the arts.

The land use plan reflects the desire by these communities to maintain the lifestyle currently associated with this predominantly remote and rugged territory. Limited development will be focused in established communities under policies and guidelines that will sustain the special character of these places.

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) 1, 2, 3, 4 | Notes |
|----------------------|--------------------------------|---|---|
| Agriculture | Agriculture (AG) | 10 ac min. | <ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay. |
| Rural | Rural Residential (RR) | 5 ac min. | <ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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. |
| | Rural Mountainous (RM) | 10 ac min. | <ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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. |
| Rural | Rural Desert (RD) | 10 ac min. | <ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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. |

Riverside Extended Mountain Area Plan

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) 1, 2, 3, 4 | Notes |
|-----------------------|--|---|---|
| Rural Community | Estate Density Residential (RC-EDR) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Very Low Density Residential (RC-VLDR) | 1 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Low Density Residential (RC-LDR) | 0.5 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| Open Space | Conservation (C) | N/A | <ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted. |
| | Conservation Habitat (CH) | N/A | <ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans. |
| | Water (W) | N/A | <ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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. |
| | Recreation (R) | N/A | <ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses. |
| | Rural (RUR) | 20 ac min. | <ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected. |
| | Mineral Resources (MR) | N/A | <ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing. |
| Community Development | Estate Density Residential (EDR) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Very Low Density Residential (VLDR) | 1 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Low Density Residential (LDR) | 0.5 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Medium Density Residential (MDR) | 2 - 5 du/ac | <ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed. |
| | Medium High Density Residential (MHDR) | 5 - 8 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft. |
| | High Density Residential (HDR) | 8 - 14 du/ac | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings. |
| Community Development | Highest Density Residential (HHDR) | 20+ du/ac | <ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed. |

Riverside Extended Mountain Area Plan

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) 1, 2,3,4 | Notes |
|----------------------|--------------------------------|---|---|
| | Commercial Retail (CR) | 0.20 - 0.35 FAR | <ul style="list-style-type: none"> 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 Riverside 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 | <ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities. |
| | Commercial Office (CO) | 0.35 - 1.0 FAR | <ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services. |
| | Light Industrial (LI) | 0.25 - 0.60 FAR | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances. |
| | Business Park (BP) | 0.25 - 0.60 FAR | <ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. |
| | Public Facilities (PF) | ≤ 0.60 FAR | <ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools. |
| | Community Center (CC) | 5 - 40 du/ac 0.10 - 0.3 FAR | <ul style="list-style-type: none"> 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 | | <ul style="list-style-type: none"> 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. |

Overlays and Policy Areas

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

| | |
|--|---|
| Community Development Overlay (CDO) | <ul style="list-style-type: none"> 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 (CCO) | <ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed. |
| Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA) | <ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.) |
| Historic District Overlay (HDO) | <ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District. |
| Specific Community Development Designation Overlay | <ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details. |
| Policy Areas | <ul style="list-style-type: none"> 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 Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details. |

NOTES:

1 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.

Riverside Extended Mountain Area Plan

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

3 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 0.5 acre. This 0.5-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-square-foot and 0.5-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.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

Table 2: Statistical Summary of Riverside Mountain Extended Area Plan

| LAND USE | AREA | STATISTICAL CALCULATIONS ¹ | | |
|--|----------------------|---------------------------------------|---------------|--------------|
| | ACREAGE ⁵ | D.U. | POP. | EMPLOY. |
| LAND USE ASSUMPTIONS AND CALCULATIONS⁶ | | | | |
| LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS | | | | |
| AGRICULTURE FOUNDATION COMPONENT | | | | |
| Agriculture (AG) | 7,493 | 375 | 975 | 375 |
| <i>Agriculture Foundation Sub-Total:</i> | 7,493 | 375 | 975 | 375 |
| RURAL FOUNDATION COMPONENT | | | | |
| Rural Residential (RR) | 60,485 | 9,073 | 23,616 | NA |
| Rural Mountainous (RM) | 20,133 | 1,007 | 2,620 | NA |
| Rural Desert (RD) | 0 | 0 | 0 | NA |
| <i>Rural Foundation Sub-Total:</i> | 80,619 | 10,079 | 26,237 | 0 |
| RURAL COMMUNITY FOUNDATION COMPONENT | | | | |
| Estate Density Residential (RC-EDR) | 9,729 | 3,405 | 8,864 | NA |
| Very Low Density Residential (RC-VLDR) | 202 | 152 | 395 | NA |
| Low Density Residential (RC-LDR) | 0 | 0 | 0 | NA |
| <i>Rural Community Foundation Sub-Total:</i> | 9,931 | 3,557 | 9,259 | 0 |
| OPEN SPACE FOUNDATION COMPONENT | | | | |
| Open Space-Conservation (OS-C) | 1,902 | NA | NA | NA |
| Open Space-Conservation Habitat (OS-CH) | 295,244 | NA | NA | NA |
| Open Space-Water (OS-W) | 1,196 | NA | NA | NA |
| Open Space-Recreation (OS-R) | 2,248 | NA | NA | 337 |
| Open Space-Rural (OS-RUR) | 106,413 | 2,660 | 6,925 | NA |
| Open Space-Mineral Resources (OS-MIN) | 0 | NA | NA | 0 |
| <i>Open Space Foundation Sub-Total:</i> | 407,003 | 2,660 | 6,925 | 337 |
| COMMUNITY DEVELOPMENT FOUNDATION COMPONENT | | | | |
| Estate Density Residential (EDR) | 237 | 83 | 215 | NA |
| Very Low Density Residential (VLDR) | 3,652 | 2,739 | 7,130 | NA |
| Low Density Residential (LDR) | 7 | 11 | 29 | NA |
| Medium Density Residential (MDR) | 1,650 | 5,775 | 15,033 | NA |
| Medium-High Density Residential (MHDR) | 0 | 0 | 0 | NA |
| High Density Residential (HDR) | 13 | 138 | 360 | NA |
| Very High Density Residential (VHDR) | 0 | 0 | 0 | NA |
| Highest Density Residential (HHDR) | 0 | 0 | 0 | NA |
| Commercial Retail ² (CR) | 146 | NA | NA | 2,188 |
| Commercial Tourist (CT) | 9 | NA | NA | 149 |
| Commercial Office (CO) | 0 | NA | NA | 0 |
| Light Industrial (LI) | 59 | NA | NA | 757 |
| Heavy Industrial (HI) | 0 | NA | NA | 0 |
| Business Park (BP) | 0 | NA | NA | 0 |
| Public Facilities (PF) | 1,036 | NA | NA | 1,036 |
| Community Center (CC) ³ | 0 | 0 | 0 | 0 |
| Mixed Use Planning Area (MUPA) | 0 | 0 | 0 | 0 |
| <i>Community Development Foundation Sub-Total:</i> | 6,808 | 8,747 | 22,767 | 4,130 |
| SUB-TOTAL FOR ALL FOUNDATION COMPONENTS: | 511,855 | 25,418 | 66,163 | 4,842 |

Riverside Extended Mountain Area Plan

| LAND USE | AREA | STATISTICAL CALCULATIONS ¹ | | |
|---|-----------------------|---------------------------------------|---------------|--------------|
| | ACREAGE ⁵ | D.U. | POP. | EMPLOY. |
| NON-COUNTY JURISDICTION LAND USES | | | | |
| OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION | | | | |
| Cities | 0 | --- | --- | --- |
| Indian Lands | 36,703 | --- | --- | --- |
| Freeways | 0 | --- | --- | --- |
| <i>Other Lands Sub-Total:</i> | 36,703 | | | |
| TOTAL FOR ALL LANDS: | 548,557 | 25,418 | 66,163 | 4,842 |
| SUPPLEMENTAL LAND USE PLANNING AREAS | | | | |
| <i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i> | | | | |
| OVERLAYS AND POLICY AREAS | | | | |
| POLICY AREAS⁴ | | | | |
| Idyllwild / Pine Cove Village Tourist Policy Area | 10,761 | --- | --- | --- |
| Anza Valley | 1,356 | --- | --- | --- |
| <i>Beauty Mountain Wilderness Policy Area⁷</i> | <i>19,547</i> | --- | --- | --- |
| <i>San Jacinto Wilderness Policy Area⁷</i> | <i>170,012</i> | --- | --- | --- |
| <i>Santa Rosa Wilderness Policy Area⁷</i> | <i>73,959</i> | --- | --- | --- |
| Total Area Within Policy Areas: ⁴ | <i>12,117,275,635</i> | | | |
| TOTAL AREA WITHIN SUPPLEMENTALS:⁵ | 12,117,275,635 | | | |

FOOTNOTES:

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

Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Two policy areas have been designated within the REMAP, the Anza Valley Policy Area and the Idyllwild/Pine Cove Village Tourist Area. Their boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Anza Valley Policy Area

