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

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

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

Policies:

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

LU ~~20.1~~ *22.1* Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.

LU ~~20.2~~ *22.2* Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)

LU ~~20.3~~ *22.3* Permit farm-workers housing as an interim land use under the following circumstances: (AI 31)

a. The area in which the proposal is located appears to be predominantly agricultural in nature and does not appear it will change in the near future.

b. The proposal is an interim use (5 to 10 years) and will not substantially affect the existing character of the area.

c. Adequate infrastructure exists in the area to ensure safe, sound, and decent housing for farm workers.

d. The proposal will not create any significant land use incompatibilities.

e. The proposal will not jeopardize public health, safety, and welfare.

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

Riverside County Ordinance No. 625, the Right-to-Farm Ordinance: the intent of this ordinance is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

LU ~~20.4~~ *22.4* Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.

LU ~~20.5~~ *22.5* Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.

LU ~~20.6~~ *22.6* Require consideration of state agricultural land classification specifications when a 2.5-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)

LU ~~20.7~~ *22.7* Adhere to Riverside County's Right-to-Farm Ordinance.

LU ~~20.8~~ *22.8* Encourage educational and incentive programs in coordination with the Riverside County Agricultural Commissioner's Office, the University of California Cooperative Extension Service, and the Riverside County Farm Bureau, that convey the importance of conserving watercourses and their associated habitat, as well as protective buffers for domestic and farm livestock grazing.

LU ~~20.9~~ *22.9* Weigh the economic benefits of surface mining with the preservation/conservation of agriculture when considering mineral excavation proposals on land classified for agricultural uses.

LU ~~20.10~~ *22.10* Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations.

LU ~~20.11~~ *22.11* The County of Riverside shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities. (AI 1)

Rural

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

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

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

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

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

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

Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses. The General Plan Principles reflect the importance of these villages:

> *"These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape."*

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

Small Scale Commercial Uses reflect the rural communities in scale and character; this type of commercial development serves the need of rural communities. The development standards for these commercial uses reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. The type of uses allowed and the development standard shall be in accordance with the Rural Commercial (C-R) Zone in Ordinance 348. The following are examples of small-scale commercial uses:

- Animal hospital
- Barber shop
- Bakery
- Drug Store
- Hardware Store
- Pet and pet supply shop
- Post Office
- Convenience Store
- Nurseries/garden supply
- Produce market
- Professional Office Space

Rural Area Plan Land Use Designations

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

Rural Residential (RR) - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this

designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

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

Rural Desert (RD) - The Rural Desert land use designation allows for single family residences, limited agriculture and animal keeping uses, with a maximum residential density of 1 dwelling unit per 10 acres. Limited recreational uses; renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources; compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit); governmental and utility uses are also allowed within this designation. This designation is generally applied to remote desert areas characterized by poor access and a lack of water and other services. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

Policies:

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

LU ~~21.1~~ *23.1* Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU ~~21.2~~ *23.2* Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU ~~21.3~~ *23.3* Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU ~~21.4~~ *23.4* Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000-square-foot-minimum lots may be considered.

LU ~~21.5~~ *23.5* Encourage parcel consolidation. (AI 29)

LU ~~21.6~~ *23.6* Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

LU ~~21.7~~ *23.7* Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.

b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.

c. The proposed use may not be located within 2 miles of a Commercial land use designation.

d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend-in with the rural nature of the area.

e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

Rural Community

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small- scale incidental commercial uses are allowed. Agriculture is permitted in these areas.

Rural Community Area Plan Land Use Designations

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

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

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

Low Density Residential (RC-LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other

animal - keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

Policies:

LU ~~22.1~~ *24.1* Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU ~~22.2~~ *24.2* Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU ~~22.3~~ *24.3* Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU ~~22.4~~ *24.4* Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

LU ~~22.5~~ *24.5* Encourage parcel consolidation. (AI 29)

LU ~~22.6~~ *24.6* Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

LU ~~22.7~~ *24.7* Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.

b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.

c. The proposed use may not be located within 2 miles of a Commercial land use designation.

d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.

e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

LU ~~22.8~~ *24.8* An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

a. This amendment shall be located within a city's sphere of influence area.

b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.

c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.

d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Open Space

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

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

Open spaces also provide the setting for Riverside County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open spaces also are an important economic benefit to the County of Riverside in that they draw thousands of visitors each year. Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County of Riverside, as stated in the RCIP Vision:

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

It is also clear that Riverside 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 Riverside 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, 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 Riverside County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

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

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

Open Space Area Plan Land Use Designations

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.

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

Policies:

The following policies apply to properties designated under the Open Space Foundation Component.

LU ~~23.1~~ 25.1 An amendment to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component may be treated as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348.

LU ~~23.2~~ 25.2 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)

Open Space-Conservation (OS-C) - The Open Space-Conservation land use designation is applied to lands containing non-MSHCP Habitat lands, natural hazards, cultural resources, or other natural and scenic 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. 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 ~~24.1~~ *26.1* Cooperate with the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

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

Policies:

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

LU ~~25.1~~ *27.1* The County of Riverside shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.

LU ~~25.2~~ *27.2* Provide for a balanced distribution of recreational amenities.

LU ~~25.3~~ *27.3* Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.

LU ~~25.4~~ *27.4* Require that new development meet or exceed the parkland requirements as established in the Quimby Act and Riverside County enabling ordinances. (AI 3)

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

Policies:

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

LU ~~26.1~~ *28.1* Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU ~~26.2~~ *28.2* Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU ~~26.3~~ 28.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU ~~26.4~~ 28.4 Encourage parcel consolidation. (AI 29)

LU ~~26.5~~ 28.5 Provide programs and incentives that allow Open Space-Rural areas to maintain and enhance their existing and desired character. (AI 9)

LU ~~26.6~~ 28.6 Encourage clustered development where appropriate on lots smaller than 20 acres. The density yield of the site may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Open Space-Mineral Resource (OS-MIN) - The Open Space-Mineral Resource land use designation allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) of 1975 classification. Areas held in reserve for future mining activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals. Actual building or structure size, siting, and design will be determined on a case by case basis.

Policies:

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

LU ~~27.1~~ 29.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.

LU ~~27.2~~ 29.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)

LU ~~27.3~~ 29.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.

LU ~~27.4~~ 29.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.

LU ~~27.5~~ 29.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.

Community Development

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

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

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

1. *New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*

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

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

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

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

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

Residential Area Plan Land Use Designations

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

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

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

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

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

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

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

High Density Residential (HDR) - The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The density range is 8.0 to 14.0 dwelling units per acre.

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

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

Policies:

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

LU ~~28.1~~ *30.1* Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

Community Design

LU ~~28.2~~ *30.2* Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU ~~28.3~~ *30.3* Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)

LU ~~28.4~~ *30.4* Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

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

LU ~~28.5~~ *30.5* Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.

LU ~~28.6~~ *30.6* Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)

LU ~~28.7~~ *30.7* Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.

LU ~~28.8~~ *30.8* Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.

LU ~~28.9~~ *30.9* Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.

Project Design

LU ~~28.10~~ *30.10* Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)

LU ~~28.11~~ 30.11 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)

LU ~~28.12~~ 30.12 Work proactively with residential developers to incorporate, where feasible, child care centers that serve families of all incomes and children of all ages where such facilities are lacking.

Commercial Area Plan Land Use Designations

Commercial land uses are critical to the long term economic and fiscal stability of the County of Riverside. Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services. Unfocused, underutilized, and unkempt commercial strips result in unsightly conditions that detract from the quality of communities, and usually impair the efficiency of the roadway that services them. It is the goal of this General Plan to accommodate commercial demand, stimulate focused commercial centers, accommodate a variety and range of uses, and ensure that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. As stated in the RCIP Vision,

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

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

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

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

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

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

Policies:

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

LU ~~29.1~~ *31.1* Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

Community Design

LU ~~29.2~~ *31.2* Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate. (AI 1)

LU ~~29.3~~ *31.3* Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)

LU ~~29.4~~ *31.4* Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, day care centers, and cultural uses. (AI 3)

LU ~~29.5~~ *31.5* Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)

LU ~~29.6~~ *31.6* Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU ~~29.7~~ *31.7* Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU ~~29.8~~ *31.8* Allow mixed use projects to develop in commercially designated areas in accordance with the guidelines of the Community Center Land Use Designation and with special consideration of impacts to adjacent uses. (AI 3)

Project Design

LU ~~29.9~~ *31.9* Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU ~~29.10~~ *31.10* Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

Industrial and Business Park Area Plan Land Use Designations

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

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

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

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

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

Policies:

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

LU ~~30.1~~ 32.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU ~~30.2~~ 32.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)

LU ~~30.3~~ 32.3 Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools, that could be impacted by industrial activity. (AI 3)

LU ~~30.4~~ 32.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

LU ~~30.5~~ 32.5 Allow for the inclusion of day care centers, public meeting rooms, and other community-oriented facilities in industrial districts.

LU ~~30.6~~ 32.6 Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU ~~30.7~~ 32.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU ~~30.8~~ 32.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU ~~30.9~~ 32.9 Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

Public Facility Area Plan Land Use Designation

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

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

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

Policies:

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

LU ~~31.1~~ 33.1 Accommodate the development of public facilities in areas appropriately designated by the General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU ~~31.2~~ 33.2 Protect major public facilities, such as landfill and solid waste processing sites and airports, from the encroachment of incompatible uses. (AI 3)

LU ~~31.3~~ 33.3 Require that new public facilities protect sensitive uses, such as schools and residences, from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU ~~31.4~~ 33.4 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU ~~31.5~~ 33.5 Require that public facilities be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU ~~31.6~~ 33.6 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include Riverside County regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of Public Facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale General Plan maps. (AI 3)

LU ~~31.7~~ 33.7 Due to the scale of General Plan and Area Plan maps and the size of the county, utility easements and linear rights-of-way that are narrow in width are not depicted on General Plan and Area Plan maps. These features need to be taken into consideration in the review of applications to develop land and proposals to preserve land for conservation.

Community Center Area Plan Land Use Designation

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

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

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

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

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

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

The scale, size and mixture of uses in the community centers varies based upon the character of the surrounding area. This designation consists of four Community Center types to reflect variations in intended size, scale, focus, and composition of uses: Village Centers, Town Centers, Job Centers, and Entertainment Centers. The intended designation of each community center is described in those individual area plans where such centers are located. See General Plan Appendix E-1, pages 4-6 (Tables E-6, E-7, and E-8, in particular), for specifics on the land use and planning assumptions associated with each type of Community Center.

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

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

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 3.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.0 FAR.

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

- Highest Density Residential in or adjacent to the core area;
- Very High Density Residential in the core and core support areas;

- Commercial Retail;
- Commercial Office;
- Commercial Tourist;
- Public Facilities; and
- Open Space-Recreation

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, day care centers, and hotels. Appropriate public uses include those associated with a downtown core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 3.0 FAR.

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

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

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

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses

may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 2.0 FAR. There is also a second type of Job Center, the Job Center with No Residential (JCNR), which may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

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

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

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local and regional serving commercial retail and service uses, and mid-rise commercial office uses. Typical commercial and office uses may include restaurants, specialty stores, business support services, day care centers, and financial institutions. Residential densities range from 8.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.5 FAR. As noted above, the Job Center with No Residential (JCNR) may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

Policies:

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

LU ~~32.1~~ *34.1* Accommodate the development of structures and sites that integrate a mix of housing, retail, commercial office, business park, public/quasi-public, and recreational open space uses in areas designated for Community Center on the area plan land use maps.

Community Design

LU ~~32.2~~ 34.2 Require that areas designated as community center be planned and designed with a specific plan of land use. (AI 14, 15)

LU ~~32.3~~ 34.3 Provide open space areas within community centers to provide visual relief from the urban environment, form linkages to other portions of the urban area, and serve as buffers, where necessary. (AI 3)

LU ~~32.4~~ 34.4 Include day care centers, public meeting rooms, and other community-oriented facilities in community and employment centers whenever feasible, along transit lines or major circulation facilities, and in locations away from significant noise and air quality generators.

LU ~~32.5~~ 34.5 Locate community centers along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership. (AI 3)

LU ~~32.6~~ 34.6 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU ~~32.7~~ 34.7 Orient the entrance of buildings in community centers to the streets and provide parking in the rear. (AI 3)

LU ~~32.8~~ 34.8 Allow shared parking and reduced parking standards in the cores of community centers. (AI 3)

LU ~~32.9~~ 34.9 Integrate pedestrian, equestrian and bicycle-friendly street and trail networks connecting community centers with surrounding land uses. (AI 3)

Project Design

LU ~~32.10~~ 34.10 Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access. (AI 3)

LU ~~32.11~~ 34.11 Require that mixed-use developments be located and designed to visually enhance, not degrade the character of the surrounding area. (AI 3)

Location and Extent of Community Centers

LU ~~32.12~~ 34.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). However, the area of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a GPA) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any eight-year certainty period. (AI 1, 3)

Mixed Use Planning Area

Mixed-use development is any urban, suburban or village development that blends a combination of residential, commercial, cultural, institutional, or industrial uses where those functions are physically and functionally integrated. Mixed-use development provides pedestrian connections and other amenities such as:

- greater housing variety and density, more affordable housing, life-cycle housing (starter homes to larger family homes to senior housing), workforce housing, veterans housing etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- stronger neighborhood character, sense of place; and
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs.

The Mixed Use Planning Area (MUPA) land use designation is intended to reflect mixed use development areas throughout Riverside County. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. Many of the Mixed Use Planning Areas are located in specific plans. In the future, these areas may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

Overlays

Overlays are land use designations that are intended to reflect a particular characteristic and are not restricted by land use categories. An overlay is applied over an underlying land use designation to provide another layer of guidance or a variety of options, or to illustrate a site characteristic that may present a constraint to land development. For instance, the underlying land use designation might be Rural Residential; however, the presence of the Rural Village Overlay allows the opportunity to develop higher density residential and/or commercial uses. In this case, the property owner can choose between developing to the Rural Residential standards or the standards of the Rural Village Overlay. For each Overlay, a schematic outlining the applicable land use designations and their associated planning assumptions is presented in General Plan Appendix E-1 (Tables E-10 through E-13, in particular). For the two Rural Village Land Use Overlays, a map of the specific additional (alternate) land use designations is provided in the applicable area plan.

An Overlay is a tool that allows land use designations from a higher level of development (typically, the Community Development Foundation Component) to be applied to areas currently under land use designations of lower-intensity Foundation Components (such as the Rural, Rural Community, Agriculture, or Open Space Foundation Components). The alternate Foundation Component and land use designations of the Overlay may

be applied through a General Plan Amendment in the future. The key advantages of an Overlay are that: (1) the existing (underlying) land use designation remains unless or until the Overlay is desired; and (2) the necessary General Plan Amendment to convert the Overlay area from the existing Foundation Component to the new Community Development (or other) land use designations is typically exempt from the eight-year Foundation Component amendment restriction and other procedural requirements applicable to Foundation Component amendments. Instead, unless indicated otherwise by specific General Plan policies, General Plan Amendments for Overlays shall be deemed Entitlement/Policy amendments and subject to the procedural requirements applicable to that amendment category.

Community Development Overlay

The Community Development Overlay is a tool that allows land use designations from the Community Development Foundation Component to be applied through General Plan Amendments in the future within specified areas currently within Rural, Rural Community, Agriculture, or Open Space Foundation Component The existing underlying land use designations of these other foundation components will remain and continue to be allowed until such time as the alternate Community Development Overlay's land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing and new uses, rules for applying the new Community Development designations, and their permitted densities and intensities. Community Development Overlays are mapped on the affected Area Plan Overlays and Policy Areas map. For the specific land use and planning assumptions associated with the Community Development Overlays throughout the county, see General Plan Appendix E-1, Table E-12.

Community Center Overlay

The Community Center Overlay is applied in areas where the intent under the General Plan is for either a Community Center to be developed, or for the underlying designated land use to be developed (or remain) depending on the desires of the affected landowners. Various factors, including the existence of multiple small parcels, existing development patterns, or uncertainty as to the ultimate location of the community center in the local area, result in the need to retain flexibility regarding options for development while the community center concept is pursued. In Community Center Overlay areas, either a specific plan or a more general master plan, instead of a specific plan, may be established. Also, for implementation, an overlay zone may be applied that provides flexible regulations to facilitate the ultimate development of a community center while preserving many traditional land use and development options. Because of the multiplicity of smaller parcels in some Community Center Overlay areas and other factors, the County of Riverside may take a role in working with area landowners to prepare a master plan or a specific plan, and undertaking other functions that would assist in developing a community center. For the specific land use and planning assumptions associated with Community Center Overlays within the General Plan, see Table E-10 of General Plan Appendix E-1.

Policies:

LU ~~33.1~~ *35.1* Allow either a Community Center or a land use consistent with the underlying designation to be developed in areas covered by the Community Center Overlay. (AI 1)

LU ~~33.2~~ *35.2* A Community Center Overlay may be applied to any area within the Community Development Foundation Component, where such application would be consistent with the intent and policies of this section, and the ultimate development of a community center, consistent with the intent and policies of the applicable Community Center land use designations.

