

PAUL M. ATTYAH
LUBEC PROPERTIES, LLC

January 6, 2014

Board of Supervisors
County of Riverside
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Attn: Ms. Kecia Harper-Ihem, Clerk of the Board

Via Facsimile (951) 955-1071

Re: January 7th, 2014 Board Meeting- GPA 1120- Clerical error

Dear Chairman Benoit and Honorable Members of the Board:

I am the applicant for GPA 925, and an interested party with respect to GPA 1120 and the HANS "lite" issue. I am writing to you to point out an important clerical mistake with respect to the documentation (Form 11) for GPA 1120.

The "Land Use Designation Summary" submitted in conjunction with GPA 1120 states, in error, that there is a 2-acre minimum for the Low Density Residential Designation in the Community Development Foundation. The minimum should be 1/2 acres, consistent with the current Riverside County General Plan.

This error was pointed out to the County planning staff on October 30, 2013. The staff acknowledged that it is a typographical error. I am writing to underscore the issue so that the matter can be double-checked and the correction can be verified.

Thank you, and please let me know if you have any questions.

Kindly,



Paul M. Attyah

*Submitted By:
Paul Attyah*

01.07.2014

16-2



MEMORANDUM

RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE

DATE: January 6, 2014

TO: Kecia Harper-Ihem, Clerk of the Board
Juan Perez, TLMA Director
Frank Coyle, Deputy Planning Director

FROM: Tiffany N. North, Supervising Deputy County Counsel *TNN*

RE: GPA No. 1120 – Attachment D to Form 11

Attached is a revised "Attachment D" to the Form 11 for General Plan Amendment No. 1120 to be acted upon by the Board on January 7, 2014 (Agenda item 16.2). The earlier "Attachment D" did not reflect all of the amendments recommended by the Planning Commission and Planning Staff on November 6, 2013. The attached document contains the amendments that the Board should consider for General Plan No. 1120.

Please let me know if you have any questions.

Thank you.
TNN/

01.07.2014
16-2

ATTACHMENT D

FINAL GPA NO. 1120 **EXHIBITS**

County of Riverside General Plan

Land Use Element



Table LU 4 Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | Notes |
|-----------------------|--|--|---|
| Rural | 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 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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. |



County of Riverside General Plan

Land Use Element

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

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

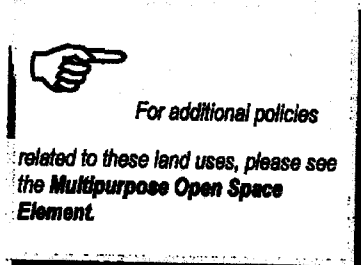
Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of the County's open spaces is one of the most challenging and volatile issues in the County. There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

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

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



Natural open space areas within REMAP



Diamond Valley Lake



Neighborhood park

Open Space Area Plan Land Use Designations

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

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

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

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

Policies:

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

- LU 20.1 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)
- LU 20.2 Cooperate with the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

Open Space-Recreation (OS-R) - The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary

Preservation

The RCIP Vision directs that,

APreserved multi-purpose open space is viewed as a critical part of the County=s system of public facilities and services required to improve the existing quality of life and accommodate new development. Strategies and incentives for voluntary preservation on private land are an integral part of the County=s policy/regulatory system and are referred to nationwide as model approaches.@

The following set of policies seeks to preserve natural resources that are sensitive, rare, threatened, endangered and irreplaceable. These resources deserve special protection in order to ensure their continued viability and to improve the quality of life for citizens of Riverside County. Open space preservation can serve many purposes, including the preservation and enhancement of environmental resources for both ecological and recreational purposes, as well as the proper management of environmental hazards.

MULTIPLE SPECIES HABITAT CONSERVATION PLANS



HCP-Habitat Conservation Plan
NEPA-National Environmental Policy Act
NCCP-Natural Communities Conservation Plan
CEQA-California Environmental Quality Act
CESA-California Endangered Species Act
FESA-Federal Endangered Species Act

As urbanization has spread into Riverside County, community development has not only involved the local land use planning process, but coordination with state and federal wildlife agencies in order to obtain "take permits" for impacts to threatened and endangered species. The United States Fish and Wildlife Service and California Department of Fish and Game, hereafter "Wildlife Agencies", have authority to regulate the "take" of threatened and endangered species. The process of issuing "take permits," however, has resulted in costly delays for development interests in addition to the assemblage of piecemeal reserve systems addressing only the needs of single species. Mitigation lands have been preserved, but these have generally been small, unconnected habitat areas in which it is more difficult to sustain wildlife mobility, genetic flow, or ecosystem health. Instead, large interconnected natural areas are preferred in order to assure that the County's entire ecosystem has the potential to remain healthy.