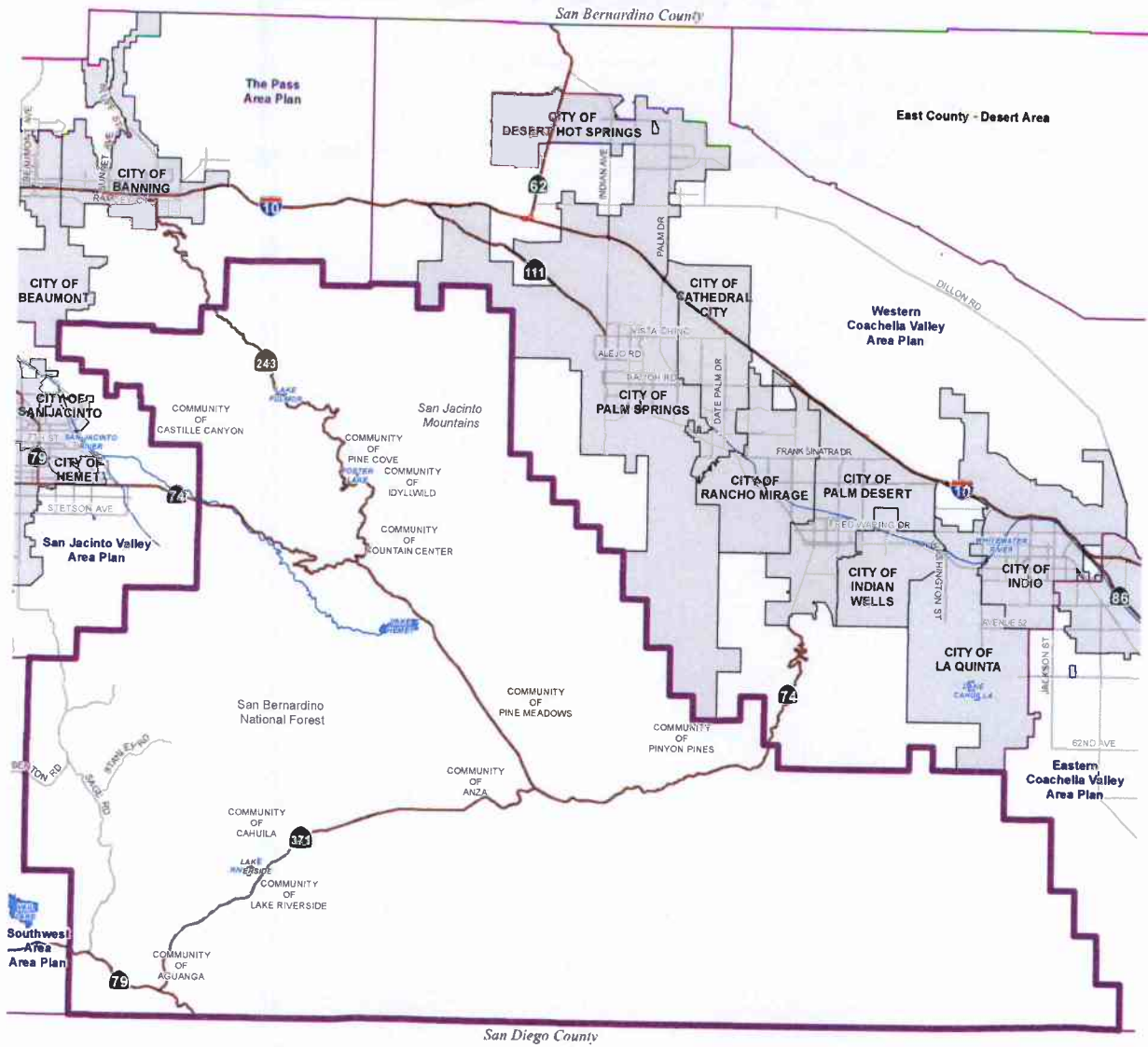
The Anza Valley Policy Area encompasses the high elevation, rural Anza Valley and the mountainous areas immediately bordering it along California Highway 371, and includes the unincorporated communities of Anza and Terwilliger and the Cahuilla and Ramona Indian Reservations.

During 2005, a series of community meetings were held in Anza by the Anza Valley Municipal Advisory Council (AVMAC) to develop a community statement of Anza Valley's identity and lifestyles and its future development needs. That statement, known as the Anza Vision and Goals, was subsequently endorsed by the Riverside County Board of Supervisors on February 28, 2006. Through that document, the community expressed this vision: "Anza shall continue to develop as a rural community that fosters a safe lifestyle, and promotes the feel and sociability of a small ranch town." In addition to statements of a vision and goals, that document also contains a community expression of desired policies, design elements, and needed community facilities and services, both private and public. Also, the document contains many implementation details that are intended to be carried out in the future through the zoning ordinance, design guidelines, and other measures.

The policies herein are based on the Anza Vision and Goals and additional community input provided later. The policies address community land uses and infrastructure issues in the Anza Valley Policy Area.

Policies:

- REMAP 1.1 In recognition of the history of the Anza area and the lifestyles of the residents of the Anza Valley, promote an overall rural agricultural and ranching "small town" character for the community, and promote a high-quality rural-oriented quality of life for its residents.
- a. Promote the viability of existing rural lifestyles and the continued development of rural residences, ranches, and farms in the community, consistent with local constraints affecting future development that are posed by limited local natural resources and infrastructure.
 - b. Provide for an adequate range of housing options in the Anza Valley area to meet the needs of a wide range of residents' ages, incomes, and lifestyles.
 - c. Prepare and implement community design guidelines for new development that evoke the Anza Valley's history as a small, agricultural and ranching community. Some important subjects that should be considered for inclusion in the design guidelines include: i. provisions for some on-street parking, ii. an efficient road system to provide good access throughout the community, iii. "dark skies" lighting standards, iv. a "ranch" style architectural theme, v. the avoidance of walls and gated projects, vi. the preservation of natural streams and other prominent natural features, vii. the use of contour grading in hilly and mountainous areas, and viii. the protection of places important in the history and prehistory of the community.
 - d. Provide for parks, equestrian trails, and other recreation facilities that improve the quality of rural living in the community, and that attract visitors and encourage tourism in the area.
- REMAP 1.2 Manage Anza Valley's finite groundwater supply to ensure that an adequate amount of safe water will always be available for existing users and to accommodate the community's future needs and growth.
- a. Promote the continued monitoring of groundwater quality and pollution from septic systems, agricultural fertilizer, farm waste, solid waste, toxic waste, and other sources, and develop measures to protect water quality.
 - b. Promote continued intensive monitoring of groundwater quantity through the measurement of groundwater levels and dynamics by the U.S.G.S. and others with the capability of such



Data Source: Riverside County

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies



Figure 1

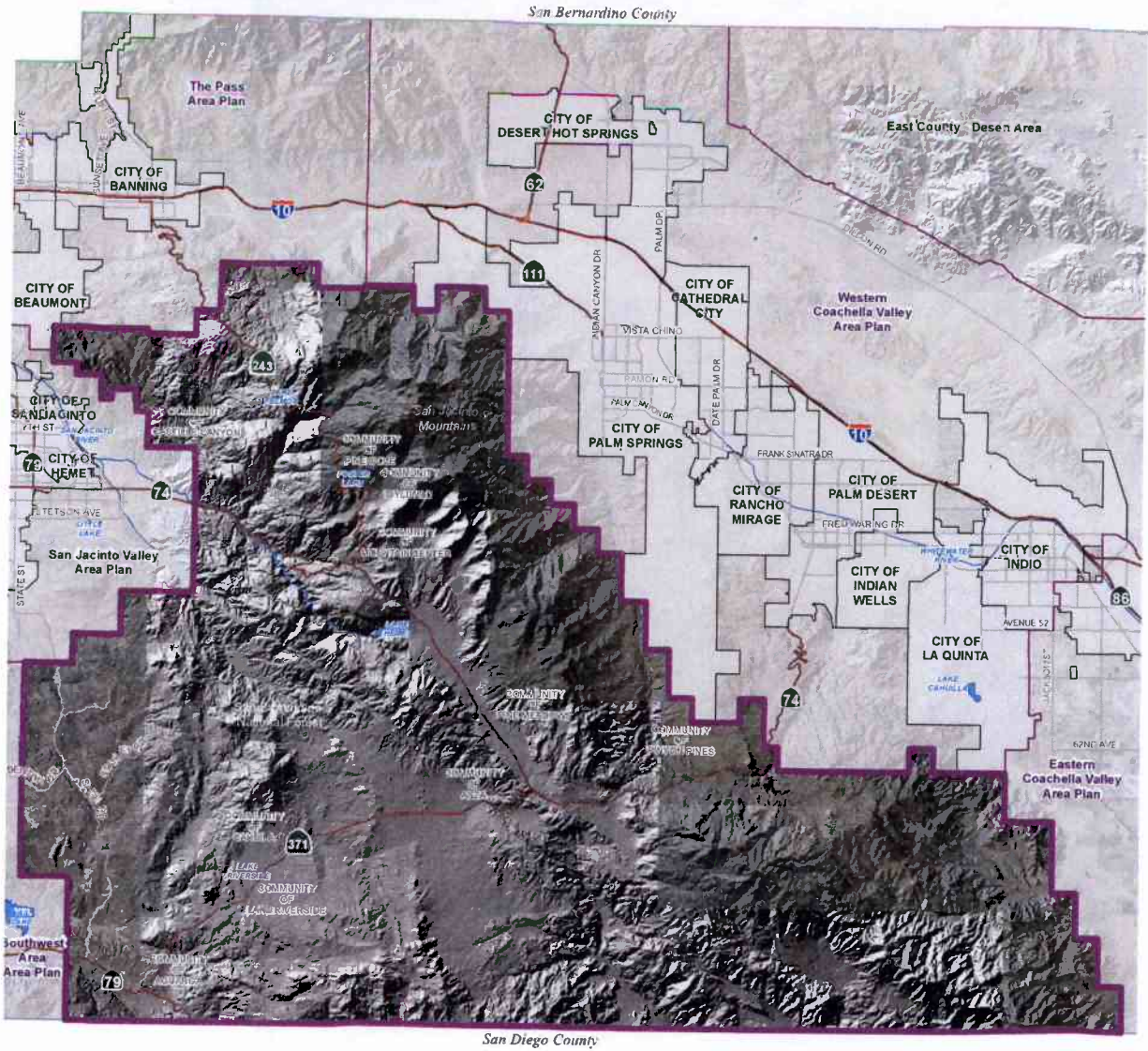
December 8, 2015

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN LOCATION

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Data Source: Riverside County