LU ~~33.3~~ *35.3* Since it utilizes land use designations that are in the Community Development Foundation Component, the Community Center Overlay designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). (AI 2)

Rural Village Overlay and Rural Village Land Use Overlay

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

In some rural village areas, dispersed development patterns, physical characteristics such as topography and floodplains, and other factors prevented the final definition of formal Rural Village Overlay boundaries at the time of the adoption of the General Plan in 2003. Thus, to accommodate and plan for these unresolved issues, a number of areas were designated in the 2003 General Plan as "Rural Village Study Areas." These were the following: Meadowbrook and El Cariso (Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan), and Aguanga/Radec Junction, and Twin Creek Ranch (REMAP). The Rural Villages that were recognized in the General Plan in 2003 as Rural Village Overlays were as follows: Sky Valley (Western Coachella Valley Area Plan), Chiriaco Summit (Eastern Coachella Valley), and Anza (REMAP).

Following the adoption of the General Plan in 2003, relevant factors were studied in more detail on a parcel-by-parcel basis through spatial analyses conducted for each Rural Village Overlay and Study Area. These analyses included review of existing land use patterns, lot sizes, topography, and available infrastructure in order to determine appropriate designations and areas that are suitable for commercial uses, small-scale industrial uses, or residential development intensities higher than existing levels. Where the results of these spatial analyses supported the merits of development potential, the existing Rural Village Study Areas were redesignated as "Rural Village Land Use Overlays." For other Rural Village Study Areas, the spatial analysis indicated the need for changes to the Rural Villages, such as enlargement, reduction, or deletion.

Consequently, as a result of General Plan Amendment No. 960, two former Rural Village Study Areas are now recognized as Rural Village Land Use Overlays: Meadowbrook (Elsinore Area Plan) and Good Hope/Wagonwheel (Mead Valley Area Plan). For each of these RVLUOs, a custom overlay of land use designations was created and placed in the applicable Area Plan. Rural Villages eliminated as a result of GPA No. 960 were: El Cariso (Elsinore Area Plan), Aguanga/Radec Junction, and Twin Creek Ranch (REMAP), Anza (REMAP), and Chiriaco Summit (Eastern Coachella Valley). GPA No. 960 also recognized Sky Valley (Western Coachella Valley Area Plan) as a Rural Village Overlay and Chiriaco Summit Rural Village Study Area was redesignated as a Policy Area for clarification. Lastly, the former Anza Rural Village Overlay was subsumed into a much larger Anza Valley Policy Area (see REMAP for more details on the Anza area).

For the specific land use and planning assumptions associated with each of the Rural Village Overlays and Land Use Overlays located throughout the county, see Table E-11 of General Plan Appendix E-1.

Policies:

The following policies apply to properties designated with the Rural Village Overlay or Rural Village Land Use Overlay on the area plan overlays and policy areas maps.

LU ~~34.1~~ *36.1* Allow areas designated with the Rural Village Land Use Overlay to develop in accordance with the Overlay designation or the underlying land use designation.

LU ~~34.2~~ 36.2 Consider new or expanded Rural Village Land Use Overlays within Agriculture, Rural, Rural Community Foundation Component as well as the Open Space-Rural land use designation, as a Foundation Amendment.

LU ~~34.3~~ 36.3 Require that adequate and available transportation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU ~~34.4~~ 36.4 Permit transfer of density or lot aggregation/consolidation in Rural Village Land Use Overlays when such mechanisms and programs are available in the county (AI 30)

LU ~~34.5~~ 36.5 If a Rural Village Study Area Overlay is eliminated, develop the area according to the policies of the underlying land use designation(s).

Specific Community Development Designation Overlays

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. Under this type of Overlay, a single specific land use designation is provided as an "alternate" land use that may be developed on the subject property if approved through a General Plan Amendment. Unlike the Community Center and Community Development Overlays, which typically cover a range of land use designations, the Specific Community Development Designation Overlays only propose a single land use (most commonly Business Park or Commercial-Retail). Again, the application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the eight-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to eight-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, but only for the General Plan Amendment that proposes to enact the specific land use designation specified by the overlay. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments. For example, a property that has an underlying designation of Rural Community Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail inside of (that is, without waiting out) the eight-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to request a General Plan Amendment to any land use designation not addressed by the Overlay, for example Medium Density Residential, during that period.

In situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, consult the applicable Area Plan text for an explanation. For the specific land use and planning assumptions associated with various Specific Community Development Designation located throughout the county, see Table E-13 of General Plan Appendix E-1.

Policy Areas

Since not all sectors within an area plan are the same, Area Plan land use designations don't always reflect the unique features found in an area. To preserve these distinctive land use patterns of different communities, policies tailored towards these unique features may be required. Accordingly, a Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. For example, the Hot Springs Policy Area in the Western Coachella Valley Area Plan is a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. Therefore, even though most of the policy area is designated as Rural Desert in the Rural Foundation Component, additional land uses (more consistent with the Community Development Foundation Component) that utilize the natural resources, such as hotels, motels, recreational vehicle parks, mobile home parks, residential developments and institutional uses, may be considered without requiring a Foundation Component amendment.

Within a Policy Area, land use related requirements such as minimum lot sizes, allowable uses and project design may be more or less restrictive than the underlying Area Plan land use designation depending upon the purpose of that specific Policy Area. The Policy Areas are identified in their respective Area Plan maps and text. Most Policy Areas do not directly alter land use designations or planning assumptions. However, for the dozen or so that do, the specific land use and planning assumptions are associated with each of these Policy Areas are listed in Table E-14 of General Plan Appendix E-1.

Closed Landfill Policy Area

The Closed Landfill Policy Area may be applied to either publicly or privately owned properties that were once the sites of landfills, waste disposal or dump sites, or "burn" (former trash incineration) sites. The purpose of the policy area is to alert landowners and future land users that the subject parcel was utilized for this purpose in the past and to provide for review of development proposals by the Riverside County Department of Waste Management.

Policies:

The following policy applies to properties designated with the Closed Landfill Policy Area on an Area Plan Land Use Map:

LU ~~35.1~~ *37.1* Require that proposed projects on properties designated with the Closed Landfill Policy Area be reviewed by the Department of Waste *Resources* ~~*Management*~~ and the Department of Environmental Health to assure that future development is designed to protect public health and safety.

Wilderness Policy Area

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

Much of the far eastern third of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of

> *"A wilderness, in contrast with those areas where man and his own works dominate the landscape, is hereby recognized as an area where the earth and its community of life are untrammeled by man, where man himself is a visitor who does not remain."*
>
> *- From the Wilderness Act of 1964*

these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

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

Policies:

The following policies apply to properties designated with the Wilderness Policy Area on an Area Plan Land Use Map:

LU 38.1 *When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*

LU 38.2 *To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*

a. *Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*

b. *Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*

c. *Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*

LU 38.3 *Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*

LU 38.4 *Review any proposed project on private property within or adjacent to the Sand-to-Snow Wilderness Policy Area to ensure the proposed development would not create a significant land use conflict with proposed plans to protect public lands identified and mapped by BLM as having wilderness characteristics within the Policy Area (namely the identified public lands linking the San Bernardino National Forest to the west and Joshua Tree National Park to the east).*

LU 38.5 *Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.*

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

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

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

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

- Joshua Tree National Park;
- Several clustered mountain ranges, including the Orocopia, Chuckwalla, Little Chuckwalla, Mule, Arica, Little Maria, Palen, McCoy, Pinto, Big Maria and Riverside Mountains;
- Chuckwalla Valley, which is bisected by Interstate 10 east of the I-10/ SR-177 junction;
- Northern portion of the Chocolate Mountain Aerial Gunnery Range;
- Banks of the Colorado River;
- The Colorado River Aqueduct owned and operated by the Metropolitan Water District of Southern California.
- *Several large-scale solar power plants;*
- Several mining operations, including the small mining enclave of Midland; and
- Scattered rural residential uses.

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

For additional policies related to desert tortoise habitat, see the **CV-MSHCP**.

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

unit/population buildout potential for this portion of the county.

Policies:

LU ~~36.1~~ *39.1* Preserve the character of the *Far* Eastern Riverside County Desert Areas *(FERCO)* through application of those land use designations reflected on Figure LU-6, Eastern Riverside County Desert Areas Land Use Plan.

LU ~~36.2~~ *39.2* Development within two miles of the Chocolate Mountain Aerial Gunnery Range shall remain limited and compatible with the Open Space Foundation Component.

LU ~~36.3~~ *39.3* Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.

LU ~~36.4~~ *39.4* New development within 3 miles of the Chocolate Mountain Aerial Gunnery Range (CMAGR) outer boundary shall be required to disclose through recordation of an Environmental Constraints Note, avigation (or other) easement, or other instrument as deemed suitable, the potential for noise, vibrations or interference emanating from aviation activities and other military operations performed within or above the CMAGR.

Table LU-6
***Far* Eastern Riverside County Desert Areas *(FERCO)* Land Use Summary**

Land Use	Acres	Dwelling Units	Population
Rural Residential	0	0	0
Open Space-Rural[1, 2]	1,302,365*	32,559	99,908
Open Space-Conservation Habitat	468,162	0	0
Open Space-Water	2,084	0	0
Indian Lands	2,740	N/A	N/A
Total	**1,775,351**	**32,559**	**99,908**

NOTES:
1 Includes 108,363 acres in the Chocolate Mountain Aerial Gunnery Range.
2 Includes 1,228,313 acres of public lands and 74,052 acres of private lands.

Public Lands in Far Eastern Riverside County

Large swaths of open lands within the County fall under state or federal jurisdictions. This is particularly true in the eastern third of Riverside County, where roughly 80% of the land is owned or managed by the United States government. The State of California, Indian Tribes and various local and regional agencies also have extensive holdings in Far Eastern Riverside County. The boundaries of many of these resources, particularly the National Parks and Forests, typically stretch beyond Riverside County. Most of the federal lands in this region fall within the California Desert Conservation Area (CDCA) Plan of 1980, as amended, which is managed by the U.S. Bureau of Land Management (BLM).

Among the designations and protections applied to public lands, certain key types are worth notice. First and foremost is the Joshua Tree National Park, along with 11 federal Wildernesses that fall within Riverside County. See Table LU-7, below. The Wilderness areas were created through acts of Congress and come with strict land use restrictions pursuant to the Wilderness Act of 1964. County Wilderness Policy Areas, as shown in Figure LU-7, are designated in the General Plan to improve planning and coordination between these protected public lands and any adjacent private uses. See page LU-75 for the policies associated with Wilderness Policy Areas.

Table LU-7
Protected Federal Wilderness Areas in Eastern Riverside County

Resource[1]	Unit Name	Located Within Area Plans[2]	Acreage in FERCO	Total Acreage in County
Wilderness	Beauty Mountain	REMAP	0	19,550
Wilderness	Big Maria Mountains	FERCO, PVV	35,950	46,460
Wilderness	Chuckwalla Mountains	FERCO, DC	101,520	108,760
Wilderness[3]	Joshua Tree[3]	FERCO, WCV, ECV, DC	397,090	493,750
National Park[4]	Joshua Tree[4]	FERCO, WCV, ECV, DC	125,690	159,650
Wilderness	Little Chuckwalla Mountains	FERCO	26,330	26,330
Wilderness	Mecca Hills	ECV	0	33,350
Wilderness	Orocopia Mountains	FERCO, ECV	10,960	61,610
Wilderness	Palen / McCoy	FERCO, PVV	248,850	251,090
Wilderness	Palo Verde Mountains	PVV	0	540
Wilderness	Pinto Mountains	FERCO	23,110	23,110
Wilderness	Rice Valley	FERCO	43,440	43,440
Wilderness	Riverside Mountains	FERCO	25,130	25,130
Wilderness	San Gorgonio	WCV	0	13,060
Wilderness	San Jacinto	REMAP, PASS, WCV	0	226,810
Wilderness	Santa Rosa	REMAP, WCV, ECV	0	96,010
Proposed National Monument[5]	Sand-to-Snow	WCV	0	(36,850)[6]
Total			**1,038,060**	**1,628,650**

NOTES:
1 All areas listed are federal lands and all are managed by the U.S. Bureau of Land Management (BLM).
2 Area Plan abbreviations: WCV = Western Coachella Valley; ECV = Eastern Coachella Valley; DC = Desert Center; REMAP = Riverside Extended Mountains; PVV = Palo Verde Valley; PASS = San Gorgonio Pass; FERCO = Far Eastern Riverside County (areas not in any existing Area Plan). See Land Use Tables of the individual Area Plans for totals by Area Plan.
3 Portion of Joshua Tree Wilderness excluding Joshua Tree National Park.
4 Joshua Tree National Park portion of Joshua Tree Wilderness. Managed by the U.S. National Park Service.
5 Area proposed for federal National Monument designation pursuant to the proposed federal California Desert Protection Act of 2011.
6 Proposed area, therefore not included in totals.

Renewable Energy Development in Far Eastern Riverside County

Over the last decade, renewable energy development in California has greatly expanded, triggered by the shifting economies of the State's increasing demand for "green" electricity. Since 2006, over 1,700 megawatts (MW) of wholesale renewable energy generation have been built within the desert in the far eastern third of Riverside County. By 2020 up to an additional 2,500 megawatts (MW) of solar generating capacity is expected to be added based on currently pending applications before the state. As the State of California develops and implements policies to reach its updated Renewable Energy Portfolio Standards, demand for land suitable for renewable energy development will likely continue to grow. With these needs in mind, the State and federal government have engaged in multiple rounds of planning aimed at ensuring the need for renewable energy is not met at the expense of the West's desert bounty. The sections below briefly discuss these planning efforts as they relate to land use planning for Riverside County.

BLM Riverside East Solar Energy Zone

In 2012, the BLM adopted a Solar Energy Program (SEP) to guide utility-scale (20 megawatts or more) solar energy development on public lands in six southwestern states, including California. Within the SEP is the Riverside East Solar Energy Zone (SEZ), which applies to federal land within Riverside County and identifies areas BLM consider provisionally suitable for commercial solar development. The State subsequently entered into a related planning effort to develop the Desert Renewable Energy Conservation Plan (DRECP) over portions of six southern and eastern counties in the State, including 2.1 million acres in far eastern Riverside County.

While the State's plan is not yet adopted, BLM has analyzed federal public lands within the proposed DRECP boundaries and adjusted its land uses, including SEZs, where necessary to ensure consistency between the SEP and the DRECP. Figure LU-8 shows both the SEZ areas adopted by BLM and additional areas proposed under the DRECP. Notwithstanding the Riverside East SEZ boundaries, the BLM program does not explicitly apply to privately-owned land.

The Riverside East SEZ encompasses approximately 203,000 acres within the County, of which 148,000 acres are considered developable for utility-scale solar power plants, 11,500 acres are deemed undevelopable (that is, solar exclusion areas) and 15,800 acres are already permitted for solar energy projects. See Figure LU-8. Projects approved within the Riverside East SEZ collectively produce nearly 1,200 MW of electricity annually.

At full buildout capacity, BLM estimates the Riverside East SEZ could produce between 13,000 to 24,000 MW of new electrical generation capacity (although full buildout is unlikely; BLM estimates 80% buildout as the expected upper end). New transmission lines and upgrades of existing transmission lines would be required to convey the electricity to load centers throughout the state.

The U.S. Bureau of Land Management (BLM) is tasked by law with managing **National Conservation Lands** throughout the country. Lands included in the NCL system include Wilderness Areas, Wilderness Study Areas, Wild and Scenic Rivers, National Scenic and Historic Trails and other special areas as identified through acts of Congress.

The Riverside East SEZ is supported by two main energy corridors: a two-mile (3-km) wide corridor federally designated under Section 368 of the Energy Policy Act of 2005 runs along Interstate 10, generally south of the Riverside East SEZ which carries 500-kilovolt (kV) transmission lines; and a second corridor which runs north-south along the east edge of the Riverside East SEZ and carries slightly smaller lines. In addition, several major lines run roughly north-south through from the San Gorgonio Pass area connecting Riverside County with San Bernardino County. The ability of solar facilities to connect to the regional electricity market via these transmission corridors is critical to successful energy development.

The following policies are designed to ensure that any future renewable energy development occurring in the far eastern desert region of Riverside County is carried out in a manner that avoids both land use conflicts and adverse effects to sensitive natural and cultural resources.

Policies:

LU 40.1 *Support solar power plants, in a fiscally and environmentally responsible manner, on BLM land within the Riverside East Solar Energy Zone and suitable adjacent public, private, state, tribal or Department of Defense-withdrawn lands, particularly lands with low resource conflicts, degraded, disturbed, previously disturbed or contaminated areas and idle or underutilized industrial sites.*

LU 40.2 *Encourage solar power plants in areas where collocation with other energy development may be feasible (such as, wind, geothermal and other appropriate uses).*

LU 40.3 *Encourage solar power plants to locate in areas that avoid significant impacts to sensitive resources, such as rare and special status species, unique plant communities, important biological connectivity areas, designated wildlife habitat management areas, lands with wilderness characteristics and areas with high concentrations of ethnobotanical resources of importance for Native American use.*

California Desert Renewable Energy Conservation Plan (DRECP)

In 2009 the State of California initiated the Desert Renewable Energy Conservation Plan (DRECP), an ambitious planning effort to develop a comprehensive plan that "provides for renewable energy and transmission development projects and for the conservation of sensitive species and ecosystems in California's Mojave and Colorado/Sonoran deserts."