To address the issues of wildlife health and sustainability, the County has participated in or directed the development of two Multiple Species Habitat Conservation Plans (MSHCP's). These ~~proposed~~ MSHCP's are stake-holder driven, comprehensive, and multi-jurisdictional, and focus on the conservation of both species and associated habitats, in order to address biological and ecological diversity conservation needs and provide mitigation for the impacts of development in Riverside County. These plans are two of several large multi jurisdictional habitat planning efforts within southern California which have been developed under the overall goal of maintaining biological diversity within a rapidly urbanizing region. The Western Riverside County MSHCP has been

adopted by the County and, as of October 7, 2003, awaits approval approved by other jurisdictions and the Wildlife Agencies. The Coachella Valley Association of Governments MSHCP is under preparation. has also been adopted and received its final permit from the U.S. Fish and Wildlife Service on October 1, 2008.

The proposed MSHCPs will allows the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program that will facilitate the preservation of biological diversity as well as maintain the region's quality of life. Should these MSHCP's not be adopted, it will be necessary to assess development related impacts and develop associated mitigation measures on a project by project basis.

Coachella Valley Association of Governments MSHCP Program Description

The Coachella Valley Association of Governments (CVAG) is preparing has prepared, on behalf of its member agencies, a proposed Multiple Species Habitat Conservation Plan that is intended to covers 28 27 species of plants and animals in the Coachella Valley. Currently, this plan proposes to conserve 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 to 750,000 acres.

Relationship to Area Plans

The Pass, Eastern Coachella Valley, Western Coachella Valley and REMAP Area Plans would be are affected by the CVAG MSHCP, if it is adopted. These area plans contain maps and general information about the proposed MSHCP. Consult the area plans for further information.

Western Riverside County MSHCP Program Description

The proposed Western Riverside County MSHCP encompasses approximately 1.26 million acres (approximately 1,997 square miles). This proposed MSHCP includes unincorporated and incorporated County land (excluding Indian land) west of the crest of the San Jacinto Mountains to the Orange County line. The plan is the largest HCP ever attempted and covers multiple species and multiple habitats within multiple jurisdictions. The proposed MSHCP covers a diverse landscape from urban cities to undeveloped foothills and montane forests. In addition to the presence of multiple habitats, the plan stretches across the Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, San Jacinto Mountains, Aqua Tibia Mountains, Desert Transition and San Bernardino Mountain bio-regions.

This proposed MSHCP is intended to serves as a Habitat Conservation Plan pursuant to section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan under the NCCP Act of 1991. If adopted, it will be It is used to allow incidental "take" of plant and animal species identified within the proposed MSHCP. The purpose of the

☐ In western Riverside, a high density of rare species coincides with one of the most swiftly urbanizing areas of the country,

☐ B Scott Ferguson, Trust for Public Land
Senior Project Manager

proposed MSHCP is for the Wildlife Agencies to grant "take authorization" for otherwise lawful actions that may incidentally take or harm individuals of a species outside of preserve areas, in exchange for supporting assembly of a coordinated reserve system. Conservation and management duties, as well as implementation assurances, will be provided by the County and other signatory agencies or jurisdictions identified as permittees through a corresponding Implementation Agreement.

A Stakeholder Driven Process

To complement the conservation and management responsibilities assigned to the County, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed for the proposed Western Riverside County MSHCP. The Habitat Evaluation and Acquisition Negotiation Process applies to property which maybe needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria. Under the proposed incentive-based MSHCP program, the County may obtain interests in property needed to implement the MSHCP over time. If it is determined that all or a portion of a property is needed for the MSHCP Reserve, various incentives or monetary compensation may be available to the property owner in exchange for the conveyance of property. Incentives are intended to provide a form of compensation to property owners who convey their property. As a property interest is obtained, it will become part of the MSHCP Reserve.

Relationship to Area Plans

Each area plan that is affected by the proposed Western Riverside County MSHCP contains maps that identify the areas potentially affected by the MSHCP, if it is adopted, and identification of plant and animal species to be covered by the plan. Consult the area plans for further information.