-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 2

December 8, 2015

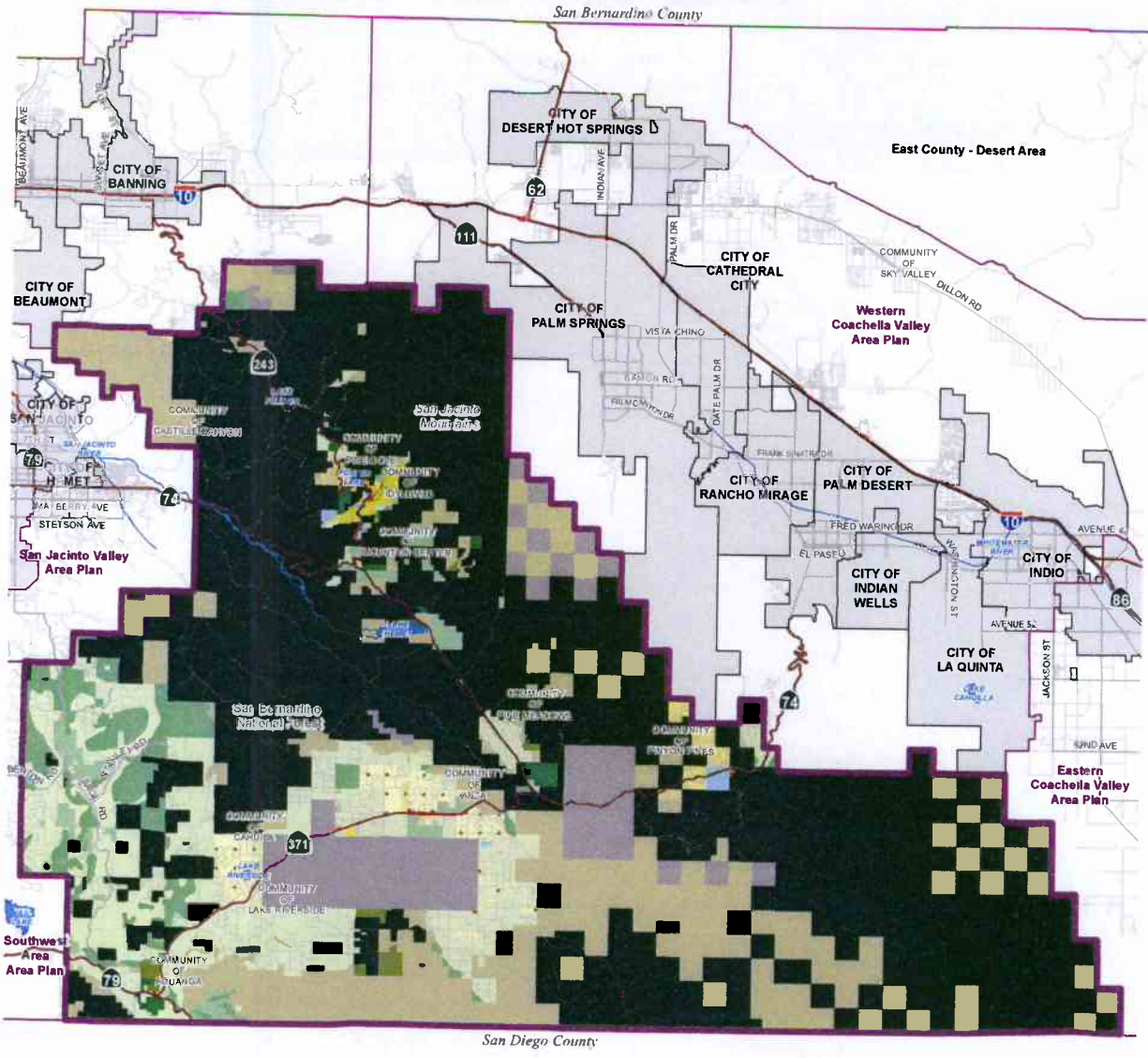



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**RIVERSIDE EXTENDED
MOUNTAIN
PHYSICAL FEATURES**

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- COMMUNITY DEVELOPMENT**
- Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Light Industrial

- RURAL COMMUNITY**
- Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
- RURAL**
- Rural Residential
 - Rural Mountainous
- AGRICULTURE**
- Agriculture

- OPEN SPACE**
- Conservation
 - Conservation Habitat
 - Open Space Recreation
 - Open Space Rural
 - Water
- MISCELLANEOUS**
- Tribal Lands

- Data Source: Riverside County Planning**
- Highways
 - Area Plan Boundary
 - City Boundary
 - Waterbodies

Figure 3

December 16, 2013

0 3.75 7.5 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



RIVERSIDE EXTENDED MOUNTAIN AREA PLAN LAND USE PLAN

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Riverside Extended Mountain Area Plan

monitoring, and develop and maintain an adequate database of local groundwater conditions, through the use of observation wells on public, private, and Indian Reservation lands, and ensuring public access to the database. The County will continue to work with the Water Master of the Santa Margarita Watershed and major water users in the community to achieve the most accurate and complete reporting of annual water consumption.

- c. Continue the pursuit of grants and other sources of funding, and funding and in-kind services from the U.S.G.S., to prepare a comprehensive ground water basin study for the Anza Valley area.
- d. To effectively manage water supplies, establish strict standards for water conservation and wastewater recycling and the reduction of surface runoff, and promote the use of native, high desert, low water-consumptive, drought-tolerant landscaping materials in accordance with the Riverside County Water Efficient Landscape Requirements Ordinance (Ordinance No. 859), and, where feasible, additional measures that go above and beyond the requirements of the ordinance.

REMAP 1.3 Create a strategy to support local economic development and increase the Anza Valley's quality of life and community sustainability.

- a. Promote Anza Valley's potential as a "destination hub," offering rural recreational activities, and providing a base for visitor enjoyment of other important destinations in Anza Valley's broader vicinity, including the Temecula Wine Country, Diamond Valley Lake, Idyllwild, Garner Valley, and the desert communities.
- b. Explore ways of obtaining matching funds, grants, and low interest loans to promote: i) re-development of blighted properties in Anza compliance with the "ranch themed" architectural standards, and ii) development of community service facilities, and infrastructure.

Idyllwild/Pine Cove Village Tourist Area

The Idyllwild/Pine Cove Village is surrounded by national forest and wilderness areas and has developed as a mountain resort with single family homes, bed and breakfasts, motels, campgrounds, cultural/educational uses, and mixed use centers. There are opportunities to participate in activities such as backpacking, hiking, rock climbing, and horseback riding in the immediate vicinity of both communities. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. It is essential that application of this policy not be allowed to change the basic character of the community.

Policies:

REMAP 2.1 Allow such uses as motels, hotels, bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices, curio shops and restaurants. These uses may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:

- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use.

Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate year-round off-street parking must be met.

REMAP 2.2 Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water service to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.

Wilderness Policy Areas

Under the Wilderness Act of 1964, the U.S. Congress is empowered to designate lands as "Wilderness" to ensure special protection of their unique values as lands "affected primarily by the forces of nature," "untrammelled by man" and with "outstanding opportunities for solitude." These Wildernesses are strictly managed, generally by the U.S. Bureau of Land Management (BLM), according to an adopted management plan.

Much of the eastern half of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

The Wilderness Policy Area may be applied to generally indicate areas that have been federally designated as Wilderness. The policy area may extend over both public and private lands. However mapping notwithstanding, County of Riverside jurisdiction and the policies herein only apply to the private lands. Similarly, federal Wilderness regulations only apply to the public federal lands so designated by Congress; the County's Wilderness Policy Area designation has no effect on their management or any other BLM actions.

As shown on Table LU-7 (on page LU-79), there are a number of Wilderness Policy Areas designated through the eastern half of Riverside County. Within REMAP the Wilderness Policy Area designation is applied to the following areas to recognize and coordinate future development:

- *Beauty Mountain Wilderness*
- *San Jacinto Wilderness*
- *Santa Rosa Wilderness*

Policies:

The following policies apply to properties within a Wilderness Policy Area within the Riverside Extended Mountain Area Plan:

Riverside Extended Mountain Area Plan

- REMAP 3.1** *When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*
- REMAP 3.2** *To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*
- a. Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*
 - b. Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
 - c. Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*
- REMAP 3.3** *Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*
- REMAP 3.4** *Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.*

Specific Plans

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning



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

Department. There is one adopted specific plan in the Riverside Extended Mountain Area Plan, Specific Plan No. 124 (Red Mountain Springs). This specific plan is determined to be a Rural Community Specific Plan.

Table 3: Adopted Specific Plans in REMAP

| Specific Plan | Specific Plan # |
|----------------------|-----------------|
| Red Mountain Springs | 124 |

Source: County of Riverside Planning Department.

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in REMAP, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce Riverside County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to REMAP.