The proposed DRECP spans nearly 22.6 million acres across seven counties—roughly 2.1 million acres in Riverside County alone. See Figure LU-9. Of the 22.6 million acres, roughly 10% is proposed for renewable energy development as "Development Focus Areas," including up to 42,000 acres of public and private lands in Riverside County.

As of 2015, the DRECP is being developed in collaboration among the California Energy Commission (CEC), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (FWS) and the federal Bureau of Land Management (BLM).

Unlike the BLM's Solar Energy Program, which only applies to federal lands, the DRECP is intended to address both public and private lands, including those under the jurisdictions of BLM and California State Lands Commission (CSLC), as well as the County of Riverside and its cities for private lands. However, nothing in the DRECP changes Riverside County's jurisdiction or land use authority. The DRECP only addresses development of renewable energy and related transmission projects.

This ambitious plan is yet to be finalized. In the interim, the County of Riverside has developed the following policies to recognize the DRECP and coordinate land use planning within the County's jurisdiction in a manner that is consistent with or complementary to the objectives of the DRECP as currently proposed in 2015.

Policies:

LU 41.1 *Encourage protection of existing values of specially designated areas and lands with wilderness characteristics when reviewing utility-scale renewable energy projects proposed within the far eastern desert region of Riverside County.*

LU 41.2 *When reviewing utility-scale renewable energy projects within the far eastern desert region of Riverside County, coordinate with federal and state agencies, property owners, Tribes and other stakeholders as early as possible in the planning process to identify potentially sensitive land uses and issues.*

LU 41.3 *Require that proposed projects on properties within or adjacent to a proposed or adopted Desert Renewable Energy Conservation Plan (DRECP) Development Focus Area be reviewed by the County Environmental Programs Department to assure that future development is designed to avoid significant adverse effects to lands identified for conservation or other such natural resource protection under the DRECP.*

LU 41.4 *Require development applications on private land within or adjacent to a Desert Renewable Energy Conservation Plan (DRECP) Development Focus Area to:*

- *a. For all land within one mile of the project site, show all land uses proposed or adopted pursuant to the DRECP, including, but not limited to:*
  - *i. Existing protected or conserved lands (Wilderness, Areas of Critical Environmental Concern, Desert Wildlife Management Areas and other protected lands).*

ii. *BLM multiple use class (MUC) land use designations for any public (federal) lands within the one-mile radius. This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*

iii. *Lands proposed for conservation as part of the DRECP General Conservation Plan and/or Natural Community Conservation Plan, including any "Conservation Planning Areas" identified for the DRECP Plan-Wide Reserve Design or as Biological Conservation Priority Areas on non-BLM lands.*

iv. *Any lands otherwise identified for conservation by the BLM pursuant to the National Landscape Conservation System.*

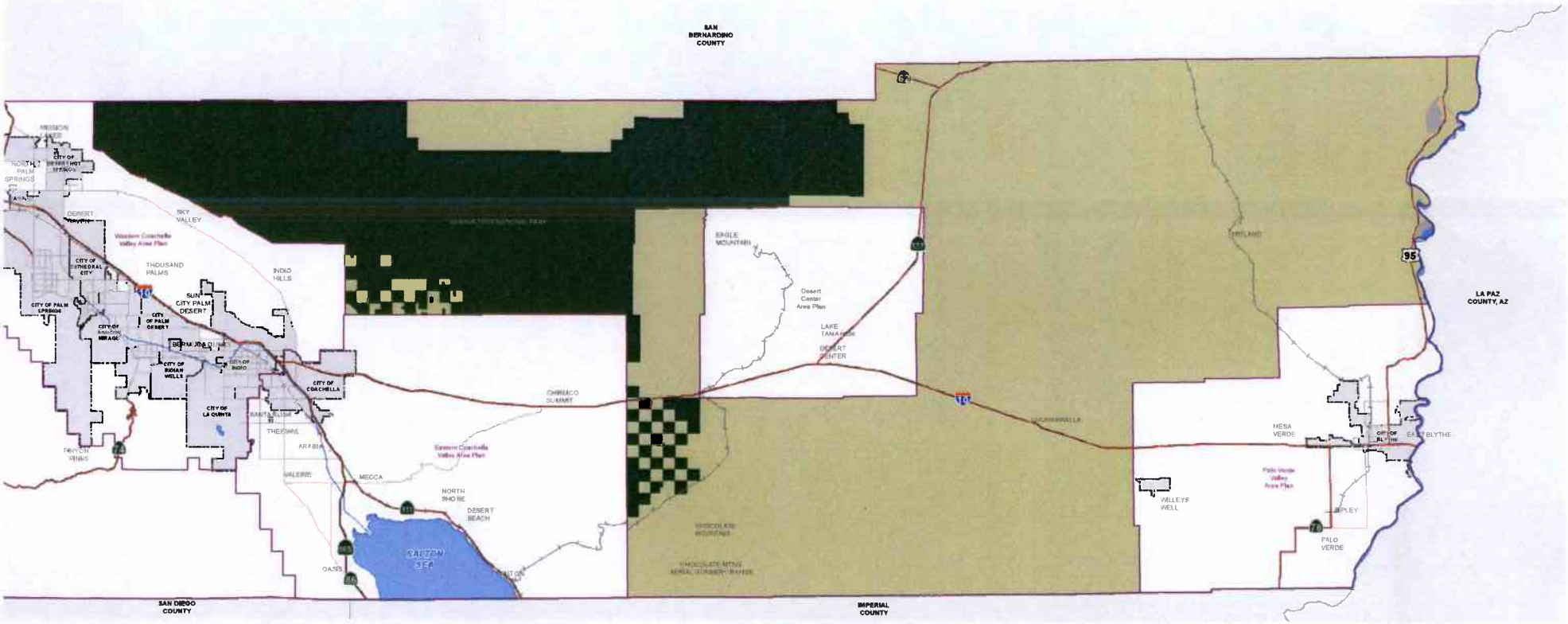
b. *Analyze and show how land use consistency shall be achieved between the proposed use and any adjacent or surrounding proposed DRECP uses, including any of the DRECP conservation areas/uses indicated in item a, above.*

c. *Analyze potential impacts on any/all "Covered Species" included in the DRECP known or expected to occur on the project site, and outline how the project will minimize, reduce or avoid any such significant impacts to the maximum extent feasible.*

d. *Analyze potential impacts (including reasonably foreseeable indirect and cumulative) on any tribal cultural resources known or expected to occur on the project site, and outline how the project will minimize, reduce or avoid any such significant impacts to the maximum extent feasible.*

LU 41.5 *Require all development projects in the far eastern desert region of Riverside County involving temporary use areas in open space to develop and implement restoration plans to ensure all temporary use areas are restored appropriately.*

LU 41.6 *Once the Desert Renewable Energy Conservation Plan (DRECP) is finalized and adopted by the State, the County shall examine existing General Plan land use designations for all private land falling within the DRECP boundaries and consider revisions as deemed appropriate in the next General Plan update. Particular emphasis should be given to land use designations reflecting potential renewable energy development on high-priority lands within identified Development Focus Areas and for conservation designations reflecting adopted conservation areas, as appropriate.*



COMMUNITY DEVELOPMENT

- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Community Center
- Mixed Use Planning Area

RURAL COMMUNITY

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

RURAL

- Rural Residential
- Rural Mountainous
- Rural Desert

AGRICULTURE

- Agriculture

OPEN SPACE

- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Mineral Resources
- Water

MISCELLANEOUS

- City
- Tribal Lands
- Area Plan Boundary
- City Boundary
- Waterbodies
- Highways

Data Source: Riverside County (2010)

Figure LU-6

December 16, 2013

Miles
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RCIT

TLMA PLANNING DEPARTMENT

EASTERN RIVERSIDE COUNTY LAND USE PLAN

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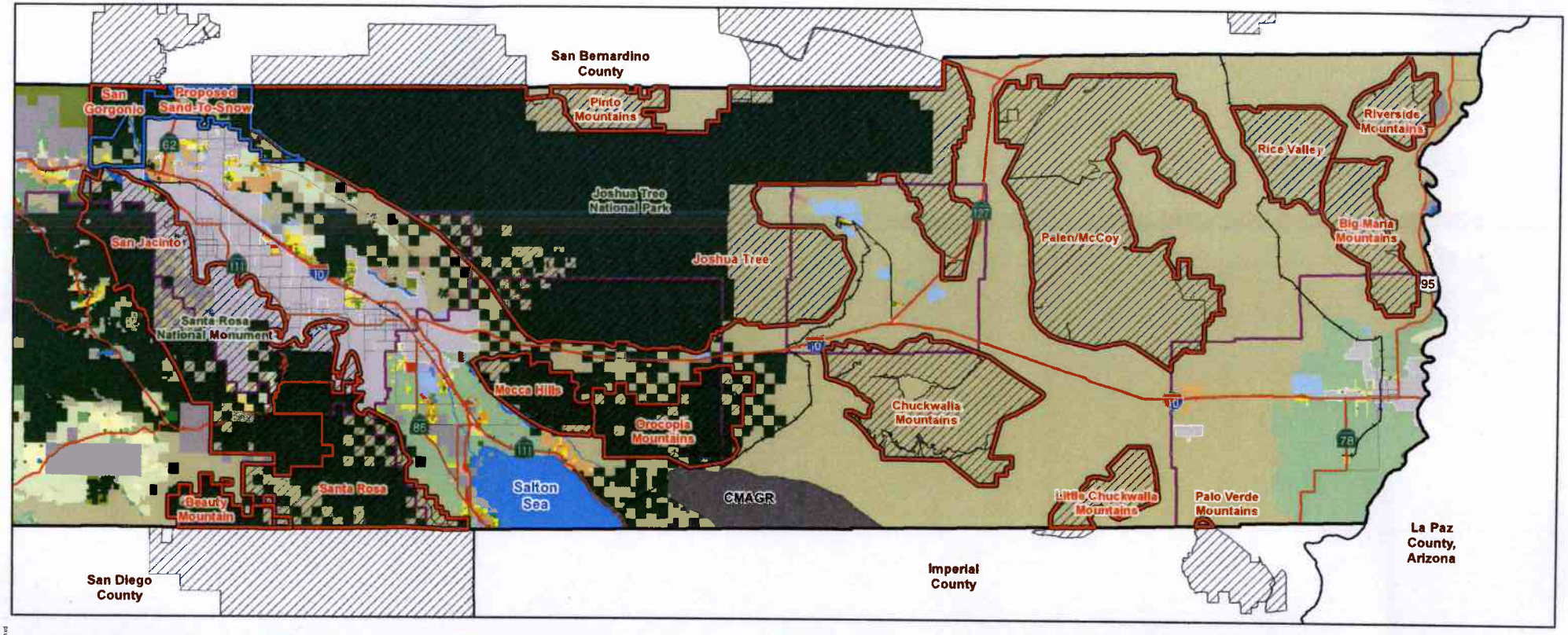

COMMUNITY DEVELOPMENT

- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Community Center
- Mixed Use Planning Area

RURAL COMMUNITY

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

RURAL

- Rural Residential
- Rural Mountainous
- Rural Desert

AGRICULTURE

- Agriculture

OPEN SPACE

- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Mineral Resources
- Water

MISCELLANEOUS

- City
- Tribal Lands

- Sand-To- Snow Wilderness Policy Area (WPA)
- Wilderness Policy Areas (WPA)
- Federal Wilderness - National Conservation Lands
- Military

Data Source: Desert Renewable Energy Conservation Plan Gateway (2015); Riverside County GIS (2010)

New Figure LU-7

February 8, 2016

0 5 10 Miles

FAR EASTERN RIVERSIDE COUNTY WILDERNESS POLICY AREAS

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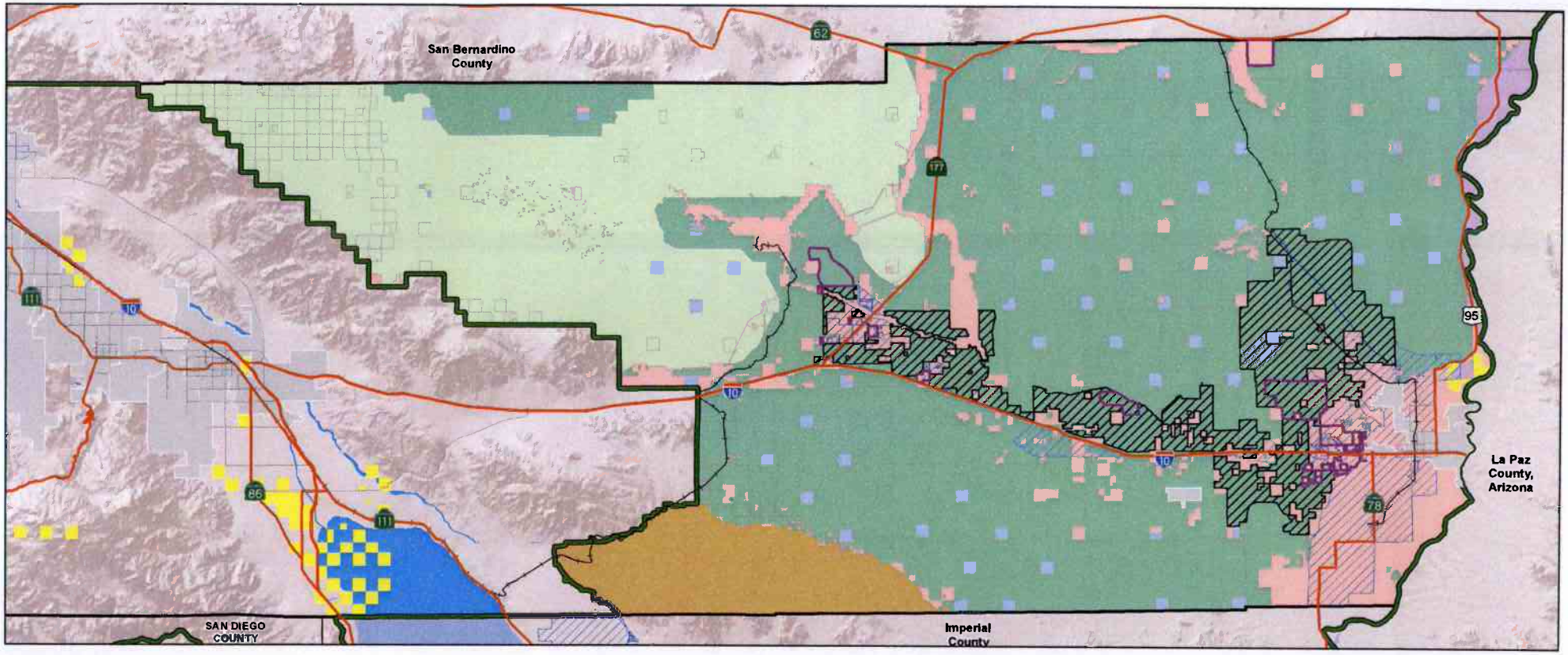

Data Source: Desert Renewable Energy Conservation Plan Gateway (2015), Riverside County GIS (2010), ArcGIS Online (2015)

Legend

- Existing Large Scale Solar Projects
- DRECP Boundary
- BLM Eastern Riverside Solar Energy Zone (SEZ)
- DRECP Proposed Development Focus Areas (DFAs)
- Federal Lands - Bureau of Land Management
- Federal Lands - Chocolate Mountain Aerial Gunnery Range
- Federal Lands - Joshua Tree National Park
- Tribal Lands - Colorado River Reservation
- State Lands
- Private Lands
- Tribal Lands - Other