Policies:

- OS 17.1 Enforce the provisions of applicable MSHCPs if adopted and implement related Riverside County policies when conducting review of development applications. (AI-10)
- OS 17.2 Enforce the provisions of applicable MSHCPs if adopted and implement related Riverside County policies when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP. (AI-10)
- OS 17.3 Enforce the provisions of applicable MSHCP's, if adopted and implement related Riverside County policies when conducting review of possible general plan amendments and/or zoning changes (AI-10), including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require



The Western Riverside

County MSHCP affects the following area plans:

- Eastvale
- Elsinore
- Harvest Valley/Winchester
- Highgrove
- Jurupa
- Lake Mathews/Woodcrest
- Lakeview/Nuevo
- Mead Valley
- Reche Canyon/Badlands
- REMAP
- San Jacinto Valley
- Southwest (SWAP)
- Sun City/Menifee Valley
- Temescal Canyon
- The Pass

an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County."

~~OS 17.4 Require the preparation of biological reports in compliance with Riverside County Planning Department Biological Report Guidelines for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.~~

~~OS 17.5 Establish baseline ratios for mitigating the impacts of development related uses to rare, threatened and endangered species and their associated habitats to be used until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.~~

ENVIRONMENTALLY SENSITIVE LANDS

The County's multipurpose open space system will be created and maintained using several different techniques, all related to preservation of significant environmental resources. By preserving multi-species habitat; by creating and maintaining active and passive parks, recreation areas and trail systems; by conserving natural and scenic resources; and avoiding natural hazard areas; a complete system of open space will be achieved that ensures the County's "remarkable environmental setting" remains intact for future generations of citizens to enjoy. This section identifies policies for the preservation of environmentally sensitive land within the County of Riverside, including, but not limited to, the land to be preserved through the MSHCPs.

Policies:

- OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCPs, if adopted, (AI 10) and through implementing related Riverside County policies.
- OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts. (AI 9)



Also refer to the Open

Space, Habitat and Natural Resource Protection policies in the Land Use Element and the policies in the Safety Element that seek to preserve environmentally sensitive lands subject to natural hazards.



The California Historic Resources Information System (CHRIS) contains information from surveys of archaeological and cultural resources

CULTURAL RESOURCES

Cultural resources are evidence of past human activity that become important for scientific, historic, and/or religious reasons to communities, descendant groups, and individuals. They may include objects, buildings, structures, sites (particularly archaeological sites), areas, places, records, or manuscripts associated with history. Some examples of cultural resources are pioneer homes, buildings, or old wagon roads; structures with unique architecture or designed by a notable architect; prehistoric Native American village sites; pioneering ethnic settlements; historic or prehistoric artifacts or objects; rock inscriptions; human burial sites, battlefields, railroad water towers, prehistoric trails, early mines or important historic industrial sites.

Cultural resources may also include places that have historic or traditional associations or that are important for their natural resources like places where Native Americans have gathered plants for the purpose of making baskets or medicines, places where religious or ceremonial activities have occurred, or places where a significant historic event has occurred. Some of these places may not have physical evidence of their use, but rather may only be recognized through oral history or archival documentation. Other such places may include numerous artifacts and/or ruins above or below ground.

Cultural resources are nonrenewable resources and often yield unique information about past societies and environments, and provide answers for modern day social, scientific, and heritage concerns. The consideration and preservation of important examples of history within Riverside County benefits the public by maintaining historic identity and a sense of place and tradition.

The cultural history of Riverside County is divided chronologically into two primary time periods: the prehistoric and historic, which includes ethnohistoric information. Native American cultures may represent approximately 10,000 years of County history which is evidenced in the numerous archaeological resources across the County. Tribal oral history and heritage preservation efforts supplement the scientific investigation of archaeological resources by providing interpretive and geographical information. Native American cultures continue to flourish in the County and take an increasing interest and role in the documentation and preservation of their history.

The County also has a rich non-Native American history. Early explorers and settlers (Chinese, European, Mexican, Japanese, and many others) established communities, infrastructure (railroads, canals, etc.), and industries (ranching, mining, agriculture, forestry, recreation, etc.) that shaped the development and identity of the County. The vestiges of their many historic "marks on our land" can still be found today. An initial inventory of Historical Resources in the County was completed and mapped in the 1980's, as shown in Figure OS-6, but many more historic resources are known to exist that have not yet been documented. As objects, buildings, and structures continue to age, they may be considered historical resources under local, state, or national laws.

Technical studies prepared by professionally-qualified individuals are often required to identify and evaluate cultural resources as part of the environmental review process associated with proposed development and public project review.



A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.