Local Land Use Policies

Third and Fifth Supervisorial District Design Standards and Guidelines

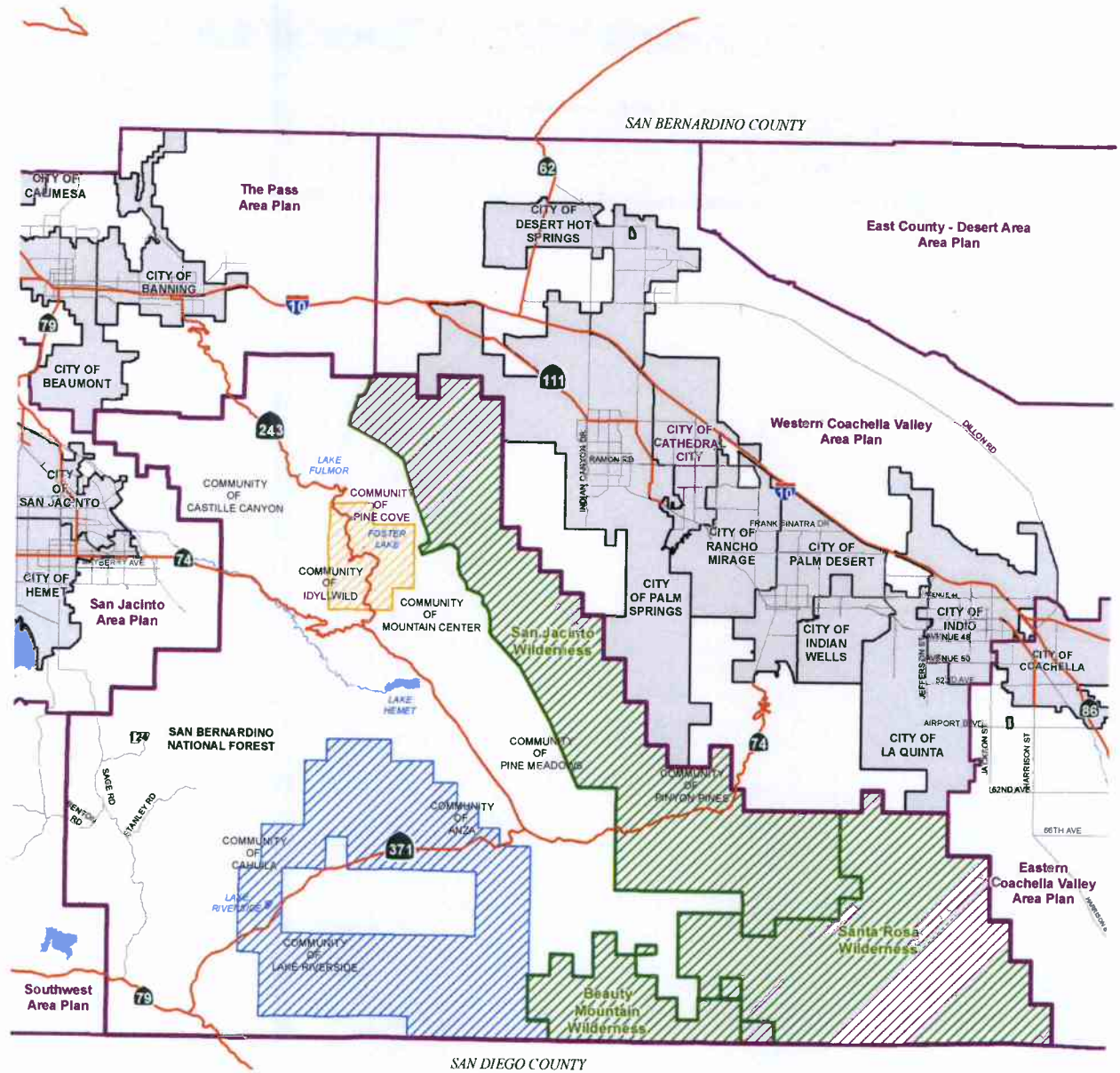
The County of Riverside has adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

Policies:

REMAP ~~3.1~~ **4.1** Require development to adhere to standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Community Design and Public Services

This region is known for its rural villages and mountain resorts located in a natural setting. Communities range in size from less than a hundred persons up to a few thousand in Idyllwild/Pine Cove. Publicly owned lands and specialized agricultural uses are also present throughout the planning area. Special policies are appropriate to maintain the unique character of these developed communities as well as preserve the surrounding natural environment.



Data Source: Riverside County (2010)

Legend

- Anza Valley Policy Area
- Village Tourist Policy Area
- Wilderness Policy Areas
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies
- Specific Plans

Figure 4

February 8, 2016
 Miles
 0 2.5 5

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN OVERLAYS AND POLICY AREAS

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Riverside Extended Mountain Area Plan

Further, one of the major functions of local government is to provide and administer public services and facilities to meet the needs of local residents in these communities. This function is of particular importance to REMAP because of the relative isolation of the plan area from urban areas, its permanent and seasonal population, and need for level of services appropriate to residents' lifestyles. The ability to develop appropriate building sites is contingent on the ability to provide adequate utilities, public services and facilities. Specific public services policies have been developed to apply to REMAP as a whole. Other policies apply only to the Community Development and Rural Foundation Components.

Policies:

Community Development and Rural Community Foundation Components

- REMAP ~~4.1~~ 5.1 Restrict future village development to remain within the limits of the Community Development Foundation Component. Care shall be taken to provide sufficient public and private open space recreation within these areas.
- REMAP ~~4.2~~ 5.2 Control residential densities in order to preserve the "small town, semi-rural" atmosphere.
- REMAP ~~4.3~~ 5.3 Determine minimum parcel size by the availability of adequate disposal area if the proposed development will utilize subsurface waste treatment and disposal systems, irrespective of land use designation or zoning.
- REMAP ~~4.4~~ 5.4 Permit only light, non-polluting industrial uses such as cottage industries.
- REMAP ~~4.5~~ 5.5 Encourage developers to provide public easements by means of streets, walkways, or trails to open space corridors.
- REMAP ~~4.6~~ 5.6 Require Community Development uses adjacent to National Forest, Bureau of Land Management, State of California and Game Refuge Areas to:
- a. use open space or landscaping to minimize their visual impacts; and
 - b. minimize threats to the sensitive resources of these public lands.
- REMAP ~~4.7~~ 5.7 Require sewage collection and treatment systems in present and future community development areas in order to protect water quality and to prevent pollution of streams.
- REMAP ~~4.8~~ 5.8 Meet or exceed sewage disposal standards of the Riverside County Health Department and the appropriate California Regional Water Quality Control Board. Three Regional Water Quality Control Boards (RWQCB's) have jurisdiction in the REMAP planning area: the Colorado River Basin RWQCB, for the Colorado River Watershed; the Santa Ana RWQCB for the Santa Ana-San Jacinto River Watersheds; and the San Diego RWQCB for the Santa Margarita River Watershed.
- REMAP ~~4.9~~ 5.9 Require Community Development land uses with lots smaller than one-half acre to be connected to a community sewer system if the collection system has been extended to the site or to contiguous development and sufficient capacity is available. Promote connection by other development to the extent feasible. Promote construction of sewer facilities for community development projects.

REMAP ~~4.10~~ 5.10 Prohibit development which will rely on a community sewer if that system is over-capacity. If a land division is filed that proposes density of two or more lots per acre and if there is an implementation program for the wet sewer system that would serve the area within at least five years, the installation of a dry sewer system may be required.

REMAP ~~4.11~~ 5.11 Consider for approval proposed land divisions which will rely on subsurface waste treatment and disposal where the discharge of waste is not prohibited by action of the Regional Water Quality Control Board or County Department of Health.

Agriculture Foundation Component

REMAP ~~4.12~~ 5.12 Encourage livestock, poultry, and intensive agricultural land uses to locate in areas with slopes less than 15%, non-urban areas with adequate circulation, and areas lacking endangered plant or animal species or important archaeological resources.

Rural Foundation Component

REMAP ~~4.13~~ 5.13 Require development adjacent to publicly owned open space lands to be designed in a manner that will not conflict with the scenic values of the area.

REMAP ~~4.14~~ 5.14 Require special area wide geologic and soils studies to determine the lands' capacity for onsite sewerage due to the large amount of rural acreage in REMAP and limited availability of sewer systems.

Area Plan-Wide

REMAP ~~4.15~~ 5.15 Provide a sufficient amount of high quality water supply and associated distribution systems where necessary and feasible to meet current and future domestic, commercial, and recreational requirements without encouraging land development of the area beyond the available water supply.

REMAP ~~4.16~~ 5.16 Develop sources of supply, storage, and control of water at strategic places for structural fire fighting throughout populated areas which are not now served by a water distribution system.

REMAP ~~4.17~~ 5.17 Determine water table levels and the permeability and percolation factors of the overlying soils as a guide for recommending lot size and population density tolerances and as a means of assuring water quality and public health, where onsite sewage disposal must be used.

REMAP ~~4.18~~ 5.18 Implement methods of solid waste management which emphasize source reduction, recovery, conversion, and recycling in the interest of environmental quality, economic productivity, and conservation of natural resources.

REMAP ~~4.19~~ 5.19 Require development not on community sewers to adequately dispose of sewage so that it will not harm community health or the environment.

REMAP ~~4.20~~ 5.20 Locate, operate and maintain public services and facilities in a manner that will not degrade environmental quality.

Riverside Extended Mountain Area Plan

REMAP ~~4.21~~ 5.21 Minimize scarring of the landscape by concentrating gas lines, water lines, sewer lines, and overhead or underground power lines within one right-of-way where feasible.

Slope

Many areas within REMAP contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. In addition to other land use standards and policies found in this area plan and the General Plan, the following development standards shall apply to the specific land use designations listed below. Areas of steep slope in REMAP are mapped in the Hazards section of this area plan.

Policies:

REMAP ~~5.4~~ 6.1 Determine residential densities by the average slope on a property (see box at left), require a slope analysis exhibit, and apply densities according to the following schedule for each of the following land use categories:

| Medium Density Residential | |
|----------------------------|----------------|
| Slope | Density |
| >35% | 1 DU/2.5 acres |
| 25.1-35% | 1 DU/1 acre |
| 15-25% | 1 DU/.5 acre |
| <15% | 5 DU/AC |

| Low, Very Low, and Estate Density Residential | |
|---|--------------------|
| Slope | Density |
| >35% | 1 DU/5 acres |
| 25.1-35% | 1 DU/4 acre |
| 15-25% | 1 DU/.25 acres |
| <15% | as per designation |

| Rural- Residential | |
|--------------------|----------------|
| Slope | Density |
| >35% | 1 DU/ 20 acres |
| 25-35% | 1 DU/ 10 acres |
| <25% | 1DU / 5 acres |

| Agriculture/Rural-Mountainous | |
|-------------------------------|----------------|
| Slope | Density |
| >35% | 1 DU/ 20 acres |
| 25-35% | 1 DU/15 acres |
| <25% | 1 DU/10 acres |

| Open Space - Rural | |
|--------------------|----------------|
| Slope | Density |
| >45% | 1DU/ 160 acres |
| 35-45% | 1 DU/ 80 acres |
| 25-35% | 1 DU/ 40 acres |
| <25% | 1 DU/ 20 acres |



Average slope is the characteristic slope over an area of land, measured in percent as the ratio of vertical rise to horizontal distance.