New Figure LU-8

March 7, 2016

Miles
0 5 10

FAR EASTERN RIVERSIDE COUNTY SOLAR ENERGY AREAS

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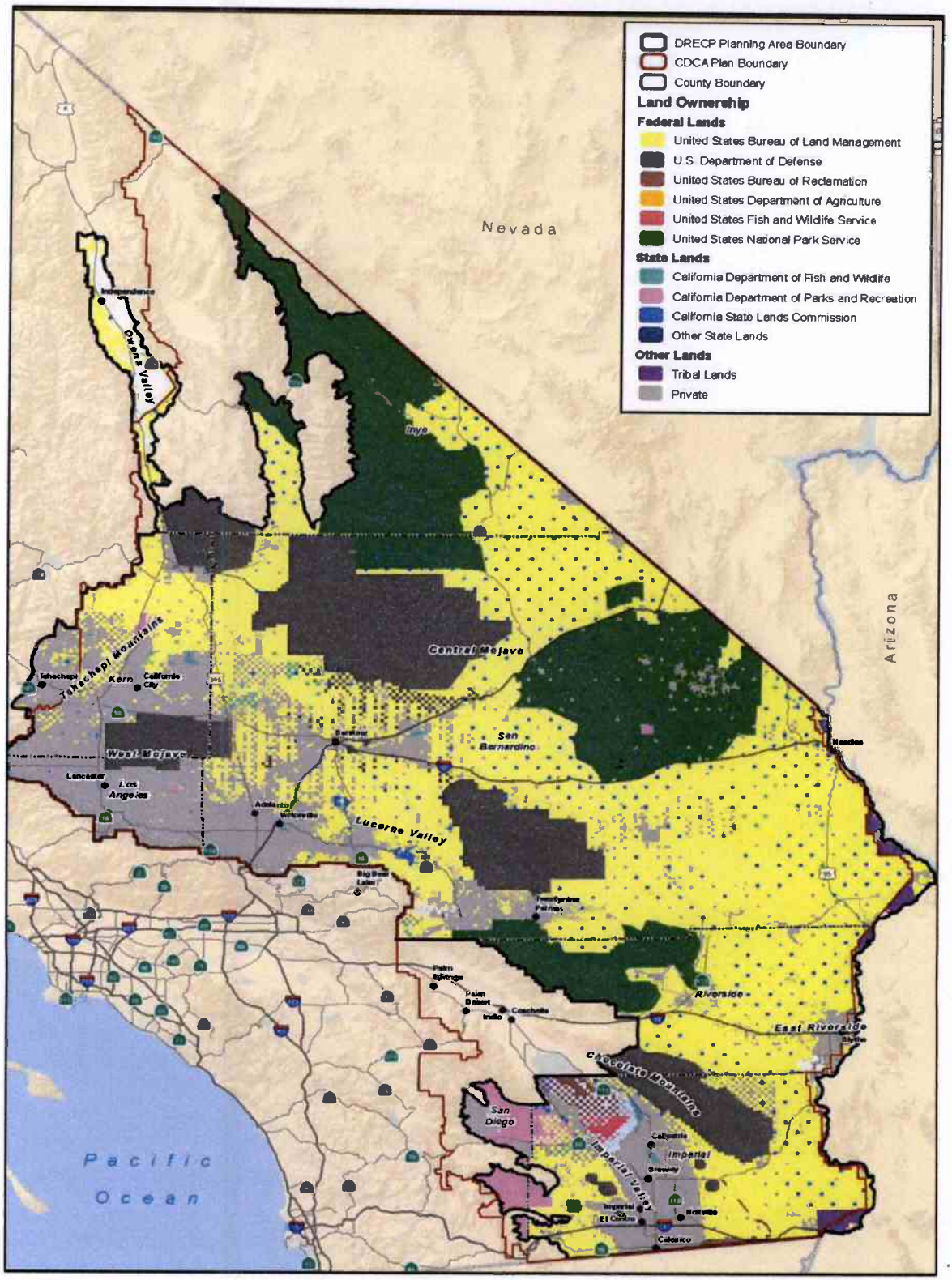

Figure LU-9: Extent of the Proposed California Desert Renewable Energy Conservation Plan (DRECP)

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March Joint Air Reserve Base

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

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

Areas Subject to Indian Jurisdiction

The General Plan and Area Plan maps depict some properties as Areas Subject to Indian Jurisdiction. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes or their members in trust. Within Indian reservation boundaries, properties so depicted include parcels owned in fee simple by non-Indians ("Fee Lands"); parcels owned by Tribal members either in trust or in fee ("Allotment Lands"); parcels owned by the Tribe as a government, corporation, or organization, and held either in trust by the United States or in fee ("Tribal Lands"); parcels that are located in those areas of an Indian reservation that are closed to members of the general public as authorized by federal law ("Closed Lands"); and parcels owned in fee or in trust by Indians who are not members of the Tribe which exercises governmental authority over the reservation. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local governments. Because there is potential for conflicting assertions of jurisdictions between the County of Riverside and the Indian Tribes with regard to regulatory authority over Fee Lands located within reservation boundaries, the County of Riverside and various Indian Tribes have entered into inter-governmental agreements which spell out the procedures under which land use regulation authority will be administered with regard to those Tribes' reservation lands.

Policies:

LU 37.1 The County of Riverside will continue to work with Tribal authorities to implement existing inter-governmental agreements with regard to land use regulatory authority over lands within Indian reservation boundaries.

LU 37.2 The County of Riverside will continue to work with Tribal authorities to negotiate inter-governmental agreements in situations where such agreements would be mutually beneficial.

LU 37.3 Where no inter-governmental agreements are in place or can be executed, the County of Riverside and affected Indian Tribe will seek to agree on minimum development standards on Fee Lands that shall be applied to any application submitted to the County of Riverside or the Tribe for approval of development plans. In the event that an agreement is reached between the County of Riverside and the affected Indian Tribe, then the standards shall be designed to ensure

that reservation land remains consistent with the reservation's purpose and character while recognizing the rights of all reservation landowners and residents.

LU 37.4 The County of Riverside will continue to work with Tribes to seek compatibility between Riverside County and Tribal land use plans and policies.

LU 37.5 All new development proposals concerning Fee Lands should be consistent with the surrounding County of Riverside and Tribal land use plans and policies.

Multipurpose Open Space Element

Draft General Plan Amendment No. 1153

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Introduction

Multipurpose Open Space Conceptual Framework

> *"The open space system and methods for its acquisition, maintenance and operation are calibrated to its many functions: visual relief, natural resource protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multi-purpose open space system."*
>
> *~~B~~—RCIP Vision Statement*

The County of Riverside's environmental setting is a critical component of its Vision for the future and its quality of life. The Vision speaks to the importance of the many forms of open space in the county: scenic, habitat, recreation, and their importance in defining the edges for our communities. The Vision also addresses the importance of agriculture to the economy and culture of Riverside County.

In response to the RCIP Vision and the California government code, this element addresses protecting and preserving natural resources, agriculture and open space areas, managing mineral resources, preserving and enhancing cultural resources, and providing recreational opportunities for the citizens of Riverside County.

The California Government Code describes the General Plan as a collection of seven mandatory elements that include: conservation, addressing the conservation, development and use of natural resources; and open space, detailing plans and measures for preserving open-space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land. The policy direction required in these two elements is provided in this single Multipurpose Open Space Element.

This element categorizes issues and policies into those that seek to ***conserve***, or manage the use of, resources and those that seek to ***preserve*** resources for the purpose of sustaining their stocks in perpetuity. Additionally, the resource conservation section of the element is subdivided into ***renewable resources*** and ***non-renewable resources***. Renewable resources, such as forests, are those that can reproduce, grow, and ultimately perish. Non-renewable resources as those that have a finite stock relative to human consumption over time, and that are not alive in the sense of having an ability to grow. Mineral resources, for example, are non-renewable.

Setting

Conserve-to protect from loss or harm by using carefully or sparingly.

Preserve-To keep in perfect or unaltered condition; maintain unchanged.

Reserve-A reservation of land or an amount of mineral, fossil fuel or other resource known to exist in a particular location.

A sample of the range of Riverside County's natural resources must include: California's largest inland sea, the 360-square mile Salton Sea in the southern most portion of the Coachella Valley; the Joshua Tree National Park; portions of the San Bernardino and Cleveland National Forests; the Santa Ana, Santa Rosa and San Jacinto Mountain Ranges, among others; and portions of the Colorado, Santa Ana and San Jacinto Rivers.

It is appropriate that the County of Riverside boasts of a "remarkable environmental setting" in the summary statement of its Vision. Within its roughly 7,400 square miles, Riverside County incorporates a wide range of natural features, including mountain ranges, desert areas, riparian areas and rivers, vernal pools, and oak woodlands and forests.

The Colorado Desert bio-region encompasses the southeastern portion of Riverside County, extending from the Colorado River west to the Joshua Tree National Park, and from San Bernardino County to San Diego County. This bio-region is rich in agriculture, though it is considered semi-arid. The Colorado Desert is the western extension of the Sonoran desert, which is of much lower elevation than the northern Mojave Desert. Common habitat includes sandy desert, scrub, palm oasis, and desert wash. Summers are hot and dry, and winters are cool and moist.

A portion of north-central Riverside County is part of the Mojave bio-region. This is one of the largest bio-regions in the state, encompassing seven counties in California. The Mojave bio-region is the western extension of a vast desert that covers southern Nevada, the southwestern tip of Utah, and 25% of Southern California. The climate is hot and dry in the summer, and winters are cool to cold depending upon elevation. Palm oases, streams and springs are water sources for much of the wildlife. Some of the common habitats are the desert wash Joshua Tree Scrub, palm oasis, willow riparian forest, and open sandy dunes.

The South Coast bio-region covers most of western Riverside County. This bio-region is home to the towering San Gorgonio Peak at 11,500 feet, the watersheds of the San Jacinto and Santa Ana Rivers, the Cleveland and Angeles National Forests, and federal wilderness and wildlife areas. Some of the following habitats are found here: chaparral, juniper-pinyon woodland, grasslands, hardwood forests, southern oak, and yellow pine. The climate is considered mild year-round, with hot dry summers inducing wildfires and wet winters that can cause mudslides.

Further, the plant and animal life of Riverside County is diverse, and numerous animal species and narrow endemic plants (species with very limited geographic ranges) found in Riverside County have special status under the Federal Endangered Species Act and/or the California Endangered Species Act. In response to this, the County of Riverside has participated in two Multiple Species Habitat Conservation Planning processes, one covering western Riverside County, and a second in the Coachella Valley. Implications for Riverside County land use and open space planning are briefly described in this element.

Additional information on the physical setting of Riverside County can be found in the Existing Setting Report, which is part of the Environmental Impact Report (EIR) prepared for the General Plan.

The County of Riverside is in a unique position in Southern California in that it has experienced, and is poised to continue experiencing in the next 20 years, enormous population growth. At the same time, much of Riverside County's land area remains undeveloped. Upon adoption of the General Plan in 2003, unincorporated lands with land use designations under the umbrella of Riverside County's Open Space and Agriculture Foundation Components (refer to the Land Use Element for a description of the Foundation Component system) total roughly 80% of Riverside County's land area. Rural designations that include mountainous and desert areas add about 13% of Riverside County's lands to that total. Therefore, the vast majority of the County of Riverside is affected by policies contained within this element of the General Plan.

> *"The true nature lover learns that nature is worth knowing in all her aspects, that the only deserts there are [,are] the deserts of the soul. The best pleasures cost us nothing."*
>
> *From a handwritten note by Riverside Naturalist Edmund Jaeger circa 1921*

Conservation

Policies within the Conservation section of this element seek to guide decision-making related to renewable and non-renewable county resources. These types of resources require conservation conscious effort to consume less of scarce resources so that their stock can be sustained for the future. Conservation of natural resources applies to water, agricultural resources, forests, vegetation, mineral, and energy resources. By conserving resources we prevent degradation of the environment through pollution or loss of productive capacity within our environment.

Renewable Resources

Population growth and development continually require the use of natural resources, including those that are renewable. Following are Vision Statements that represent the guiding principles established by Riverside County to conserve and protect renewable resources for economic, cultural, and aesthetic purposes.

> *"We acknowledge the inter-relatedness of the economic, environmental, cultural and institutional realms of our community life as we continue to plan and build our communities in a manner that enables us to achieve mutually beneficial results."*

> *"We acknowledge and respect the long heritage of economic endeavors that have shaped portions of our environment through mining, agriculture, renewable energy development and similar enterprises and continue to take their value into consideration in shaping our environmental management."*

Additionally, the Vision addresses the need to protect Riverside County's environmental sustainability for future generations:

> *"We are beneficiaries of the past and we value that. We seek the same for our heirs. We declare that they should have an expectation that they will inherit communities and a natural environment that offer them a reasonable range of choices."*

Water Resources

Arroyo - A water-carved gully, channel or canyon. Arroyos typically contain watercourses and are located in hilly or mountainous terrain in arid and semi-arid regions.

Riverside County incorporates four major watershed areas in which river systems, numerous lakes and reservoirs, and natural drainage areas are located. Water resources are mapped in Figure OS-1. Riverside County's supply of water is limited by its arid climate, agricultural practices, projected population growth and its associated demand and development, and the dependence on low quality imported water. Further, the availability of imported surface water has been reduced due to changing regulations, despite an ever-increasing water demand.

In some areas within Riverside County, contamination from natural or manufactured sources has reduced groundwater quality such that its use requires treatment. Management of the amount of water available (local and imported) and its quality, is an important response to the gap between supply and demand in Riverside County. Policies in this section seek to protect and enhance the water resources in the county. These policies address broad water planning issues, and the relationship of land use decisions to water issues.

The policies that reflect the County-City Arroyo-Watershed Committee recommendations are also included in the Land Use, Circulation, and Safety Elements.

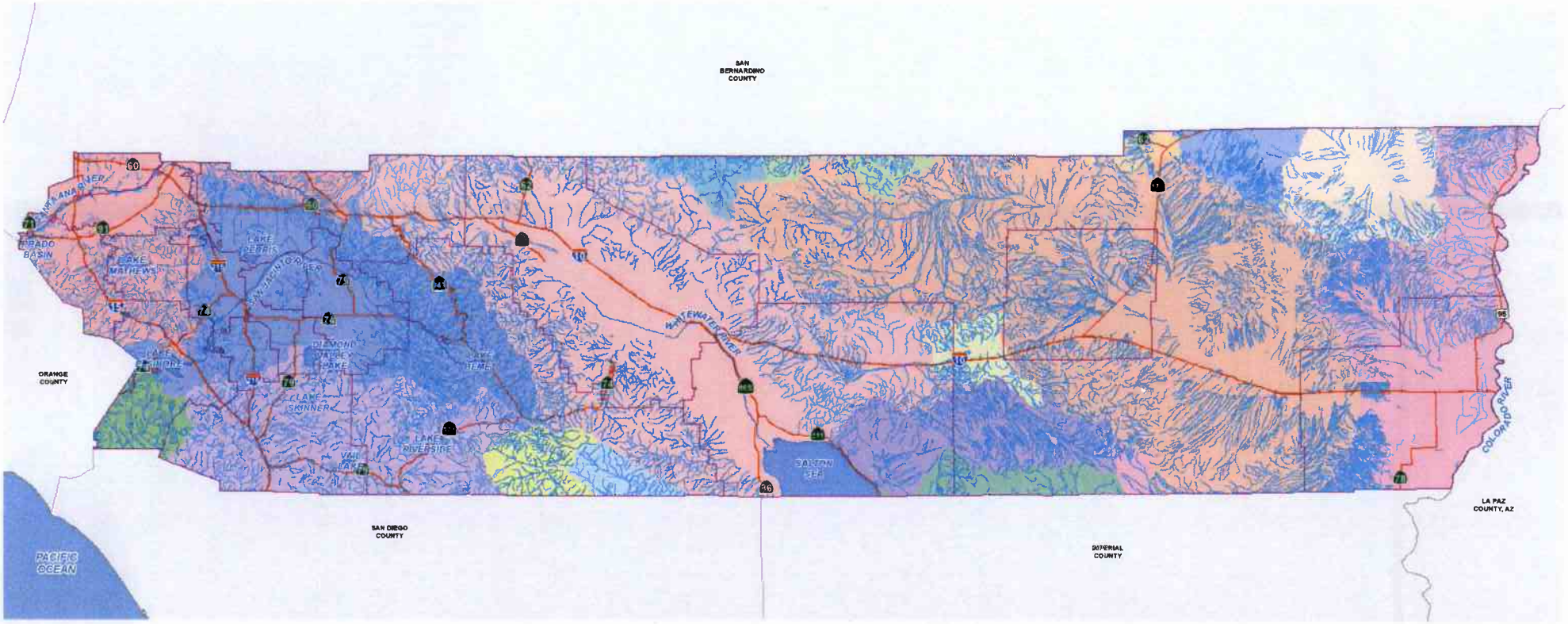
In 2004, the Board of Supervisors and the Riverside City Council appointed a joint County-City Arroyo-Watershed Advisory Committee (CCAC) to study the impacts of development and other human activities on the arroyos and watersheds that overlap the county and the city, and make recommendations for policies, technical tools such as mapping, and other measures that would be effective in reducing such impacts. The CCAC presented its recommendations to the City Council and the Board of Supervisors in December 5, 2006. On June 5, 2007, the Board of Supervisors endorsed the recommendations, with some revisions, and directed that they be incorporated, as policies, into the General Plan. The recommendations from CCAC are included throughout this element and other elements of the General Plan.

Water Supply and Conveyance

The Metropolitan Water District, which serves water agencies in the western part of Riverside County, projects at least a doubling of water demand between 2000 and 2020. This agrees with the Department of Water Resources projections for the same period.

The economy of the developed portions of western Riverside County—the inland valley—is sustained primarily by water imported from Northern California via the State Water Project *and the* allocations from the *Colorado River.* Local groundwater production provides a secondary water supply. The eastern portion of Riverside County—~~C~~the majority of which is desert—also relies on water from the Colorado River, Northern California, and local groundwater. This portion of Riverside County is largely undeveloped, with uncertain increases in the water resource available to meet increases in water demand being a major factor that might constrain future development.

Riverside County's water supply is uncertain for five key reasons:



Data Source: US Geological Survey (2008)

- Anza Borrego
- Cadiz
- ChuckWalla
- Clark
- Colorado
- Dale
- East Salton
- Hayfield
- Imperial
- Joshua Tree
- Rice
- Salton Sea
- San Jacinto Valley
- San Juan
- San Luis Rey
- Santa Ana River
- Santa Margarita
- Ward
- Whitewater
- Drainage
- Highways
- Area Plan Boundary

Figure OS-1

December 16, 2013

Miles

0 10 20

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

RIVERS, LAKES, RESERVOIRS, AND DRAINAGE AREAS

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1) A 2007 U.S. District Court Judge's decision to uphold pumping restrictions for the purpose of protecting the Delta smelt, an endangered fish species that inhabits the ecosystem surrounding the State Water Project's facilities that pump water from Northern California to Southern California. No alternative conveyance solution has been initiated.