RCIP Vision Statement



County of Riverside General Plan

Temescal Canyon Area Plan

Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Temescal Canyon area 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 Temescal Canyon Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 30 Area Plan land use designations and five overlays. 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 Olan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed categories represent a full spectrum of uses that relate the natural characteristics of the land and economic potential to a range of permitted uses. 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 County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) 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 County residents, property owners, and representatives of cities 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 Temescal Canyon 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

☐ Strategies of local job creation, coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.

Open Space Foundation Component land uses comprise the majority of the unincorporated planning area in this Area Plan. The Cleveland National Forest and Prado Basin account for much of this acreage. This emphasizes the importance of the remaining limited land area to house and employ the existing population, to accommodate the growth pressures in western Riverside County, to respect local interests, as well as observe hazard and circulation constraints.

The land use plan focuses on preserving the integrity of existing communities and preserving irreplaceable open space resources, while recognizing this area=s

County of Riverside General Plan

Temescal Canyon Area Plan



transition to urban uses by stimulating targeted infill development as well as redevelopment projects. The land use plan also focuses on achieving a more

balanced relationship between workers and jobs, to offer options to the prevailing extended commute patterns to coastal job centers.

The Cleveland National Forest, as a priceless, natural open space resource area is generally treated as a permanent open space preserve, with the exception of a few large-lot residential areas reflecting current uses or approved development, or private ownership. The Prado Basin will remain a significant habitat area and critical piece of the Santa Ana River Watershed, with its numerous critical functions in support of development within four counties.

Land use designations and policies maintain the general suburban character of Coronita and Home Gardens and the rural community character of El Cerrito.



For more information on

Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan Land Use Element.

The Interstate 15 corridor represents the greatest opportunity for community development while achieving the RCIP Vision. Residential and employment uses will continue to be focused within this corridor through the extensive use of specific plans. Preserving the Temescal Wash, implementing the MSHCP and related Riverside County policies, enhancing local and regional traffic conditions along Interstate 15, and achieving a satisfactory interface with mineral extraction operations are of utmost importance in the guidance for this strategic area.

The Community Center designation at Temescal Canyon Road and Interstate 15 will provide a focused area for the development of a Job Center comprised of non-residential, employment-generating land uses.



County of Riverside General Plan

Housing Element 2006 - 2014

subsidy provided by the County remains the Fast Track Authority in which processing time and fees are subsidized and in some cases exempted for the projects in question.

Table H - 42

Land Use Designations Summary

Table H-42 Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) | 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 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 | 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 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. |
| | 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. |
| Rural Community | 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) | 1/2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 1/2 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, 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 <u>and in accordance with related Riverside County policies.</u> |
| | 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. |

County of Riverside General Plan

Desert Center Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| | Rural Community | | |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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 | | |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |



County of Riverside General Plan

Eastern Coachella Valley Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| | Rural Community | | |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 <u>and in accordance with related Riverside County policies.</u> |
| | 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 | | |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Eastvale Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, |

County of Riverside General Plan

Elsinore Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| | 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. |
| Rural Community | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Conservation (C) | N/A | <ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted. |
| Open Space | 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Jurupa Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 <u>and in accordance with related Riverside County policies.</u> |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Harvest Valley/Winchester Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 <u>and in accordance with related Riverside County policies.</u> |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Highgrove Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |



County of Riverside General Plan

Lake Mathews/Woodcrest Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |



County of Riverside General Plan

Lakeview/Nuevo Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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. |
| | 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. |
| Rural Community | Low Density Residential (RC-LDR) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Conservation (C) | N/A | <ul style="list-style-type: none"> The protection of open space for natural hazard protection, 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 and in accordance with related Riverside County policies. |
| Open Space | 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. |
| Community Development | 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. |
| | 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. |
| Community Development | Low Density Residential (LDR) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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. |
| Community Development | High Density | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, |



County of Riverside General Plan

Mead Valley Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

The Pass Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Palo Verde Valley Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| | 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. |
| Rural Community | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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. |
| | 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. |
| Community Development | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |



County of Riverside General Plan

Reche Canyon/Badlands Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Riverside Extended Mountain Area Plan (REMAP)



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Sun City/Menifee Valley Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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. Ar eas 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. |
| | 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. |
| Rural Community | Low Density Residential (RC-LDR) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Conservation (C) | N/A | <ul style="list-style-type: none"> The protection of open space for natural hazard protection, 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 and in accordance with related Riverside County policies. |
| Open Space | 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. |
| | 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. |
| Community Development | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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. |
| | | | |