Average slope is to be determined based on the most accurate available topographic information. Unless the slopes on a parcel are clearly less than 15% for residential projects or 10% for commercial and industrial projects, the Sectional Method of determining slope is to be used.

The Sectional Method

This method requires the use of a topographic map with contour intervals of 10 feet or less to determine the distances between contour lines that correspond to the slope contour limits (i.e., 10%, 15%, 15%, 35%). Using a template, follow the areas between contour lines where slope categories change as contour lines spread or contract. This will result in a delineation of the areas covered by all slope categories occurring on the parcel. Determine the area of each slope category polygon. Multiply the area determined for each polygon by the density allowed for the corresponding slope category. This results in the maximum dwelling unit yield for the polygon. Totalling the figures for all of the polygons results in the total maximum dwelling unit yield for the parcel, based on slope. Dividing this figure by the total site acreage equals the maximum density allowed.

REMAP ~~5-2~~ 6.2 Encourage development to be clustered in areas of lesser slope.

REMAP ~~5-3~~ 6.3 In no case should the maximum density of the land use category be exceeded.

Recreation

REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population.

Policies:

REMAP ~~6-4~~ 7.1 Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

REMAP ~~6-2~~ 7.2 Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping.

Noise

It is important to control noise in order to protect the remote and natural character of REMAP. Traffic on State Routes 74, 371 and 243 and off-road recreational vehicles have the potential of generating significant amounts of noise for the area. Additionally, daily community activities have the potential to disrupt the generally low levels of noise.

Policies:

REMAP ~~7-4~~ 8.1 Protect the environment in REMAP through adherence to the Noise Sensitive Land Uses section of the General Plan Noise Element.

REMAP ~~7-2~~ 8.2 Encourage the enforcement of regulations relating to the use and location of off-road and other noise-producing recreational vehicles to protect residents and visitors to recreational areas from unnecessary noise.

Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. See Figure 5, Mt. Palomar Nighttime Lighting Policy. The presence of the observatory necessitates unique nighttime lighting standards throughout REMAP. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view.

Policies:

REMAP ~~8-4~~ 9.1 Adhere to the lighting requirements of Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

Circulation is challenging in terrain such as this. More than in most areas, circulation routes here are dictated by topography and landforms. The continuity of the system is critical because there are so few options for getting from one place to the other. Improvement standards must be adapted to the rugged terrain and sensitive environment through which routes pass. Finally, the circulation system is a major expression of the character of the area.

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

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

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

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for REMAP is shown on Figure 6, Circulation. The remoteness, ruggedness, and lack of urban uses precludes major transportation facilities. The circulation system within REMAP connects the region to urbanized areas of the Coachella Valley, western Riverside County and San Diego County as well as providing access to and between its communities. State Route 79 runs generally in an east-west direction through the western portion of REMAP and continues south into San Diego County. State Route 243 connects Idyllwild/Pine Cove with Banning and Beaumont. State Route 74 (also referred to as the Idyllwild National Forest Highway west of Mountain Center and Pines to Palms Highway east of Mountain Center) follows a winding, but generally east-west route connecting Hemet and the Coachella Valley. The area is also served by a series of Mountain Arterials including Sage Road and Bautista Canyon Road.

“

Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.

”

- RCIP Vision

The purpose of the circulation system within REMAP is to provide for the movement of people and commodities efficiently, economically, and safely while not inducing growth beyond the intent of the General Plan or disrupting the unique environments within this planning area.

Policies:

- REMAP ~~9-1~~ 10.1 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional Classifications found within the System Design, Construction and Maintenance section of the General Plan Circulation Element.
- REMAP ~~9-2~~ 10.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
- REMAP ~~9-3~~ 10.3 Separate vehicular traffic from pedestrian and equestrian traffic, in order to avoid potential hazards, and where traffic volumes justify the costs.
- REMAP ~~9-4~~ 10.4 Preserve natural resources, including scenic values, and avoid the unnecessary destruction of trees and flora in all future plans for development or improvement of circulation and transportation facilities.
- REMAP ~~9-5~~ 10.5 Support limiting improvements to State Routes 371, 74, and 243 to improving design and safety.
- REMAP ~~9-6~~ 10.6 Ensure public safety and a pleasant pedestrian environment in Community Development areas by adequate use of signs, crosswalks, and pedestrian-oriented street design.
- REMAP ~~9-7~~ 10.7 Consider emergency access and circulation, paying special attention to seasonal traffic, in fire hazard areas.

Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of the County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities and may serve to provide edges or separations between communities.

As shown on Figure 7, Trails and Bikeway System, REMAP contains significant recreational opportunities including riding and hiking trails, parks, playgrounds and natural areas. Among these recreational opportunities is the nationally recognized Pacific Crest Trail. This famous trail spans 2,650 miles from Mexico to Canada through three western states, and meanders through REMAP along a ridge of the San Jacinto Mountains through the National Forest. A comprehensive and integrated trails plan depicting existing and proposed trails as well as places of interest is lacking for this area.

Policies:

- REMAP ~~10-1~~ 11.1 Prepare a trails plan for this region which builds on the system depicted in Figure 7, by integrating the existing network of local, state and federal trails and places of interest.

Riverside Extended Mountain Area Plan

REMAP ~~40-2~~ 11.2 Implement Figure 7, Trails and Bikeway System, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

Scenic Highways

The scenic beauty of REMAP is often enjoyed while traveling on its highways. Several of these routes within the region have been designated or identified as scenic highways for inclusion in the State Scenic Highways program. Policies pertaining to these routes, regardless of their classification, are intended to protect these valuable resources and manage development along them so that it will not detract from the area's natural character.

As shown on Figure 8, Scenic Highways, two routes have been officially designated as State Scenic Highways:

State Route 74 From the western boundary of the San Bernardino National Forest 47.7 miles east to the junction with State Route 111 in Palm Desert. This route traverses the San Jacinto Mountain Range and affords views of Hemet, Garner Valley, and the Coachella Valley. Several vista points allow the traveler to pause and view the panoramas.

State Route 243 From Mountain Center to the northern boundary of the Area Plan. This road leads the traveler through the rustic hamlets of Idyllwild and Pine Cove. Views of 10,805 ft. San Jacinto Peak and the San Gorgonio Pass are major attractions along this route.

Two segments have been identified as eligible State Scenic Highways:

State Route 79 From the San Diego County line 2 miles to the junction with State Route 371. This route is the terminal segment of Scenic Route 79 in San Diego County.

State Route 74 From the Area Plan boundary on the west to the westerly boundary of the San Bernardino National Forest on the east.

One segment has been identified as a County Eligible Scenic Highway:

State Route 79 from Aguanga west to the Area Plan boundary has been identified as a route that should be included in the California State Scenic Highway Program, but has yet to be designated as an eligible or official scenic highway. This state route passes horse ranches and affords views of the Palomar Mountain and Observatory.

Policies:

REMAP ~~44-1~~ 12.1 Protect the scenic highways in REMAP from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

REMAP ~~44-2~~ 12.2 Obtain designation for State Route 79 as an eligible and subsequently official scenic highway in accordance with the California State Scenic Highway Program.

REMAP ~~44-3~~ 12.3 Enforce at least a 150 foot setback from the centerline of the scenic highway for new development, where such a setback requirement would not prohibit the use of a parcel.

Multipurpose Open Space

“

Provision of community open space is a fundamental principle of community planning. Open space in this context means usable open space, available for residents to enjoy in a manner appropriate to its design, acceptance of human impacts and consistency with the aims of the General Plan.

”

- RCIP General Plan Principles

REMAP contains a multitude of open spaces of different types and with different functions, hence the label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. This is especially true with the notable scale, value and diversity of open space resources in this planning area. This means that each resource requires thoughtful preservation and, in some cases, restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of REMAP. Preserving the scenic background and natural resources of this spectacular mountain and valley region, described in the Setting section of this area plan, gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are truly dominant. They offer preservation and design opportunities for quality, yet rustic, development. Habitat preservation opportunities are far more extensive here than in many other areas. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitivity in both managing open space resources and designing development proposals.