2) Water apportionments from Northern California were reduced as part of the CALFED Bay-Delta Program.

3) Over allocation and drought conditions resulting in decreased water supplies to California from the Colorado River.

4) Most of Riverside County's sources of water are currently at capacity.

5) Water reserves are being drawn down in record amounts to compensate for the Bay-Delta water pumping/conveyance limitations and conditions on the Colorado River.

An acre-foot of water is the volume of water represented by a 1-foot depth of water over a one-acre area (43,560 cubic feet of water or approximately 326,000 gallons), and is enough to supply the water needs of 2 families for 1 year.

Water storage to meet peak demand, or a two-day to one-day supply, is provided by many local water agencies within Riverside County. However, long-term storage of large quantities of water is provided only in the Metropolitan Water District (MWD) and California Department of Water Resources (DWR) facilities. Total storage capacity in the existing reservoir system is 871,000 acre-feet (a.f.). Three of these storage facilities are located in Riverside County: Lake Mathews, Lake Skinner, and Lake Perris. Together, these storage facilities have a total of 342,300 a.f. of storage capacity. Diamond Valley Lake triples this capacity with an additional 800,000 a.f. of storage, bringing the total storage capacity available within Riverside County to 1,142,300 a.f. Even though the creation of Diamond Valley Lake has allowed for three times the current storage of water, there is no increase in the total amount of water available to Riverside County that can be identified. This increase in water storage will benefit the whole South Coast region, which includes other significant jurisdictional water users such as San Diego County, as well as Riverside County. Currently, approximately 3/8ths of existing storage capacity may be used to meet seasonal demand. The remaining 5/8ths is reserved for emergency need such as severe droughts and/or use when a natural disaster, such as an earthquake, makes it impossible to meet demand through usual supply facilities.

Projected 2020 water use and population levels indicate an expected water shortage for the two hydrologic regions that comprise Riverside County: the South Coast and Colorado River regions. Though these regions include most of Southern California, and not just Riverside County, they are each representative of the types of supply and demand within Riverside County. The two regions are defined as follows:

- South Coast: Basins draining into the Pacific Ocean from the southeastern boundary of Rincon Creek Basin in western Ventura County to the Mexican border.

- Colorado River: Basins south and east of the South Coast and South Lahontan regions; areas that drain into the Colorado River, the Salton Sea, and other closed basins north of the Mexican border.

The DWR produces a California Water Plan every five years that not only includes a statewide water budget but also regional watershed water budgets. These water budgets are based on California Department of Finance population projections, and indicate clearly that demand for water will exceed supply in 2020 whether or not a drought condition exists at that time. Most of California's regions, except for the North Coast and San Francisco Bay regions, experience average-year and drought-year shortages now, and are forecasted to experience increased

shortages in 2020. The largest average-year shortages are forecasted for the South Coast region, which heavily relies on imported water. Future average-year shortages in the South Coast region reflect forecasted population growth plus lower Colorado River supplies as California reduces its use of Colorado River water to the State of California's basic apportionment. Following are the descriptions of the two hydrologic regions as well as regional water budgets (Tables OS-1 and OS-2):

Table OS-1
South Coast Region Water Budget with Existing Facilities and Programs

	1995		2020	
Water Use	Average	Drought	Average	Drought
Urban	4,340	4,382	5,519	5,612
Agricultural	784	820	462	484
Environmental	100	82	104	86
Total	**5,224**	**5,283**	**6,084**	**6,181**
Supplies				
Surface Water	3,839	3,196	3,625	3,130
Groundwater	1,177	1,371	1,243	1,462
Recycled and Desalted	207	207	273	273
Total	**5,224**	**4,775**	**5,141**	**4,865**
Shortage	***0***	***508***	***944***	***1,317***

Note: Figures in thousands of acre-feet of water.

Table OS-2
Colorado River Region Water Budget with Existing Facilities and Programs

	1995		2020	
Water Use	Average	Drought	Average	Drought
Urban	418	418	740	740
Agricultural	4,118	4,118	3,583	3,583
Environmental	39	38	44	43
Total	**4,575**	**4,574**	**4,367**	**4,366**
Supplies				
Surface Water	4,154	4,128	3,920	3,909
Groundwater	337	337	285	284
Recycled and Desalted	15	15	15	15
Total	**4,506**	**4,479**	**4,221**	**4,208**
Shortage	***69***	***95***	***147***	***158***

Note: Figures in thousands of acre-feet of water.

Of the two hydrologic units of the state, the Colorado River region is of particular concern because it encompasses the Coachella Valley in the West Basin and the desert in the East Basin (Refer to Figure OS-1, Water Resources). Irrigation needs in the Coachella Valley are met almost exclusively by water imported from the Colorado River. Historical extraction of groundwater in the Coachella Valley has caused overdraft. An extensive groundwater recharge project is being undertaken by the Coachella Valley Water District that recharges Colorado River Water into spreading basins. Within the East Basin, irrigation and domestic water is provided by the Colorado River with only approximately 1% groundwater use and little direct reclamation. Agricultural runoff and some domestic wastewater do get returned to the Colorado River. Therefore, the water source at the southern end of the watershed is actually a mixture of Colorado River water, agricultural runoff, and reclaimed water.

In an effort to reduce local reliance on Colorado River and the State Water Project, Western Municipal Water District and numerous other water agencies have embarked on a conjunctive use project that will collect and store local run off in wet years for the purpose of delivering it to local consumers. When completed, the Riverside-

Corona Feeder will include 20 wells and 28 miles of pipeline capable of moving 40,000 acre-feet of water annually—enough to meet the water needs of nearly 80,000 families.

The following policies are intended to address Riverside County's water supply issues:

Policies:

OS 1.1 Balance consideration of water supply requirements between urban, agricultural, and environmental needs so that sufficient supply is available to meet each of these different demands. (AI 3)

OS 1.2 Develop a repository for the collection of county water resource information. (AI 11, 55)

OS 1.3 Provide active leadership in the regional coordination of water resource management and sustainability efforts affecting Riverside County and continue to monitor and participate in, as appropriate, regional activities, addressing water resources, groundwater, and water quality, such as a Groundwater Management Plan, to prevent overdraft caused by population growth. (AI 4, 55, 58, 122)

OS 1.4 Promote the use of recycled water for landscape irrigation. (AI 3, 4, 57, 130, 131)

The General Plan policy and implementation item reference system:

***LU 1.3:** Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.*

***AI 1 and AI 4:** Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.*

Water Conservation

The Riverside County Ordinance No. 859, Water Efficient Landscape Requirements applies to all new and rehabilitated landscapes associated with residential uses with a total landscape area equal to or greater than 2,500 square feet and all new and rehabilitated landscapes associated with commercial or industrial uses.

In order to bridge the projected gap between water supply and demand in Riverside County in 2020, water conservation must be a priority. Historical landscaping practices, incongruous with the dry California environment, account for the majority of the region's daily water consumption. Approximately 60% of a residential site's water consumption is used to irrigate outdoor landscaping while approximately 50% of commercial water use is similarly utilized. Inefficient landscape practices account for the majority of the region's water-waste. Following are water conservation policies that seek to manage existing supplies, by promoting the efficient use of water to the maximum extent possible.

Policies:

OS 2.1 Implement a water-efficient landscape ordinance and corresponding policies that promote the use of water-efficient plants and irrigation technologies, minimizes the use of turf, and reduces water-waste without sacrificing landscape quality. (AI 3, 57, 130, 58, 62)

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

OS 2.2 Encourage the installation of water-conserving systems such as dry wells and graywater systems, where feasible, especially in new developments. The installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms. (AI 57, 62)

OS 2.3 Seek opportunities to coordinate water-efficiency policies and programs with water service providers. (AI 4, 131, 58)

OS 2.4 Support and engage in educational outreach programs with other agencies, the public, homebuilders, landscape installers, and nurseries that promote water conservation and widespread use of water-efficient technologies. (AI 58)

OS 2.5 Encourage continued agricultural water conservation and recommend the following practices where appropriate and feasible: lining canals, recovering tail water at the end of irrigated fields, and appropriate scheduling of water deliveries. (AI 57)

Watershed Management

Four distinct watershed areas are incorporated in Riverside County and are mapped in Figure OS-1. These are the Santa Ana River Basin, which drains into the Pacific Ocean; San Diego Basin, the West Basin of the Colorado River, and the East Basin of the Colorado River. The East Basin of the Colorado River drains into the Colorado River and the West Basin of the Colorado River drains primarily into the Salton Sea Trough. The Santa Ana River Basin drains into the Pacific Ocean in Orange County while the San Diego Basin drains into the Pacific Ocean in San Diego County. These large watersheds are further divided into smaller sections by internal surface water drainage areas and groundwater basins.

Watershed management relates to sustaining watersheds at an acceptable level of quality, contributing to resource quality, and maintaining groundwater supplies.

Water Quality

Water quality problems that occurred in Riverside County have related to inadequate subsurface sewage disposal, waste disposal management of the Santa Ana River, agriculturally-related problems such as citricultural runoff in the western county and increasing salinity of the desert groundwater basins, sediment buildup of water bodies from construction-related erosion, lake water quality problems, loss of permeability, and non-point source pollution due to urban stormwater system runoff. Regional Water Quality Control Boards for Regions 7, 8, and 9 provide state-level water quality policy for Riverside County. Further, the National Pollutant Discharge Elimination System mandates Best Management Practices in order to effectively minimize the adverse effects of pollution and protect water quality. The following policies are intended to provide local guidance for the protection and maintenance of water quality in Riverside County.

Policies:

OS 3.1 Encourage innovative and creative techniques for wastewater treatment, including the use of local water treatment plants.

OS 3.2 Encourage wastewater treatment innovations, sanitary sewer systems, and groundwater management strategies that protect groundwater quality in rural areas.

OS 3.3 Minimize pollutant discharge into storm drainage systems, natural drainages, and aquifers (AI 3)

OS 3.4 Review proposed projects to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) Permits and require them to prepare the necessary Stormwater Pollution Prevention Program (SWPPP). (AI 3)

OS 3.5 Integrate water runoff management within planned infrastructure and facilities such as parks, street medians and public landscaped areas, parking lots, streets, etc. where feasible.

OS 3.6 Design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water-quality. Such facilities should capture and/or treat water before it enters a watercourse. In general, these facilities should not be placed in watercourses, unless no other feasible options are available.

OS 3.7 Where feasible, decrease stormwater runoff by reducing pavement in development areas, reducing dry weather urban runoff, and by incorporating "Low Impact Development," green infrastructure and other Best Management Practice design measures such as permeable parking bays and lots, use of less pavement, bio-filtration, and use of multi-functional open drainage systems, etc. (AI 57, 62)

Low Impact Development, LID is a comprehensive land planning and engineering design approach to land development, redevelopment, and development retrofits that aims to maintain the pre-development hydrologic regime of urban and developing watersheds. LID works with nature to manage stormwater and urban runoff as close to its source as possible. A wide variety of design measures can be applied to implement LID that improve permeability, water quality, water use efficiency, and aesthetic quality according to the needs of a site or project vision. LID has been adapted to a range of land uses from high density ultra-urban settings to low density rural development.

***Best Management Practices or BMPs** for stormwater management are site-specific measures with quantifiable goals to address increases in runoff volume and rate, and increases in pollutant concentrations due to increasing urbanization and imperviousness of watersheds. Stormwater BMPs range from engineered measures, technological solutions,and Low Impact Development to measures like education and training. BMPs cover all aspects of planning, design, con-truction, post-construction and on-going maintenance and management of projects.*

Groundwater Recharge

Groundwater resources in Riverside County are defined by their quality as well as quantity. Most groundwater basins within Riverside County store local and imported water for later use to meet seasonal and drought-year demands. Under these groundwater recharge programs, groundwater is artificially replenished in wet years with surplus imported water. Water is then extracted during drought years or during emergency situations.

Water banking is a key factor for meeting future water supply needs in Southern California. Historically, groundwater extractions have exceeded natural recharge in this region, resulting in declining water levels and water quality. Using groundwater basins for water banking during wet periods will help alleviate Southern California's water supply problems.

Development is defined as the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure that would require a discretionary permit from the County; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land that would require a discretionary permit from the County. Development does not include non-motorized trails, agriculture or other uses for which a discretionary permit is not required. For purposes of this definition, the term, discretionary permit, shall have the same meaning as that set forth in the California Environmental Quality Act and Guidelines.

Groundwater recharge that may also involve the recharge of reclaimed water, enhances the region's ability to meet water demand during years of short supply, and increases overall local supply reliability. Groundwater recharge is also affected by reduced natural percolation capacity due to impervious, urban surfaces and pollution from specific intensive industrial and agricultural uses. In order to facilitate high quality groundwater recharge, the following policies may apply:

Policies:

OS 4.1 Support efforts to create additional water storage where needed, in cooperation with federal, state, and local water authorities. Additionally, support and/or engage in water banking in conjunction with these agencies where appropriate, as needed. (AI 56, 57)

OS 4.2 Participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the county. The program shall make use of flood and other waters to offset existing and future groundwater pumping, except where:

a. The groundwater quality would be reduced;

b. The available groundwater aquifers are full; or

c. Rising water tables threaten the stability of existing structures. (AI 56, 57)

OS 4.3 Ensure that adequate aquifer water recharge areas are preserved and protected. (AI 3, 56, 57)

OS 4.4 Incorporate natural drainage systems into developments where appropriate and feasible. (AI 3)

OS 4.5 Encourage streets in a vicinity of watercourses to include park strips or other open space areas that allow permeability.

OS 4.6 Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding. Such retention may occur through "Low Impact Development" or other Best Management Practice measures. (AI 57)

OS 4.7 Encourage storm water management and urban runoff reduction as an enhanced aesthetic and experience design element. Many design practices exist to accomplish this depending on site conditions, planned use, cost-benefit, and development interest. (AI 132)

OS 4.8 Use natural approaches to managing streams, to the maximum extent possible, where groundwater recharge is likely to occur. (AI 57)

OS 4.9 Discourage development within watercourses and areas within 100 feet of the outside boundary of the riparian vegetation, the top of the bank, or the 100 year floodplain, whichever is greater.

Also see the Flood and Inundation Hazard Abatement section of the Safety Element.

Floodplain and Riparian Area Management

Floodplains are subject to geomorphic (land-shaping) and hydrologic (water flow) processes. The watercourse and its floodway are usually the focus of construction and control; while fertile, flat and "reclaimed" floodplain lands are usually the focal points for other activities such as agriculture, commerce, and residential development. These areas form a complex physical and biological system that not only supports a variety of natural resources, but also provides natural flood and erosion control. In addition, the floodplain represents a natural filtering system, with water percolating back into the ground and replenishing groundwater. When a watercourse is divorced from its floodplain with levees and other flood control facilities, then natural, built-in benefits are either lost, altered, or significantly reduced.

The conventional assumption that flooding can be completely eliminated has meant not only an unrealistic reliance on manufactured flood protection, but also the development of a flood control system that squeezes rivers into artificially narrow channels, adds steeply sloped levees (devoid of riparian vegetation), and eliminates historic floodplains, all in the name of reclamation, flood protection and urban growth. Unfortunately, this highlights the fact that floods have been viewed for far too long as everything except part of the natural life cycle of rivers and floodplains. Flooding is part of the dynamic nature of healthy rivers and ecosystems. High flows and flood waters are needed to cleanse the channels of accumulated debris, build stream banks, import gravels for aquatic life, thin riparian forests and create riparian habitat. The open space of floodplains adjacent to rivers and streams helps store and slowly release floodwaters, thus reducing flood flow and peaks and their subsequent impacts during small and frequent flood events.

Further, riparian habitat within floodplains is of great value to resident and migratory animal species, as it provides corridors and linkages to and from the biotic regions of the county. The numerous essential habitat elements provided by the remaining riparian corridors of Riverside County make them a significant contributor to wildlife habitat throughout the county. The intent of Riverside County is to sustain "living" riparian habitats to the maximum extent possible.

The following set of policies addresses floodways, the floodplain fringe, and riparian areas in Riverside County.

Policies:

OS 5.1 Substantially alter floodways or implement other channelization only as a "last resort," and limit the alteration to:

a. that necessary for the protection of public health and safety only after all other options are exhausted;

Floodplains are comprised of the floodway and the floodway fringe. They are the low, flat, periodically flooded lands adjacent to rivers, lakes and oceans inundated by 100-year flood.

The **floodway** is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.

The **floodway fringe** is that portion of the floodplain between the floodway and the limits of the existing 100-year floodplain.

b. essential public service projects where no other feasible construction method or alternative project location exists; or

c. projects where the primary function is improvement of fish and wildlife habitat. (AI 25, 59, 60)

OS 5.2 If substantial modification to a floodway is proposed, design it to reduce adverse environmental effects to the maximum extent feasible, considering the following factors:

a. stream scour;

b. erosion protection and sedimentation;

c. wildlife habitat and linkages;

d. cultural resources including human remains;

e. groundwater recharge capability;

f. adjacent property; and

g. design (a natural effect, examples could include soft riparian bottoms and gentle bank slopes, wide and shallow floodways, minimization of visible use of concrete, and landscaping with native plants to the maximum extent possible). A site specific hydrologic study may be required. (AI 25, 59, 60)

Watercourse is defined as any natural stream, river, creek, waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed and banks. A watercourse also includes any vegetation along the banks as well as any adjacent areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions including swamps, marshes, and bogs.