County of Riverside General Plan

San Jacinto Valley Area Plan

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Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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. |



County of Riverside General Plan

San Jacinto Valley Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | Notes |
|-----------------------|------------------------------------|--|---|
| 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. |
| | 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 the County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted. |
| | Commercial Tourist (CT) | 0.20 - 0.35 FAR | <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 significant impacts 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 & development, technology centers, corporate offices, A/clean@ industry and supporting retail uses. |
| | Public Facilities (PF) | ≤ 0.60 FAR | <ul style="list-style-type: none"> Civic uses such as County 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.) |
| Watercourse Overlay (WCO) | <ul style="list-style-type: none"> The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels. |
| 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 Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details. |

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.

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 2 acre. This 2 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and 2 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.



County of Riverside General Plan

Southwest Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Temescal Canyon Area Plan

Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| | 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. |
| Rural Community | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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 | 8 - 14 du/ac | <ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard |

County of Riverside General Plan

Western Coachella Valley Area Plan



Table 1: Land Use Designations Summary

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) ^{1,2,3} | 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 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 | 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 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. |
| 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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, 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 and in accordance with related Riverside County policies. |
| | 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) | 2 ac min. | <ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 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. |



| 10 | 11 | 12 | 13 | 15 | 16 | 17 | 18 | 19 | 20 |
|------|------------------|--------------------------------------|--------------|------|--------------|-----------|------|--------------|------------|
| DATE | REFERENCE NUMBER | DESCRIPTION - OTHER COMMENTS/CHARGES | PRODUCT/ZONE | SIZE | BILLED UNITS | TIMES RUN | RATE | GROSS AMOUNT | NET AMOUNT |

| | | | | | | | | |
|------------|--------------------|------------------|-------------|----|---|-------|--------|--------|
| 12/28/2013 | I01195617-12282013 | Press-Enterprise | 3 x 9.00 IN | 27 | 1 | 18.20 | 491.40 | 491.40 |
|------------|--------------------|------------------|-------------|----|---|-------|--------|--------|

Order Placed by: Cecilia Gil

*Planning
16-2 of 01/07/14
GPA 1120
1hr.*

Legal Advertising Invoice

| |
|----------------|
| BALANCE |
| \$491.40 |

| SALES CONTACT INFORMATION | | ADVERTISER INFORMATION | |
|--------------------------------|---|------------------------------------|--|
| 1 | 25 | 6 | 7 |
| Maria Tinajero 951-368-9225 | BILLING PERIOD 12/28/2013 - 12/28/2013 | BILLED ACCOUNT NUMBER 100141323 | ADVERTISER/CLIENT NUMBER 100141323 |
| | | | ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

| | | | |
|---|--|---------------------------------------|--|
| 2 | ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS | | |
| 1 | 6 | 7 | |
| BILLING PERIOD 12/28/2013 - 12/28/2013 | BILLED ACCOUNT NUMBER 100141323 | ADVERTISER/CLIENT NUMBER 100141323 | |
| 23 | 24 | 3 | |
| BALANCE \$491.40 | INVOICE NUMBER I01195617-12282013 | TERMS OF PAYMENT DUE UPON RECEIPT | |



Legal Advertising Invoice

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P.)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

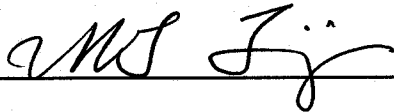
Ad Desc.: / GPA 1120

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/28/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: December 30, 2013
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0001195617-01

P.O. Number: GPA 1120

Ad Copy:

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2014 JAN -3 AM 11:40

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, FIRST, SECOND, THIRD AND FIFTH SUPERVISORIAL DISTRICTS AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 7, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider a County-initiated **General Plan Amendment No. 1120**, which proposes to revise applicable sections within the General Plan to allow for streamline processing of "stand alone" General Plan Amendments (GPA), Change of Zones (CZ), and Lot Line Adjustments (LLA), which covers all zoning districts and areas within the County of Riverside.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42566**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 or email at lross@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 23, 2013
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2019 JAN -3 AM 11:40

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: PAUL ATTYAH

Address: P.O. Box 492403
(only if follow-up mail response requested)

City: LA **Zip:** CA 90049

Phone #: 310-562-5153 LPA 1120

Date: 1/7/14 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle W, Ste B.
(only if follow-up mail response requested)

City: Temecula **Zip:** 92590-5614

Phone #: 909 322 8482

Date: 1.7.14 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 3 minutes to: _____

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