Multiple Species Habitat Conservation Plans

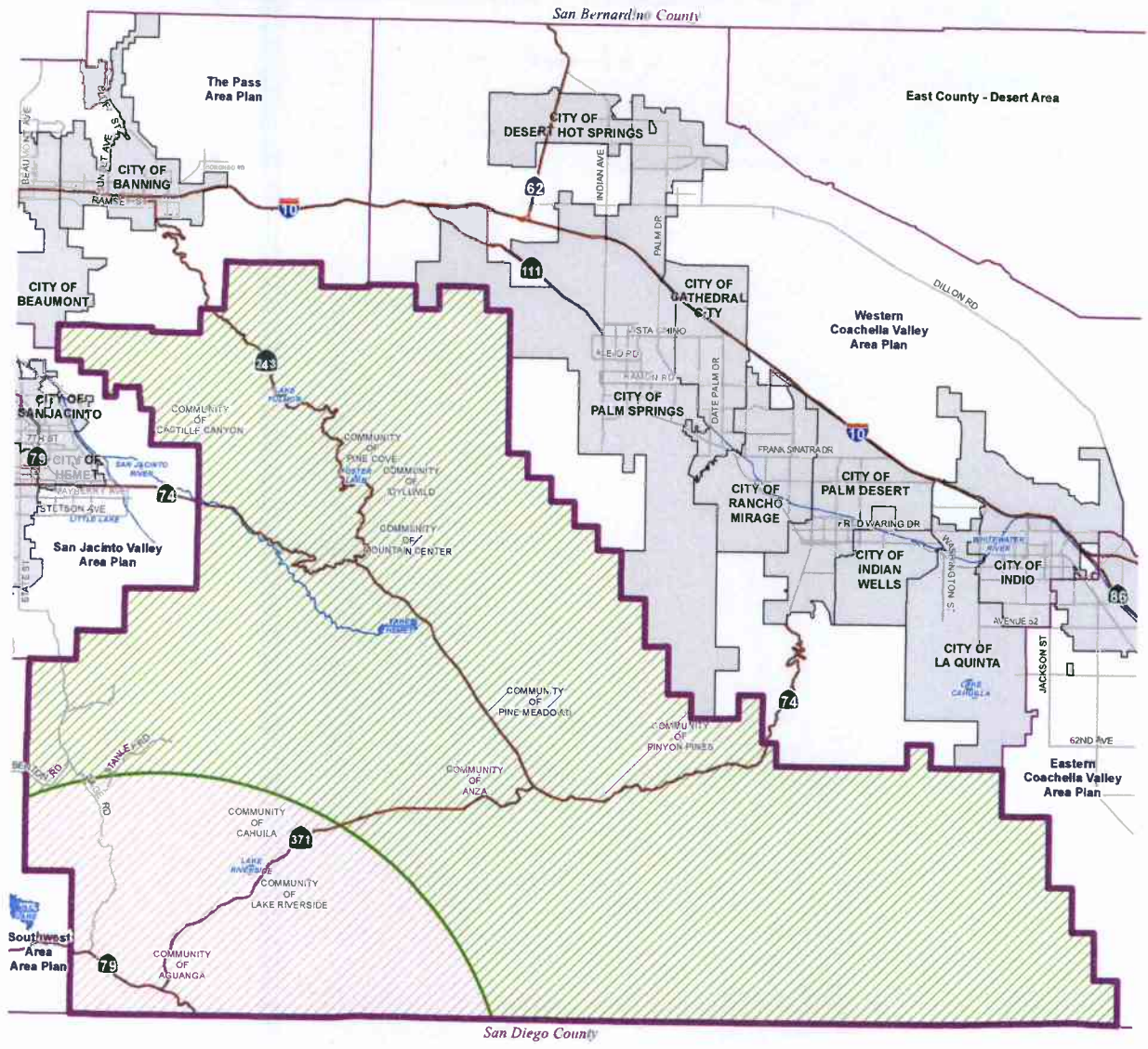


For further information on the MSHCPs please see the **Multipurpose Open Space Element** of the General Plan.

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat, and the Coachella Valley Fringe Toed Lizard has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and the Coachella Valley Association of Governments MSHCP (CVMSHCP) were developed. Both the WRCMSHCP and the CVMSHCP were adopted by the County and the respective

plan participants. The Wildlife Agencies issued take permits for the WRCMSHCP in 2004 and the CVMSHCP in 2008.

These MSHCPs are intended to result in reserve systems that encompass core habitat areas, habitat linkages, and wildlife corridors in order to accommodate the needs of species and habitat in the present and future.



Data Source: Riverside County (2010)

- Zone A
- Zone B
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

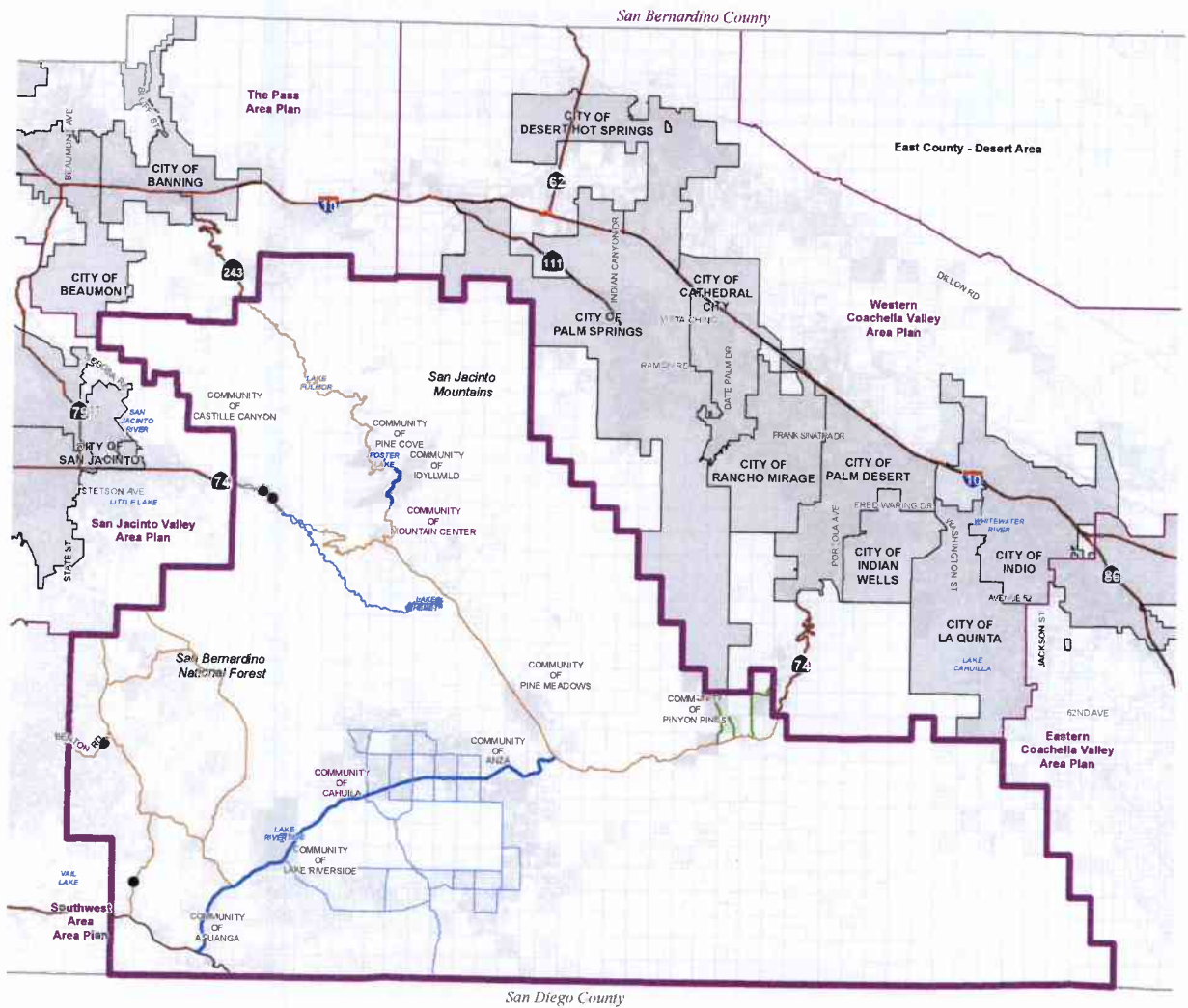
Figure 5

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**RIVERSIDE EXTENDED MOUNTAIN AREA PLAN
MT PALOMAR NIGHT TIME LIGHTING POLICY AREA**

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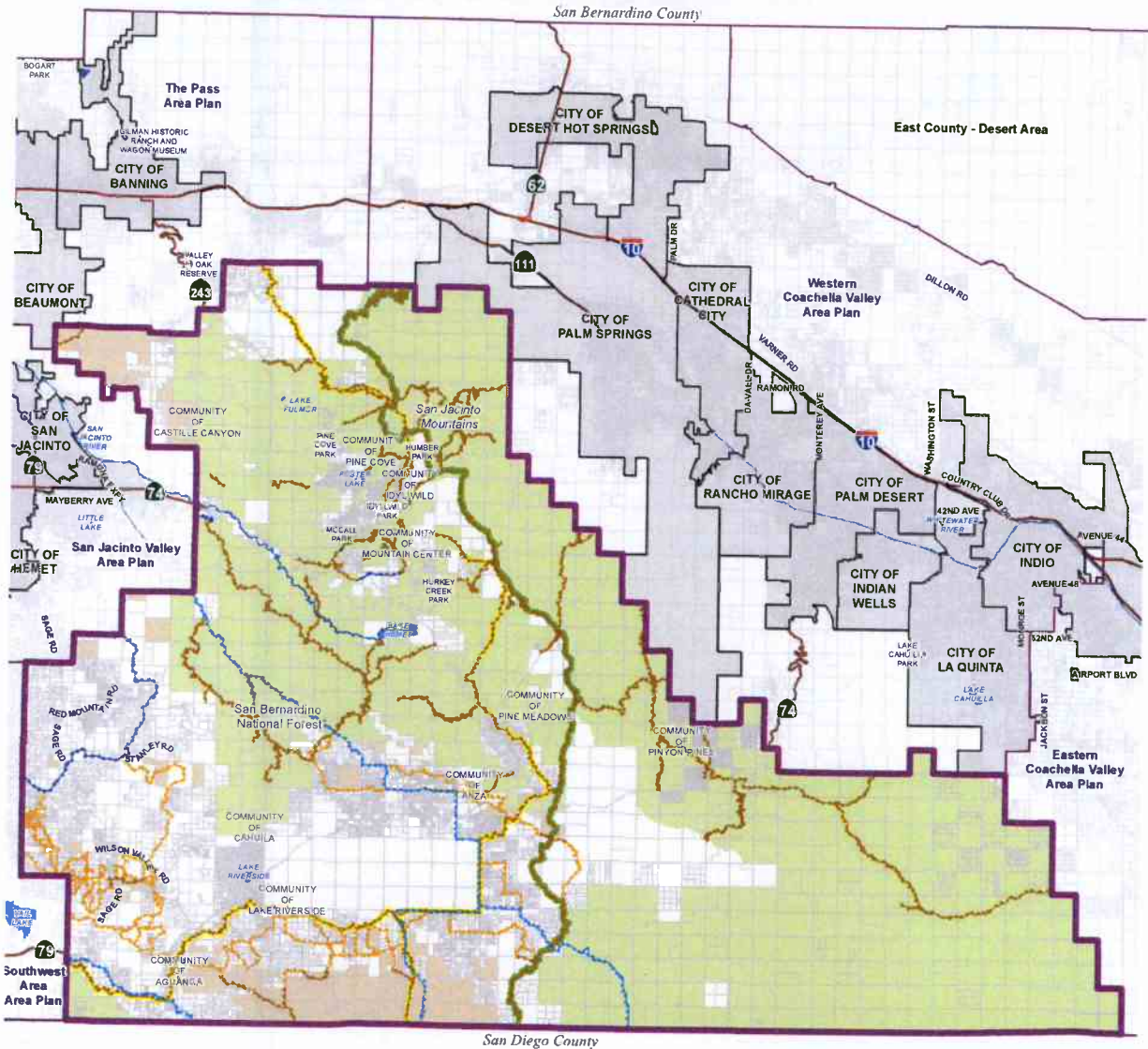