OS 5.3 Based upon site, specific study, all development shall be set back from the floodway boundary a distance adequate to address the following issues: (AI 59, 60, 133)

a. public safety;

b. erosion;

c. riparian or wetland buffer;

d. wildlife movement corridor or linkage;

e. slopes;

f. type of watercourse; and

g. cultural resources.

OS 5.4 Consider designating floodway setbacks for greenways, trails, and recreation opportunities on a case-by-case basis. (AI 25, 59, 60)

OS 5.5 Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Prohibit fencing that constricts flow across watercourses and their banks. (AI 25, 60)

OS 5.6 Identify and, to the maximum extent possible, conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas. (AI 60, 61)

OS 5.7 Where land is prohibited from development due to its retention as natural floodways, floodplains and watercourses, incentives should be available to the owner of the land including density transfer and other mechanisms as may be adopted. These incentives will be provided for the purpose of encouraging the preservation of natural watercourses without creating undue hardship on the owner of properties following these policies. (AI 60, 134, 135)

The term "riparian area" is defined as a wetland which occurs along a watercourse. AUpland habitat" is elevated above lowlands occurring along or within a river, stream, lake etc. Upland habitat is that which does not meet the criteria of federal-and-state

Wetlands

Wetlands in Riverside County might typically occur in low-lying areas that receive fresh water at the edges of lakes, ponds, streams, and rivers. Wetlands provide habitat for a wide variety of plants, invertebrates, fish, and larger animals, including many rare, threatened, or endangered species. The plants and animals found in wetlands include both those that are able to live on dry land or in the water and those that can live only in a wet environment. Wetlands in Riverside County may include vernal pools, palm oases or desert washes.

Policies:

OS 6.1 During the development review process, ensure compliance with the Clean Water Act's Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands. (AI 3)

OS 6.2 Preserve buffer zones around wetlands where feasible and biologically appropriate. (AI 61)

OS 6.3 Consider wetlands for use as natural water treatment areas that will result in improvement of water quality. (AI 56)

"Long a major foundation of our economy and our culture, agriculture remains a thriving part of Riverside County. While we have lost some agriculture to other forms of development, other lands have been converted to agriculture. We remain a major agricultural force in California and in the global agricultural market."

RCIP Vision Statement

Agricultural Resources

Agriculture is given special recognition as a Foundation Component of the General Plan because of its high socioeconomic value to Riverside County. The two major conservation rationales are to maintain the viability of the agricultural industry, a critical component of Riverside County's economy, and to preserve the resource represented by farmland—its productive soils and its secondary role as an open space amenity. Soil classifications and the Williamson Act are described below because of their importance in defining agricultural resources.

Soil Classifications

The Countywide Agricultural Resources Map (see Figure OS-2) identifies several classifications of important agricultural lands, as established by state and federal agencies. The four mapped classifications of important farmland are based on criteria for soil characteristics, climatic conditions, and water supply. The criteria include soil type, moisture content, water supply, soil temperature, acidity, salinity, depth, drainage, water table, flooding, slope, erodibility, permeability, rock content, rooting depth, growing season, crop type and value, and other economic factors. The four classifications of important farmlands shown on the Agricultural Resources Map are described as follows.

Prime Farmlands

Prime Farmland is land best suited for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses: cropland, pastureland, rangeland, forest land, or other land, but not urban land or water. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed (including water management) according to modern farming methods.

Statewide Important Farmlands

Farmland of Statewide Importance is land other than Prime Farmland that has a good combination of physical and biological characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses (the land could be cropland, pastureland, rangeland, forest land or other land, but not urban land or water).

Unique Farmlands

Unique Farmland is land other than Prime and Statewide Important Farmland that is currently used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season and moisture supply needed to produce sustained high quality of a specific crop when treated and managed according to modern farming methods. Examples of such economically important crops are citrus, olives, and avocados.

Locally Important Farmlands

These farmlands are not covered by the above categories but are of locally significant economic importance. They include the following:

- Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.
- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.
- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by Riverside County with Agriculture land use designations or contracts.

Prime Farmland
Farmland of State Importance
Unique Farmland
Farmland of Local Importance
Grazing Land
Urban Built-up Land
Water
Not Mapped

Highways
Area Plan Boundary
City Boundary
Waterbodies

Data Source: California Department of Conservation, Farmland Mapping and Monitoring Program (2009)

Figure OS-2

December 16, 2013

Miles
0 10 20

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

AGRICULTURAL RESOURCES

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- Lands planted with jojoba that are under cultivation and are of producing age.

Williamson Act

The California Land Conservation Act, better known as the Williamson Act, has been the State of California's premier agricultural land protection program since its enactment in 1965. This program allows owners of agricultural land to have their properties assessed for tax purposes on the basis of agricultural production rather than current market value. Participation in this program is voluntary, and requires 100 contiguous acres of agricultural land under one or more ownerships to file an application for agricultural preserve status with the Riverside County Planning Department.

After an agricultural preserve has been established, the land within the preserve is automatically restricted to agricultural and compatible uses. In order to have land within an agricultural preserve assessed on the basis of agricultural production rather than full market value, the property owner(s) and the County of Riverside must enter into a Land Conservation Contract. Either party may file a Notice of Non-Renewal, which will cause the contract to expire in 10 years. After the contract has expired, a landowner may apply to remove that property from an agricultural preserve. The landowner also has the option of petitioning the Board of Supervisors for the cancellation of the contract. Cancellation of the contract involves payment of substantial cancellation fees. Land use decisions related to the use of agricultural lands after cancellation of Williamson Act contracts are subject to the provisions of the Certainty System described in Chapter 1 of this General Plan.

Also refer to the Agriculture section of the **Land Use Element**.

Since 1998, another option within the Williamson Act Program is the rescission process to cancel a Williamson Act contract and simultaneously dedicate a permanent agricultural conservation easement on other land.

This section focuses on policies for the protection of agricultural lands and landscapes as historical, cultural, and scenic resources. These are the valuable qualities that economic transactions do not account for; therefore, they require special protection.

Policies:

OS 7.1 Work with state and federal agencies to periodically update the Agricultural Resources map to reflect current conditions. (AI 11)

OS 7.2 In cooperation with individual farmers, farming organizations, and farmland conservation organizations, the County of Riverside shall employ a variety of agricultural land conservation programs to improve the viability of farms and ranches and thereby ensure the long-term conservation of viable agricultural operations within Riverside County. The County of Riverside shall seek out available funding for farmland conservation. Examples of programs which may be employed include: land trusts; conservation easements (under certain circumstances, these may also provide federal and state tax benefits to farmers); dedication incentives; Land Conservation Contracts; Farmland Security Act contracts; the Agricultural Land Stewardship Program Fund; agricultural education programs; transfer and purchase of development rights; providing adequate incentives (e.g. clustering and density bonuses) to encourage conservation of productive agricultural land in Riverside County's Incentive Program; and providing various resource incentives to landowners (e.g. establish a reliable and/or less costly supply of irrigation water). (AI 78)

The County of Riverside shall establish a Farmland Protection and Stewardship Committee and the Board of Supervisors shall appoint its members. The Committee shall include members of the farming community as well as other individuals and organizations committed to farmland protections and stewardship. The Committee shall develop a strategy to preserve agricultural land within Riverside County and shall identify and prioritize agricultural lands for conservation. This strategy shall not only address the preservation of agricultural land but shall also promote sustainable agriculture within Riverside County. In developing its strategy, the Committee shall consider an array of proven techniques and, where necessary, adapt these techniques to address the unique conditions faced by the farming community within Riverside County. Riverside County staff shall assist the Committee in accomplishing its task. Riverside County Departments, that may be called upon to assist the Committee, include, but are not limited to the following: the Agricultural Commissioner, Planning Department, Assessor's Office and County Counsel. In developing its strategy, the Committee shall consult government and private organizations with expertise in farmland protection. These organizations may include, but are not limited to, the following: USDA Natural Resources Conservation Service; State Department of Conservation and its Division of Land Resource Protection; University of California Sustainable Agriculture Research and Education Program; the University of California Cooperative Extension; The Nature Conservancy; American Farmland Trust; The Conservation Fund; the Trust for Public Land; and the Land Trust Alliance.

The Committee shall, from time to time, recommend to the Board of Supervisors the adoption of policies and/or regulation that it finds will further the goals of the farmland protection and stewardship. The Committee shall also advise the Board of Supervisors regarding proposed policies that curb urban sprawl and the accompanying conversion of agricultural land to urban development, and that support and sustain continued agriculture. Planning policies that may benefit farmland conservation and fall within the purview of the Committee for review include measures to promote efficient development in and around existing communities including clustering, incentive programs, transfer of development rights, and other planning tools.

OS 7.3 Encourage conservation of productive agricultural lands and preservation of prime agricultural lands. (AI 3, 78)

OS 7.4 Encourage landowners to participate in programs that reduce soil erosion, improve soil quality, and address issues that relate to pest management. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other agencies and organizations.

OS 7.5 Encourage the combination of agriculture with other compatible open space uses in order to provide an economic advantage to agriculture. Allow by right, in areas designated Agriculture, activities related to the production of food and fiber, and support uses incidental and secondary to the on-site agricultural operation. (AI 1)

The **montane forest** is the most complex bio-region in North America, though they can be found all over the world. Parts of Riverside County are within the Sierran Montane bio-region. These bio-regions are characterized by winter snows and summer fires, conifer species, and a great diversity of animal species.

Forest Resources

Both of the major forests in Riverside County, the Cleveland and San Bernardino National Forests, are part of the Sierra Mountain range (see Figure OS-3a Forestry Resources Western Riverside County and Figure OS-3b Forestry Resources Eastern County). These forests occur on all of the higher mountain ranges of the Pacific Coast region, from southern Oregon to northern Baja California. At lower elevations, these forests commonly border mixed evergreen forest, oak woodland, and chaparral.

Policies in this section seek to protect forest resources in the Cleveland and San Bernardino National Forests. This can be accomplished through careful management of the forest ecosystem, protection of forest resources, and discouragement of the development of land uses that conflict with valuable conservation of forest land.

Policies:

OS 8.1 Cooperate with federal and state agencies to achieve the sustainable conservation of forest land as a means of providing open space and protecting natural resources and habitat lands included within the MSHCPs. (AI 3)

OS 8.2 Support conservation programs to reforest privately held forest lands.

Vegetation

> *"Native habitat for plants and animals endemic to this area that make up such important part of our natural heritage now have interconnected spaces in a number of locations that allow these natural communities to prosper and be sustained."*
>
> *RCIP Vision Statement*

The vegetation/flora of Riverside County is exceedingly diverse in its size, shape and form, yet various species share a common unity in their adaptation to climate and environmental conditions. Further, habitat areas are strongly characterized by flora, in addition to the fauna/animal life, that thrives within the vegetation. Although ecological conditions may fluctuate and affect various plant communities, these natural changes occur gradually, with most species adapting by changing their physical form and structure. Over thousands of years, both the landscape and the plants upon it have slowly evolved together, so that those plant species with the best record of survival in a specific setting have usually become the most prominent identifying characteristics of that setting.

As development continues in Riverside County, the natural succession and evolution of vegetation is altered. This disturbance of vegetation results in changes that are often drastic in wildlife habitats, microclimates, water absorption and purification, soil erosion, fires, and aesthetic quality. The management of vegetation will assure the continued viability of habitat communities within the county for present and future generations. See Figure OS-4a Western Riverside Natural Communities, Figure OS-4b Coachella Valley Natural Communities and Figure OS-4c Non-MSHCP Natural Communities, for maps of Riverside County's vegetation types.

Native vegetation must be managed in order to maintain the ecological diversity of Riverside County. The policies that follow are intended to protect superior examples of native vegetation resources in conjunction with permitted uses.

Policies:

OS 9.1 Update the Vegetation Map for Western Riverside County in consultation with the California Department of Fish and Wildlife, the Natural Diversity Data Base, the United States Forest Service, and other knowledgeable agencies. The County of Riverside shall also provide these agencies with data as needed. (AI 11)

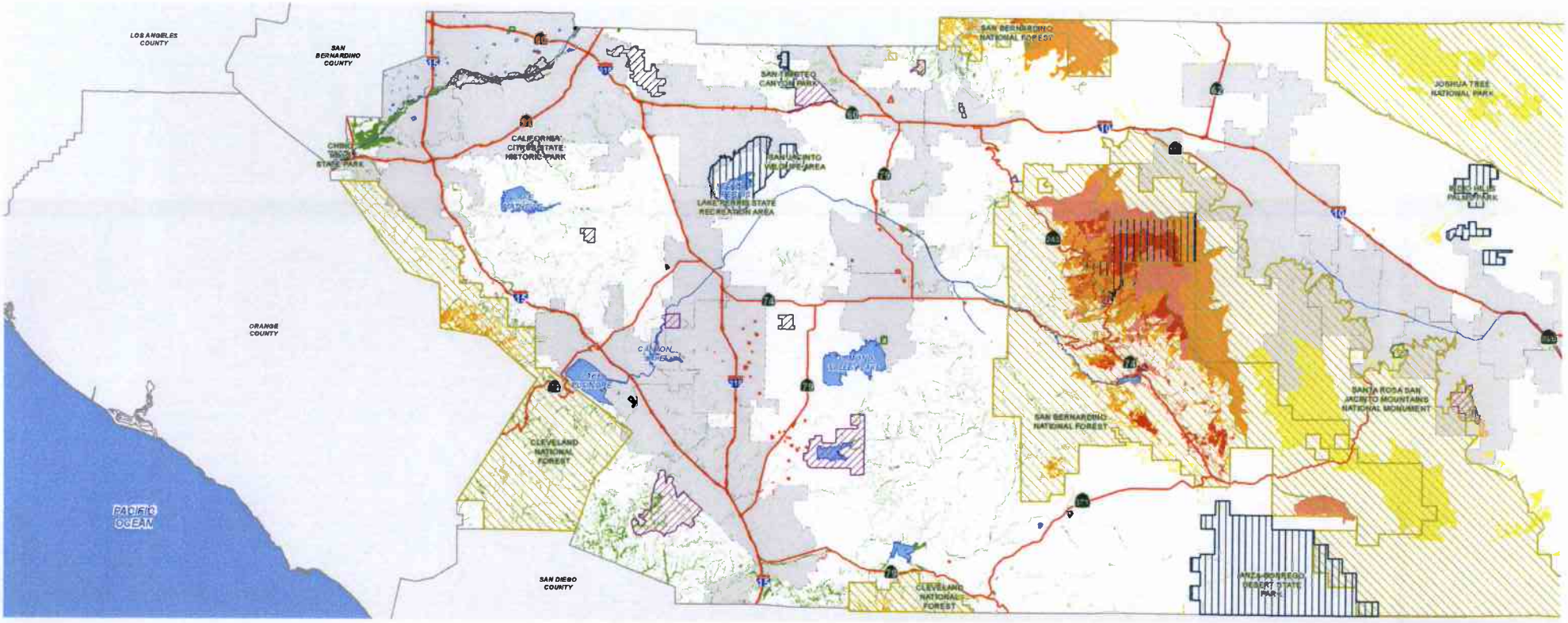
OS 9.2 Expand Vegetation mapping to include the eastern portion of the County of Riverside. (AI 11)

OS 9.3 Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes. (AI 3, 79)

OS 9.4 Conserve the oak tree resources in the county. (AI 3, 77, 78)

OS 9.5 Encourage research and education on the effects of smog and other forms of pollution on human health and on natural vegetation.

OS 9.6 Conserve important traditional Native American plant gathering resource areas.



Data Source: California Native Plant Society (2008)
Riverside County (2013), Riverside County Cities (2013), California Department of Parks and Recreation (2015), and USDA Forest Service (2013)

- Community Parks - Riverside County Regional Park and Open Space District
- County Parks - Regional Park and Open-Space District
- Desert Recreational District
- Federal
- Jurupa Area Recreation and Park District
- Jurupa Community Service District
- Off Road Vehicle
- Others
- State
- Valleywide Recreation and Park District
- High Coniferous Forests
- Coniferous Forests
- Montane Forests
- Lowland Forests/Woodlands
- Desert Woodlands
- Highways
- Cities
- Waterbodies

Figure OS-3a

December 24, 2014

Miles
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FORESTRY RESOURCES WESTERN RIVERSIDE COUNTY PARKS, FORESTS, AND RECREATION AREAS

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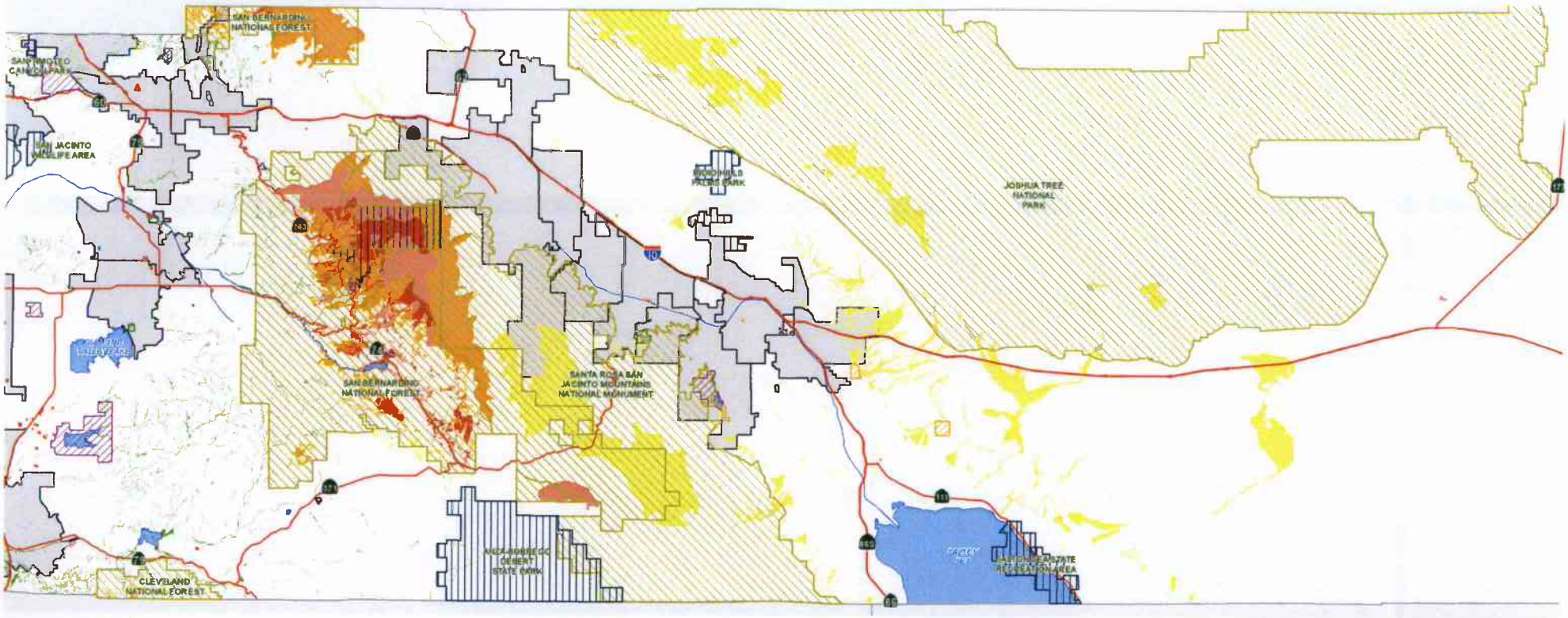

Data Source: California Native Plant Society (2008) Riverside County (2013), Riverside County Cities (2013), California Department of Parks and Recreation (2015), and USDA Forest Service (2013)

- Community Parks - Riverside County Regional Park and Open Space District
- County Parks - Regional Park and Open-Space District
- Desert Recreational District
- Federal
- Jurupa Area Recreation and Park District
- Jurupa Community Service District
- Off Road Vehicle
- Others
- State
- Valleywide Recreation and Park District
- High Coniferous Forests
- Coniferous Forests
- Montane Forests
- Lowland Forests/Woodlands
- Desert Woodlands
- Highways
- Cities
- Waterbodies

Figure OS-3b

December 24, 2014

Miles
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FORESTRY RESOURCES EASTERN RIVERSIDE COUNTY PARKS, FORESTS, AND RECREATION AREAS

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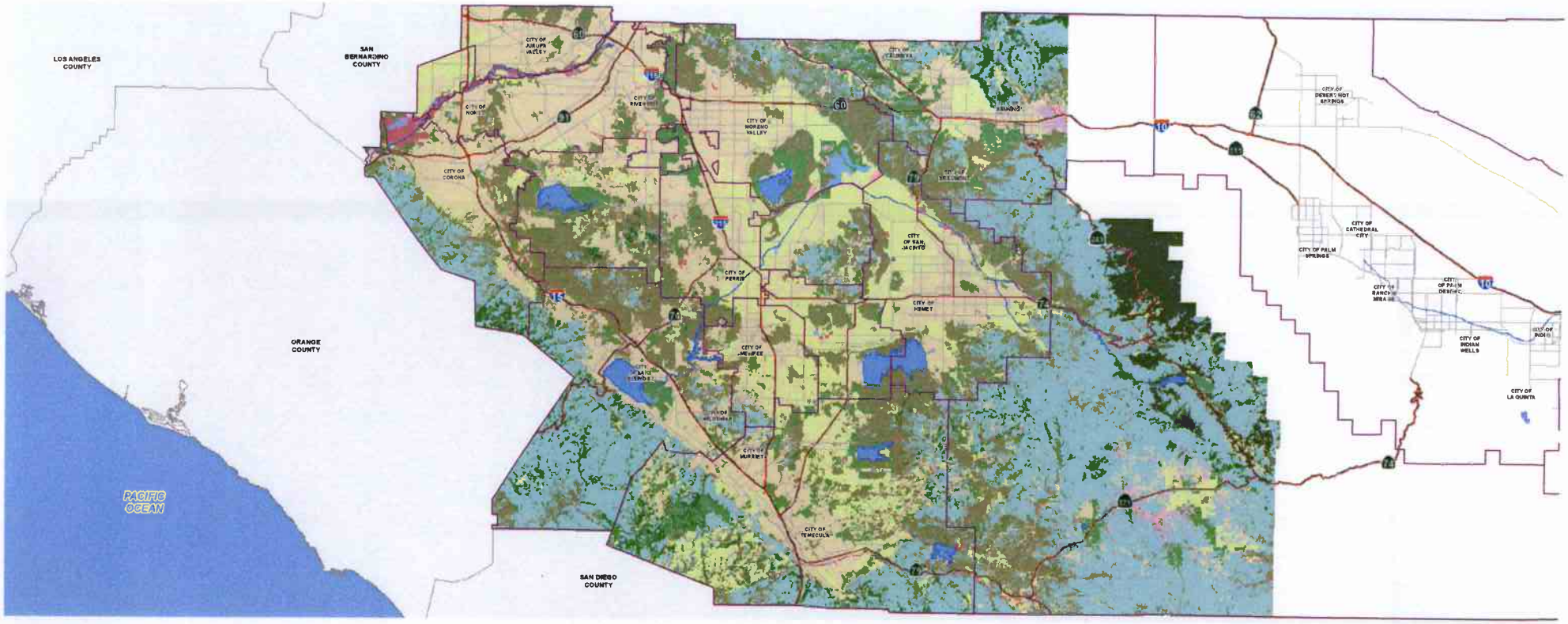

Data Source: California Native Plant Species Survey (2005)

- Agricultural Land
- Barren
- Chaparral
- Cismontane Alkali Marsh
- Coastal Sage Scrub
- Desert Scrub
- Developed/Disturbed Land
- Grassland
- Meadows, Marshes, Playas, and Vernal Pools
- Montane Coniferous Forest
- Riparian Scrub, Woodland, Forest
- Riversidean Alluvial Fan Sage Scrub
- Water
- Woodland and Forests
- Highways
- Area Plan Boundary
- Waterbodies

Figure OS-4a

December 16, 2013

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WESTERN RIVERSIDE COUNTY NATURAL COMMUNITIES VEGETATION

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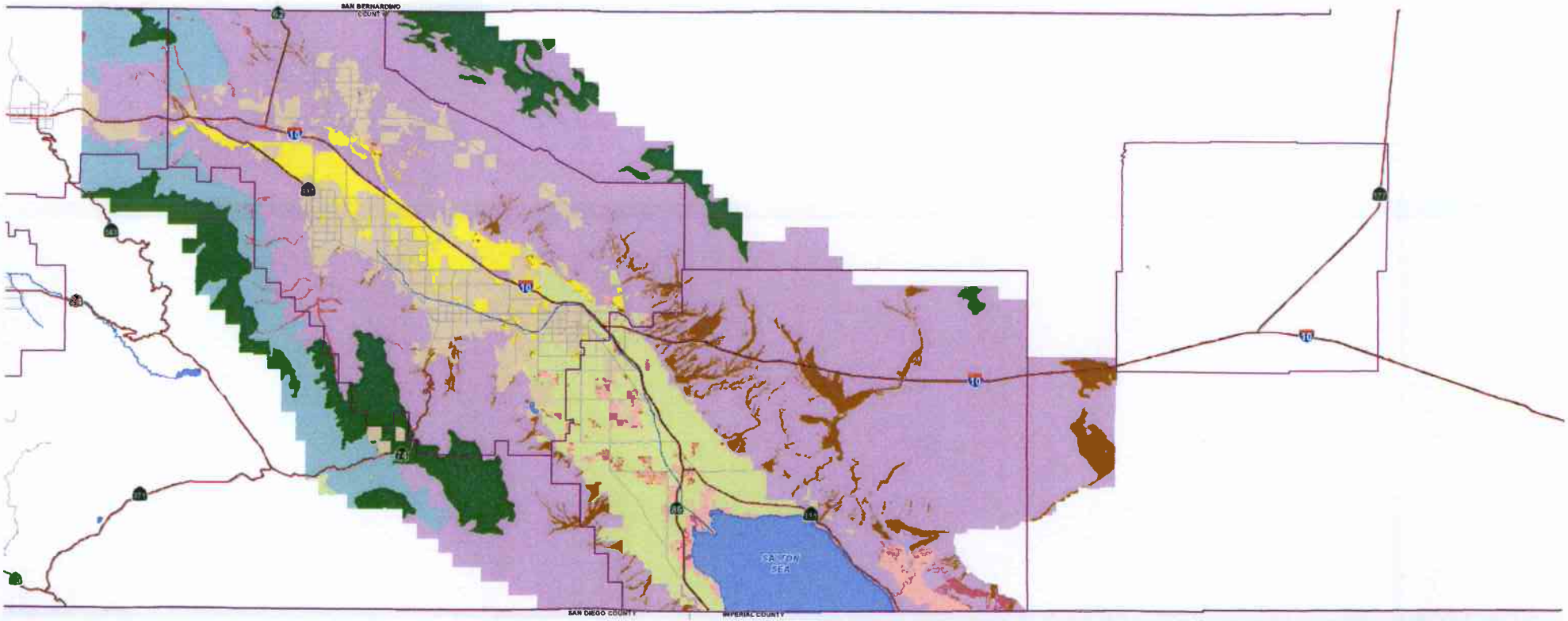

Data Source: California Native Plant Species Survey (2005)

- Agriculture
- Chaparral Communities
- Desert Alkali Scrub Communities
- Desert Scrub Communities
- Developed Areas
- Dry Wash Woodland and Mesquite Communities
- Marsh Communities
- Sand Dunes and Sand Fields
- Woodland and Forest Communities
- Riparian Communities
- Highways
- Area Plan Boundary
- Waterbodies

Figure OS-4b

December 16, 2013

Miles
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COACHELLA VALLEY NATURAL COMMUNITIES

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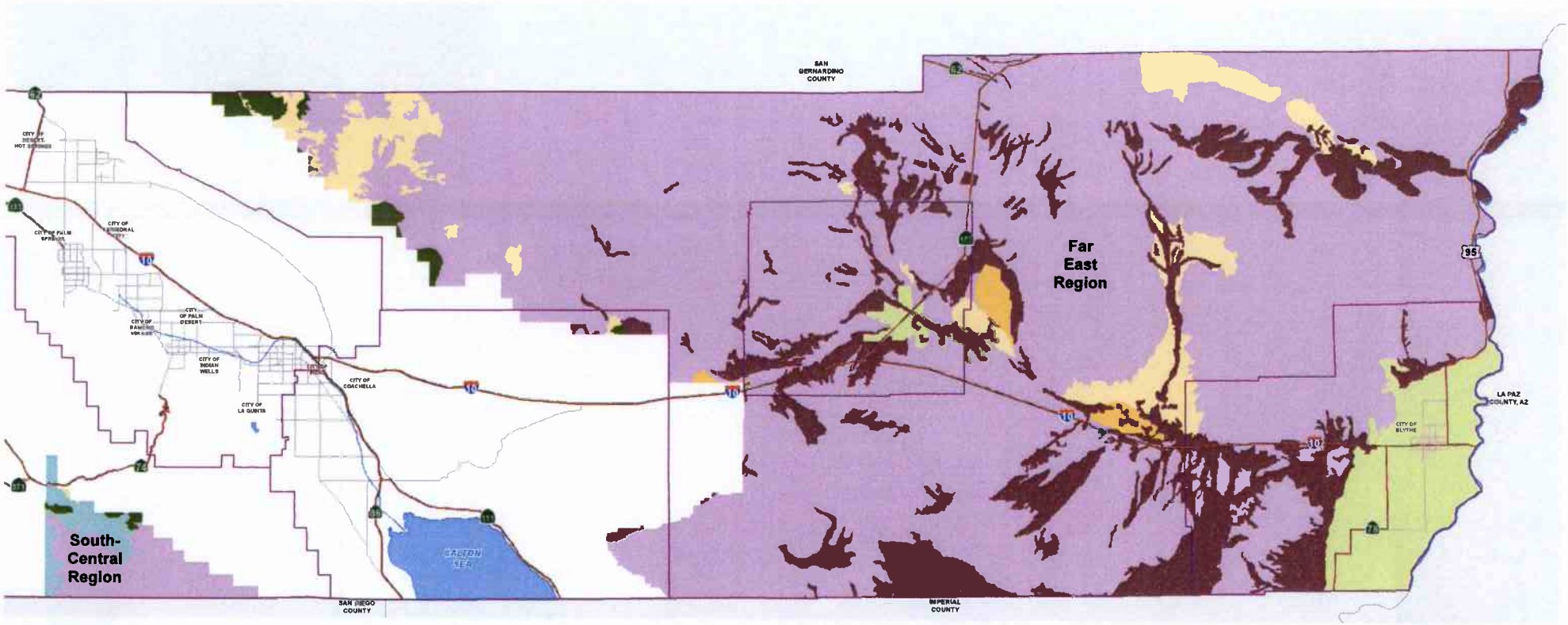

Data Source: LSA Associates (2011)

- Agricultural Land
- Chaparral
- Mojavean and Sonoran Desert Scrub
- Alkali Playa
- Desert Dune Communities
- Coniferous Woodland/Forest
- Urban/Disturbed
- Riparian and Bottomland
- Meadow and Marsh
- Highways
- Area Plan Boundary
- Waterbodies

Figure OS-4c

December 16, 2013

Miles
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NON-MSHCP NATURAL COMMUNITIES

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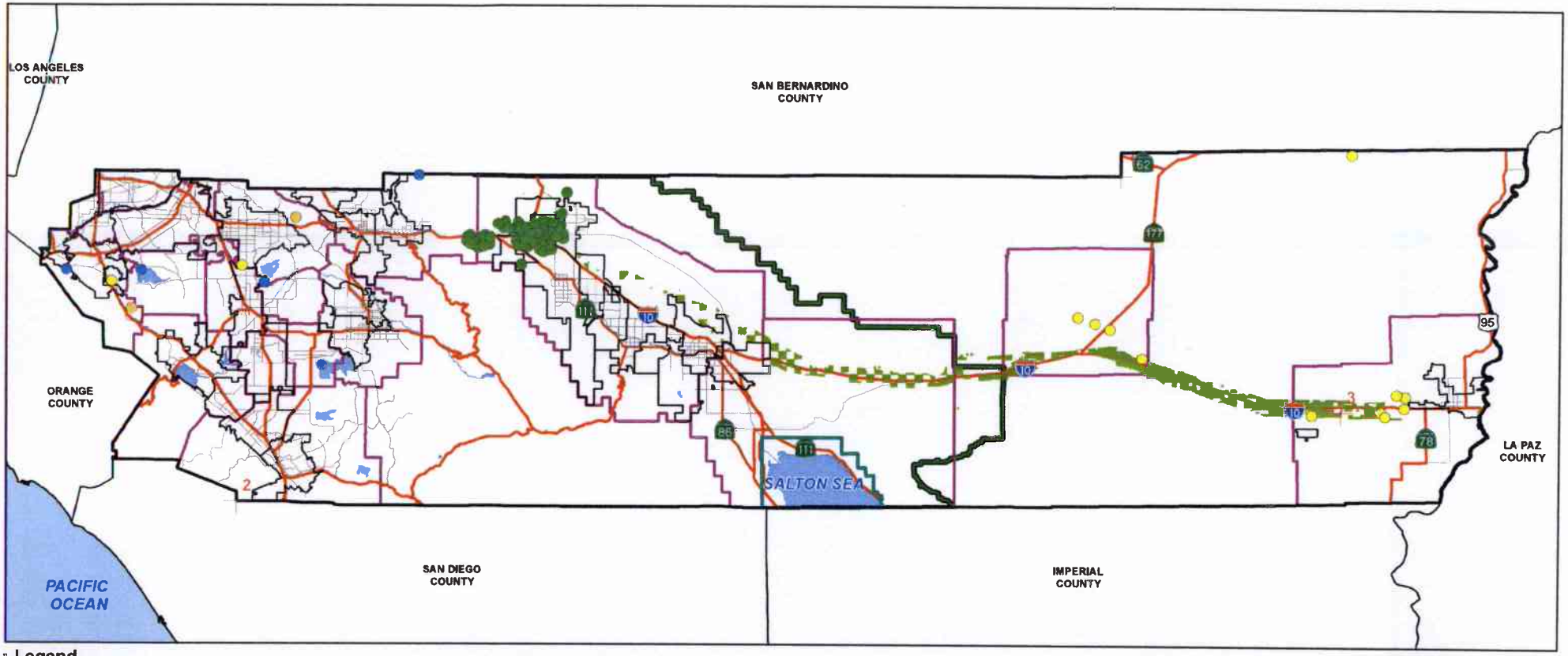

Legend

Renewable Energy Facilities

- Biomass
- Hydro
- Solar
- Wind
- Energy Right-of-Way Corridor
- California Desert Renewable Energy Conservation Plan (DRECP Boundary)
- Salton Sea Renewable Energy Policy Area (See Eastern Coachella Valley Area Plan)
- Area Plan Boundary
- City Boundary
- Highways
- Waterbodies

Data Source: California Department of Conservation (2013), Riverside County GIS (2010)

Figure OS-5

February 8, 2016

Miles
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RENEWABLE ENERGY RESOURCES

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Renewable Energy

Over the next 20 years, demand for electricity generated from renewable sources will continue to grow to satisfy California's Renewables Portfolio Standard[1] and to meet the needs of a growing economy and population. This necessitates both sound management of lands rich in renewable energy resources, such as wind, sun and geothermal heat, and thorough planning for the judicious development of renewable energy resources in a manner that preserves the natural environment and protects the health and well-being of residents. Electricity demand is projected to grow in the future as the County's population continues to grow at a rate of 1.4% per California Department of Finance estimates. Since renewable energy resources replenish themselves or are regarded as practically inexhaustible, these resources form the cornerstone of Riverside County's policies and plans for powering continued growth.