Data Source: Riverside County Transportation

- | | | | |
|--|-----------------------------------|--|--------------------|
| | Major (118' ROW) | | Highways |
| | Secondary (100' ROW) | | Area Plan Boundary |
| | Mountain Arterial 4 Ln (110' ROW) | | City Boundary |
| | Mountain Arterial 2 Ln (110' ROW) | | Waterbodies |
| | Collector (74' ROW) | | |
| | Existing Bridge | | |

Figure 6

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- Regional Trail: Urban/Suburban
- Regional Trail: Open Space
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- Pacific Crest National Scenic Trail
- California Riding & Hiking Trail
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Data Source: Riverside County Parks

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.
 Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLEA/Transit and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

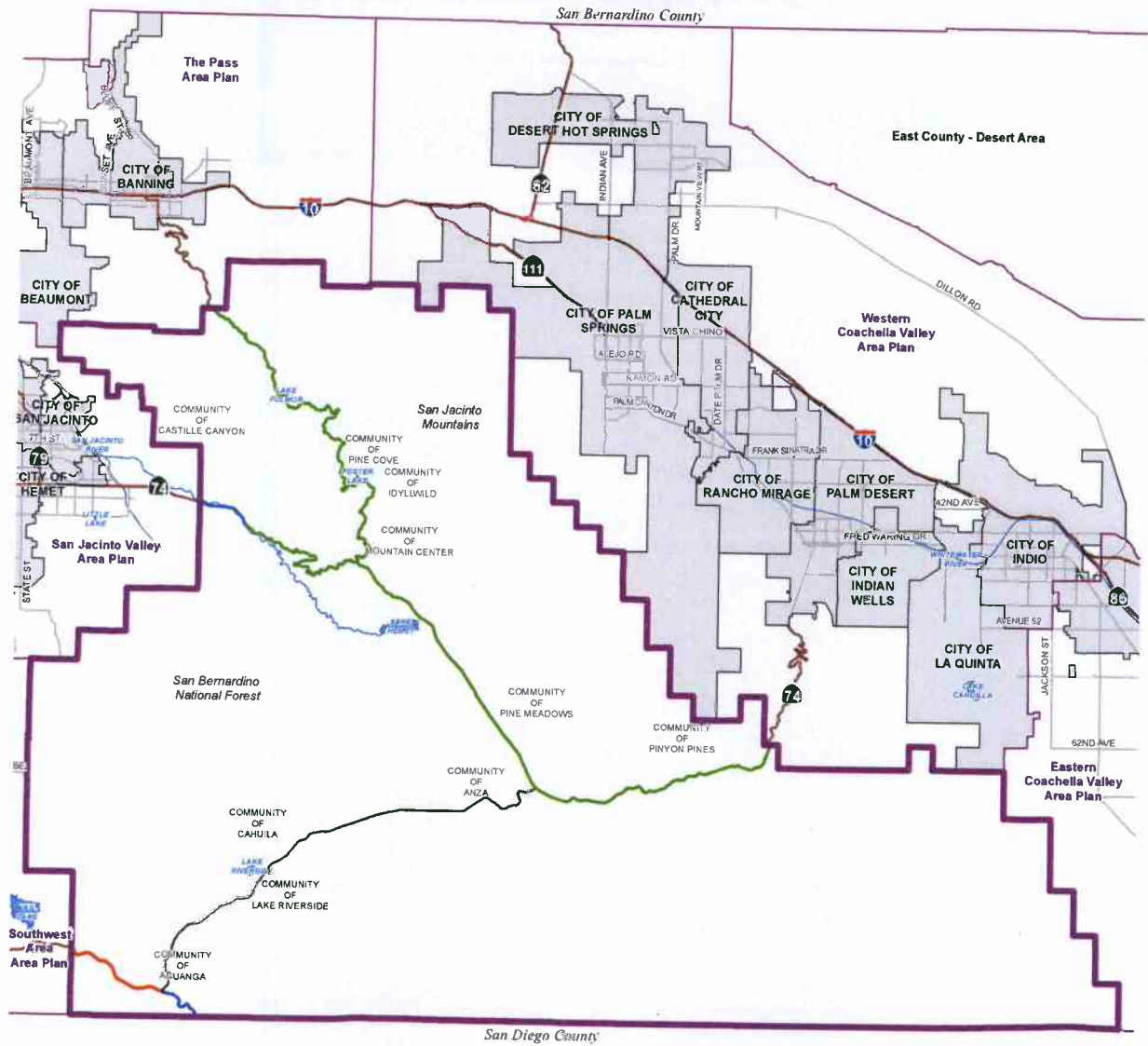
Note: Trails and bikeway maps are a graphic representation identifying the general location and identification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignments or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeway systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in a manner that there are opportunities for coordination with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeway systems.

Figure 7



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Data Source: Riverside County (2013) / Cal Trans (2013)

- County Eligible
- State Designated
- State Eligible
- Not Designated
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 8

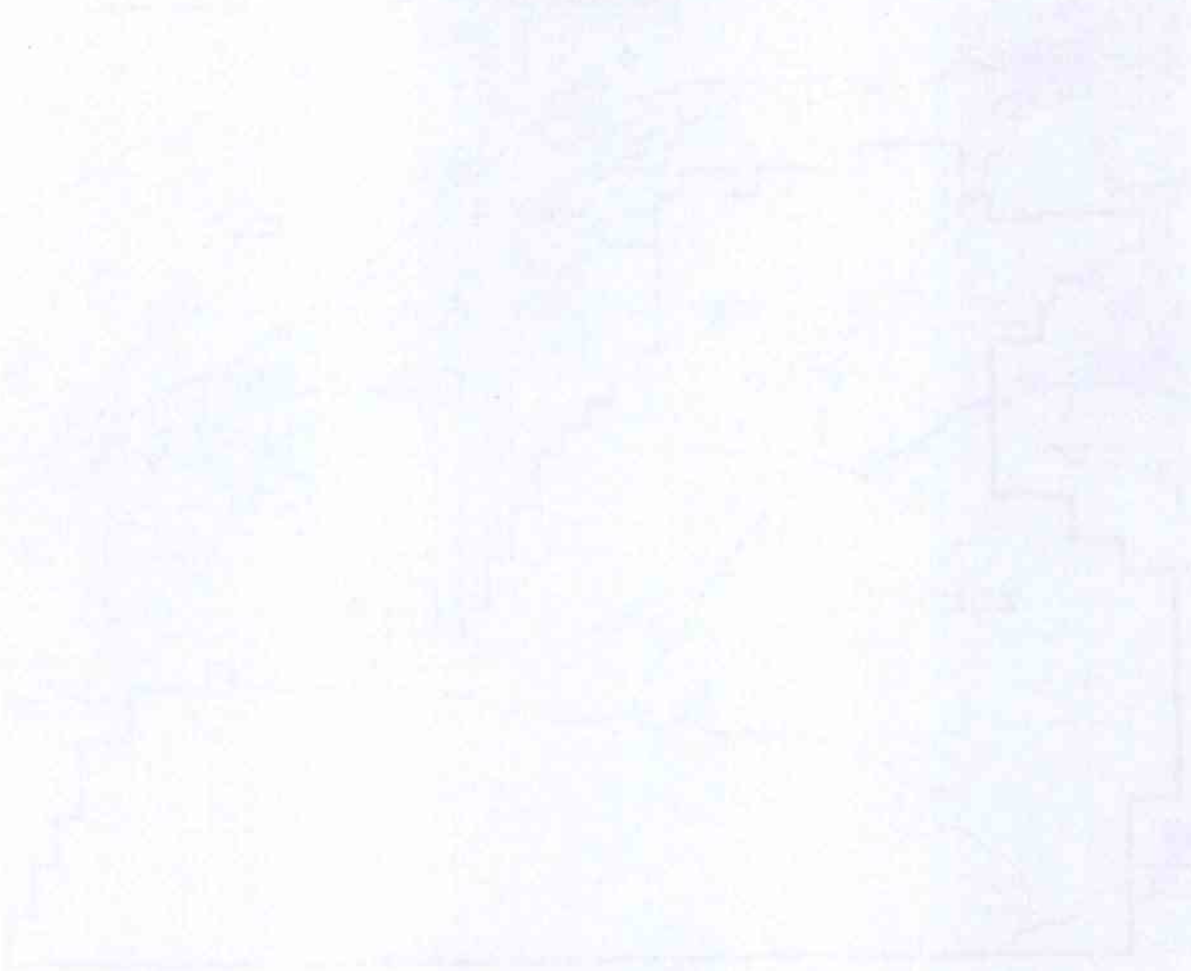
December 8, 2015

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



RIVERSIDE EXTENDED MOUNTAIN AREA PLAN SCENIC HIGHWAYS

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Western Riverside County MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this take of threatened and endangered species. The intent of the WRC MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the Western Riverside County MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property owner initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the WRC MSHCP Reserve or subjected to other WRC MSHCP criteria.

Key Biological Issues

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

Policies:

REMAP ~~42-1~~ 13.1 Protect sensitive biological resources in REMAP through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

REMAP ~~42-2~~ 13.2 Conserve existing wetlands and wetlands functions and values in the REMAP portion of the upper San Jacinto River, Bautista Creek, Tule Creek, Temecula Creek, Cottonwood Creek, Wilson Creek, Cahuilla Creek, Tualota Creek and Willow Canyon Creek with a focus on conserving existing habitats in the river and creeks.

REMAP ~~42-3~~ 13.3 Conserve the existing mosaic of upland habitat east of Vail Lake, southeast of East Benton Road, south of the Federal Bureau of Land Management (BLM) lands, north of SR-79 and west of Reed Valley Road to support sensitive, threatened, and endangered species in the REMAP. Conservation efforts should focus on maintenance of large block(s) of interconnected habitat centered around Wilson



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)



The following sensitive, threatened and endangered species, covered under the MSHCP, may be found within this area plan:

Quino checkerspot butterfly
southwestern arroyo toad
mountain yellow-legged frog
Stephen's kangaroo rat
San Bernardino kangaroo rat
Los Angeles pocket mouse
least bell's vireo
California gnatcatcher
bell's sage sparrow
cactus wren
burrowing owl
Parry's spineflower
engelmann oak
Payson's jewelflower
long-spined spineflower
small-flowered morning glory
Palmer's grappling hook

Valley, including the Wilson Valley Conservation Bank and the Sage Road/Billy Goat Mountain area, for populations of quino checkerspot butterfly, Stephens kangaroo rat, Bell's sage sparrow, cactus wren, and California gnatcatcher among others. Conservation should occur in large, interconnected habitat blocks, linking existing reserve areas.

- REMAP ~~42.4~~ 13.4 Conserve undeveloped uplands including agricultural land, annual grassland and coastal sage scrub that support or provide potential habitat for quino checkerspot butterfly, with a focus on proposed conservation areas within the recovery units identified in the *Quino Checkerspot Butterfly Draft Recovery Plan* (USFWS 2001). The areas proposed for conservation that are within the recovery units include the Sage Road/Billy Goat Mountain habitat complex located in the South Riverside Recovery Unit and Silverado habitat complex located in South Riverside/North San Diego Recovery Unit.
- REMAP ~~42.5~~ 13.5 Conserve open grasslands and sparse shrublands that support populations of Stephens' kangaroo rat, with a focus on suitable habitat in the Anza Valley, Cahuilla Valley along Cahuilla Creek, and the Sage and Aguanga areas in the vicinity of SR-79 and SR-371.
- REMAP ~~42.6~~ 13.6 Conserve open stream courses and adjacent coastal sage scrub, grasslands and chaparral supporting southwestern arroyo toad, with a focus on suitable breeding, foraging, and/or aestivating habitats along Temecula Creek, upper San Jacinto River and Bautista Canyon.
- REMAP ~~42.7~~ 13.7 Conserve existing habitat values of the upper San Jacinto River and Bautista Creek for the benefit of San Bernardino kangaroo rat.
- REMAP ~~42.8~~ 13.8 Conserve wetlands along Wilson Creek supporting least Bell's vireo, with a focus on maintenance of breeding and foraging habitats in Wilson Creek.
- REMAP ~~42.9~~ 13.9 Conserve floodplain areas supporting Coulter's goldfields, with a focus on conservation of Traver-Domino-Willows soil series in Anza Valley.
- REMAP ~~42.10~~ 13.10 Conserve floodplain areas supporting Mojave tarplant, with a focus on suitable habitat on Forest Service lands.
- REMAP ~~42.11~~ 13.11 Conserve floodplain areas supporting Parry's spineflower, with a focus on suitable habitat in Aguanga, Anza, Wilson Valley and Forest Service lands.
- REMAP ~~42.12~~ 13.12 Conserve floodplain areas supporting slender-horned spineflower, with a focus on suitable habitat in the Agua Tibia Wilderness.
- REMAP ~~42.13~~ 13.13 Conserve banks along seeps, springs, and permanent streams capable of supporting lemon lily with a focus on suitable habitat in the San Jacinto Mountains.
- REMAP ~~42.14~~ 13.14 Conserve clay soils in southern needlegrass grasslands, coastal sage scrub and chaparral supporting long-spined spineflower and Palmer's grappling hook, known to exist within the REMAP.
- REMAP ~~42.15~~ 13.15 Conserve Engelmann oak woodlands.

Riverside Extended Mountain Area Plan

- REMAP ~~42.16~~ 13.16 Conserve sensitive plant species: Payson's jewelflower, California beardtongue, Valley needlegrass grassland and foothill needlegrass grassland supporting Jaeger's milk-vetch, Plummer's mariposa lily, a key population of prostrate spineflower, Nevin's barberry, Hall's monardella, cliff cinquefoil, shaggy-haired alumroot, Johnston's rock cress, California muhly, San Jacinto Mountains bedstraw, Munz's mariposa lily, Palomar monkeyflower and chickweed oxytheca.
- REMAP ~~42.17~~ 13.17 Contribute to, and maintain, a core reserve area in the Anza Valley, including the existing Silverado Ranch Conservation Bank, through conservation of large habitat block(s). Conservation efforts should focus on maintenance of existing intact habitat block(s) and the mosaic of upland habitat in the Anza Valley area, including the existing Silverado Ranch Conservation Bank, for populations of quino checkerspot butterfly, Stephens' kangaroo rat, Los Angeles pocket mouse, burrowing owl, and other sensitive species.
- REMAP ~~42.18~~ 13.18 Contribute to and maintain the northeast portion of a proposed new core reserve centered around Vail Lake through conservation of large block(s) of existing intact coastal sage scrub habitat within the REMAP. Conservation efforts should focus on connecting large block(s) of coastal sage scrub to existing reserve lands outside REMAP to the west and maintaining opportunities for connectivity between existing reserve lands and to the REMAP Wilson Valley core area to the east.
- REMAP ~~42.19~~ 13.19 Provide for and maintain a continuous linkage along Tule Creek from the confluence of Temecula and Tule Creeks to the proposed Anza Valley core reserve area in the REMAP. Conservation efforts shall focus on wetland and substantial upland components that support breeding, foraging, aestivating and/or burrowing habitat for sensitive animal species. Maintain habitat and edaphic and hydrologic conditions for sensitive plant species.
- REMAP ~~42.20~~ 13.20 Provide for and maintain a continuous linkage along Cahuilla Creek from the confluence of Cahuilla Creek and Wilson Creek to the western boundary of the Cahuilla Indian Reservation. It is recognized that this linkage currently is constrained by the Lake Riverside subdivision present in this linkage area.
- REMAP ~~42.21~~ 13.21 Provide for and maintain regional connections along Temecula and Cottonwood Creeks to northern San Diego County through coordination of conservation planning efforts with the County of San Diego's anticipated amendment to their Multiple Species Conservation Plan (MSCP) Subarea Plan, currently in the planning stages.
- REMAP ~~42.22~~ 13.22 Provide for and maintain a continuous linkage from the Southwest Riverside County Multiple Species Reserve to proposed core habitat areas in the Wilson Valley along Tualota Creek. Conservation efforts shall focus on wetland and substantial adjacent upland components that support breeding, foraging, aestivating and/or burrowing habitat for animal species. It is recognized that East Benton and Sage Road currently cross over the Tualota Creek linkage and that agricultural activities occur adjacent to portions of the creek.
- REMAP ~~42.23~~ 13.23 Provide for and maintain a continuous robust upland linkage, connecting two existing reserves, the Diamond Valley Lake Reserve and the San Bernardino National Forest, through conservation of upland habitat in Cactus Valley. Conservation efforts should focus on connecting and maintaining upland habitat, including coastal sage scrub and chaparral, between

the western boundary of the REMAP and the western boundary of the National Forest in the vicinity of Red Mountain Road.

REMAP ~~42.24~~ 13.24 Provide for and maintain regional connection(s) from the San Bernardino National Forest to eastern Riverside County through coordination of conservation planning efforts with the Coachella Valley Association of Governments.

REMAP ~~42.25~~ 13.25 Provide for and maintain regional connection(s) from the Wilson Valley, Agua Tibia Mountains and the BLM Beauty Mountain Planning Area to northern San Diego County through coordination of conservation planning efforts with the County of San Diego's anticipated amendment to their MSCP Subarea Plan, currently in the planning stages.

REMAP ~~42.26~~ 13.26 Protect biological resources in REMAP through adherence to General Plan policies found in the General Plan Multipurpose Open Space Element.

Coachella Valley MSHCP Program Description

The Coachella Valley Association of Governments prepared, on behalf of its member agencies, a Multiple Species Habitat Conservation Plan which covers 27 species of plants and animals in the Coachella Valley and in the mountains to the west. The plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 9, Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan, for more information. This map is for informational purposes only.

Hazards

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

Portions of REMAP are subjected to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to REMAP.

Local Hazard Policies

Disaster Preparedness

Due to the remoteness, natural features and limited circulation in REMAP, natural disasters pose a potentially significant concern to the local population.