The discussions and polices that follow address both aspects of renewable energy resources—their preservation and utilization—in Riverside County for a suite of energy types, as well as emerging technologies. Additional renewable energy policies, particularly addressing siting and development of energy generating facilities, are provided in the Land Use Element.

Table OS-3: Renewable Energy Facilities in Riverside County

Generation Type	Primary Fuel	Online Generation	Total Facilities[1]
HYDROELECTRIC			
Small conduit and small hydroelectric plants	Water	61.61 MW	10
WIND			
Wind Energy Conversion Systems (WECS), aka "wind farms"	Wind	636.09 MW	36
BIOMASS / BIO-GAS			
Biomass plants, landfill gas generation and mixed waste plants	Waste[2]	52.35 MW	3
SOLAR			
Commercial / utility-scale photovoltaic and concentrated solar power (CSP) - solar troughs	Solar	708.88 MW	10
GRAND TOTAL		**1,458.93 MW[3]**	**59**

Footnotes:

1. Only facilities producing at least 0.10 MW listed.
2. One plant of each waste-to-energy fuel type: (1) biomass, agricultural and wood waste; (1) landfill gas; and (1) landfill gas and mixed solid waste.
3. An additional 2,316 MW of electricity is produced from fossil fuel sources (natural gas) in Riverside County.

Source: CEC, California Energy Almanac, May 2014.

Utility-scale renewable energy electricity generation projects include facilities that convert the renewable energy to electricity (the power plant) and facilities that deliver the electricity to the electrical transmission system. Power plants include the energy collection or storage

[1] The Renewables Portfolio Standard calls for 33% of California's electricity retail sales be served by renewable energy resources by the end of 2020 (per Senate Bill X1-2, 2011). In 2015 the standard was extended to achieving 50% renewable by the end of 2030.

facilities, electrical generators and, where applicable, facilities and equipment for cooling the generators. These facilities differ in design depending on the type of renewable energy resource proposed for use. Different types of renewable energy generation technology require different amounts of land and other natural resources to create the same amount of electricity. For example, per the California Energy Commission, a geothermal plant can generate one megawatt of electricity on 5 acres, while a wind farm needs roughly 40 acres to generate the same amount. Most solar power plants average around 7 acres to generate one megawatt. For comparison, in California, one megawatt of solar-generated electricity will power 250 homes for a year[2].

Conservation policies in this element direct the protection of Riverside County's physical resources as well as its energy resources, including renewable energy. This category of energy resources includes wind, solar, geothermal, and biomass resources. Although the current use of these resources is not wide-spread, they have considerable potential. Renewable energy can be developed as a substitute for oil, natural gas, and other limited energy supplies used for electricity generation, and to reduce consumption of these supplies. See Figure OS-5 Renewable Energy Resources, for a map of Riverside County's *existing* renewable energy ~~resources~~ *facilities and policy areas*. Also refer to the Energy Conservation policies in the Energy Resources section of this element.

The following policies are intended to ensure that Riverside County's eligible renewable energy resources are protected and available for appropriate utilization.

Policies:

OS 10.1 *Support the safe and orderly development of renewable energy resources within the county while providing for the protection of environmental resources, including natural, cultural and agricultural resources.*

OS 10.2 *When planning future land use, prioritize the protection of lands with high-quality renewable energy generating potential to ensure such resources are available for utilization when needed.*

OS 10.3 *When considering large-scale renewable energy projects, carefully weigh and balance the acreage requirements associated, as different technologies have differing space requirements for generating the same amount of electricity. Strive to ensure that renewable energy resources are utilized in the most land-efficient manner to minimize impacts to surrounding open space and natural resources where feasible.*

OS 10.4 *Coordinate with federal, state and Tribal governments, when reviewing large-scale renewable energy projects to ensure appropriate protection of public environmental resources.*

Wind Energy *Resources*

Wind energy generation installation, known also as Wind Energy Conversion Systems (WECS), is a well-established industry in the San Gorgonio Pass and *upper* Coachella Valley areas of Riverside County. General regulatory issues to be considered in relation to wind energy are aesthetics, safety, noise, air navigation interferences, land use, wildlife and general ecology, slopes and erosion, *small particulate* (PM_{10}) and dust control, wind access and equity.

[2] *Per Solar Energy Industries Association, "What's in a Megawatt?" 2013.*

Approximately 11% of the world's wind-powered electricity is generated in California, with one of the three most prominently windy areas occurring in the San Gorgonio Pass of Riverside County (the other two areas are Altamont Pass east of San Francisco and the Tehachapi Pass south of Bakersfield). Together these three areas make enough electricity to supply an entire city the size of San Francisco.

The following policies are intended to ensure that Riverside County's wind resources are protected and available for appropriate utilization.

Policies:

OS ~~10.1~~ *11.1* Provide for orderly and efficient wind energy development in a manner that maximizes beneficial uses of the wind resource and minimizes detrimental effects to the residents and the environment of the county.

OS ~~10.2~~ *11.2* Continue the County's Wind Implementation Monitoring Program (WIMP) in order to study the evolution of wind energy technology, identify means to solve environmental and community impacts, and provide for an ability to respond with changes in *the* County's regulatory structure. (AI 72)

OS 11.3 *Encourage accessory wind energy systems for residential and commercial structures where such facilities can be installed in a manner that does not adversely affect noise and vibration levels on or adjacent to the location.*

Solar Energy *Resources*

Solar radiation in the form of sunlight can be utilized for energy production in two ways. Active solar systems involve the use of mechanical devices to convert solar energy to heat or electricity. Passive solar systems utilize natural heating and cooling from the sun through building orientation and building design techniques.

Large utility-scale solar power plants have become a significant industry in the California deserts, including far eastern Riverside County. The intense sunlight and cloud-free weather (three or fewer days of rain annually in some areas) of the desert portions of Riverside County provide ideal climate conditions for commercial solar generation. General regulatory issues to be considered in relation to large-scale solar energy are water use, glare, air navigation interferences, aesthetics, land use, excess heat generation, wildlife movement and large-scale ground disturbance/ coverage, general ecology and loss of generation after sundown. Additional policies related to siting and development of solar power plants are included in the Land Use Element, starting on page LU-42.

The following policies are intended to ensure that Riverside County's solar resources are protected and available for appropriate utilization.

Policies:

OS ~~11.1~~ *12.1* Enforce the state Solar Shade Control Act, which promotes all feasible means of energy conservation and all feasible uses of alternative energy supply sources. (AI 62, 65, 66, 70)

OS ~~11.2~~ *12.2* Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments. (AI 63, 64)

OS ~~11.3~~ *12.3* Permit and encourage the use of passive solar devices and other state-of-the-art energy resources. (AI 62, 63, 64)

OS ~~11.4~~ 12.4 Encourage site-planning and building design that maximizes solar energy use/potential in future development applications. (AI 70)

OS 12.5 Encourage solar power plant projects that incorporate onsite battery storage to extend non-grid energy supplies.

OS 12.6 Continue to explore, and utilize where appropriate and available, public-private partnership agreements, renewable energy and community grants, and other similar instruments to develop ancillary or primary solar energy systems on county buildings and lands, such as building rooftops, parking lots, libraries, fairgrounds, community facilities, airports and other county facilities.

"Geothermal resources" mean the natural heat of the earth, the energy, in whatever form, below the surface of the earth present in, resulting from, or created by, or that may be extracted from, such natural heat, and all minerals in solution or other products obtained from naturally heated fluids, brines, associated gases, and steam, in whatever form, found below the surface of the earth, but excluding oil, hydrocarbon gas or other hydrocarbon substances.

Geothermal Resources

The earth's heat forms a tremendous reservoir of geothermal energy–heat and power resources that emit little or no greenhouse gases. Geothermal resources can be used for electricity production as geothermal steam can be used to run turbines. *And, unlike solar or wind, which depend on favorable climate conditions, such as sunlight or wind, geothermal plants can generate a steady supply of energy around the clock. The heat is accessed by drilling hot water or steam wells into the ground. In all, the benefits of using geothermal can include:*

- *Reliable, stable, 24-hour generation of electricity year-round.*
- *Little to no associated greenhouse gas emissions.*
- *Naturally replenished resource.*
- *Create jobs and stimulate economic development, especially if developable in the Salton Sea region.*
- *Much smaller land use footprint than other renewables; much of the operation occurs underground.*

General regulatory issues to be considered in relation to geothermal energy include water use, brine and mineral disposal, toxic element emissions, waste heat, water and steam discharges, hot water availability, aesthetics, wildlife and general ecology.

~~*The exploitation of these resources, however, is frequently accompanied by detrimental impacts on the environment. Among these are the emission of toxic gases and chemical substances that result in the degradation of air quality, the threat of water pollution, damage to living organisms, and hazards to public health. Additional problems arise from the heavily industrial character of geothermal operations for electrical generation; the frequent occurrence of exceptional natural, scenic, and archaeological values in geothermal resource areas; and the adverse effects that geothermal fluid removal may have on nearby hot springs and other natural thermal features.*~~ Currently there is no active geothermal energy production in the county, although geothermal resources are known to exist in the county, *particularly around the Salton Sea region. There are a number of locations with hot springs and other localized geothermal heat sources in Riverside County. Though not used for commercial energy generation, geothermal water is used by fish farms in the Salton Sea area to accelerate growth rates and increase yields of farmed fish, such as tilapia. Thermal waters are obtained from onsite wells at these farms and represent another form of economic use of such energy resources. See further discussion on Salton Sea issues, including renewable energy related items, in the Eastern Coachella Valley Area Plan.*

The following policies are intended to ensure that Riverside County's geothermal resources are protected and available for appropriate utilization.

Policies:

OS ~~12.1~~ *13.1* Allow for the development of non-electrical, direct heat uses of geothermal heat and fluids for space, agricultural, and industrial heating in situations and localities where naturally occurring hydrothermal features will not be degraded. (AI 71)

The following policies direct the use of present technologies and the extraction and conversion of energy from geothermal fluid and steam reservoirs:

OS ~~12.2~~ *13.2* Base all geothermal *usage* decisions on appropriate data relating to anticipated environmental, cultural, aesthetic, archaeological and social impacts.

OS ~~12.3~~ *13.3* Weigh the benefits of geothermal as a viable energy source against the protection of hot springs, geysers, thermal pools, and other thermal features for their ecological, educational, and recreational values.

OS ~~12.4~~ *13.4* Permit geothermal heat utilization for space heating in buildings.

Biomass Resources

Biomass resources refer to organic materials *from plants and animals, including agricultural and municipal solid* ~~either~~ wastes, residues or specific crops, that can be converted to energy fuel, as a replacement to conventional sources or directly used in combustion processes. Due to agricultural production in the county, resources exist that enable this technology to be more widely employed.

Using biomass/bio-gas resources to generate energy is a reasonable supplement to fossil fuels since California produces more than 60 million tons of suitable wastes each year. In all, the benefits of using bioenergy can include:

- *Increase energy production with a sustainable resource (biomass waste).*
- *Generate electricity locally.*
- *Create jobs and stimulate economic development, especially in rural regions rich in biomass.*
- *Reduce fire danger, improve air and water quality, and reduce waste.*

Most biomass/biogas facilities in Southern California are associated with municipal solid waste landfills. Thus, no more than a few such additional facilities area expected. General regulatory issues to be considered in relation to biomass energy include odor and incompatible land use, noise, truck traffic (if hauling in combustion materials), fuel availability, air pollutions from combustion and aesthetics.

Policies:

OS ~~13.1~~ *14.1* Encourage economic biomass conversion under sensible environmental controls. (AI 71)

OS 14.2 *Encourage development of diverse technologies using biomass resources that increase: local electricity generation, combined heat and power (CHP), renewable natural gas and renewable liquid fuels for transportation and fuel cell applications.*

OS 14.3 *Encourage pilot projects developing algae dewatering mechanisms where algae harvest would yield both biogas fuel and improve the nutrient load of the waterbody.*

Emerging Technologies

As the world looks towards the possibility of shifting to a post-fossil fuel economy, research and technology into renewable energy will only continue to expand. As a result, new technologies continue to emerge that improve the use of existing resources and pose new methods of making previously marginal energy sources commercially viable.

It is not the role of this General Plan to delve into these far reaches of science. Rather, what is important is that the County implements policies designed at creating an environment that is accommodating, even encouraging, to new technologies in an environmentally responsible manner. This spirit of inquiry and openness to experimental design is key, as it may not be possible to identify a revolutionary product or industry from this vantage point in time. And, even for more mundane technologies and incremental improvements, their use in innovative ways may yet prove the key to solving some of society's most intractable problems, such as air and water pollution, economic inequity, habitat degradation, or even climate change and sustainability.

Although a thorough examination of the topic is beyond the scope of this section, the list below highlights just a few of the many potential renewable energy technologies and innovations that are emerging as commercially viable and may eventually find a wider role in powering Riverside County.

- ***Combined Heat and Power (CHP).*** *Using this technology, onsite equipment generating electric power can also generate useful thermal energy or repurpose heat that would otherwise go to waste. The combination of processes can result in greater energy efficiency and lower overall fuel consumption.*
- ***Hydrogen Fuel Cell.*** *Technology combining hydrogen and oxygen to form water and release electrical energy in the process. Proposed as a replacement to fossil fuels, such as gasoline.*
- ***Pumped-Storage Hydroelectricity.*** *This technology stores energy from pumping water during low-cost off-peak electricity hours and generating hydroelectricity during periods of high electrical demand.*
- ***Solar with Battery Storage.*** *This technology combines the daytime generation of solar energy with storage of excess electricity in rechargeable batteries for use after dark when solar generation ceases.*

The policies below address both conceptual ways of embracing emerging technologies and specifics for known renewable energy technologies already showing commercial promise.

Policies

OS 15.1 *Support pilot programs and test ventures aimed at developing new and emerging renewable energy technologies in an environmentally responsible manner.*

OS 15.2 *Consider onsite electrical storage possibilities when reviewing large-scale development projects.*

OS 15.3 *As an option for energy storage consider pumped storage projects for their ability to use daytime-produced electricity that would otherwise be subject to curtailment when it can be shown not to harm groundwater supplies.*

OS 15.4 *Encourage energy-intensive industrial projects, such as chemical, paper, refinery, food processing, metals manufacturing or other similar uses, to consider onsite combined heat and power systems.*

OS 15.5 *When periodically updating the General Plan, consider plans to address issues arising from large-scale transportation electrification, as appropriate, in order to accommodate the large increase in off-peak electricity use that will occur as cars are charged at homes during the night.*

OS 15.6 *Encourage incorporation of battery storage and other such new technologies for residential or commercial uses to offset peak demand or, for solar, nighttime drop-off.*

OS 15.7 *When periodically updating the General Plan, consider emerging technology trends for new small-scale (that is, residential rooftop uses of less than 10 kilowatts) renewable energy generating systems.*

OS 15.8 *Consider, where feasible, using government facilities to showcase the application of new or outstanding innovative renewable technologies and practices.*

OS 15.9 *Encourage innovative land reuse proposals, such as through the U.S. EPA's "brownfields-to-brightfields" program.*

OS 15.10 *Support projects working to expand the use of solar photovoltaic technologies in agricultural settings in a manner complementary to existing agricultural uses, such as livestock grazing.*

Non-Renewable Resources

The non-renewable resources discussed in this element are mineral resources and energy resources. The Mineral Resources section of this element addresses those resources that are classified under the State Mining and Reclamation Act of 1975 (SMARA). The Energy Resources section addresses petroleum resources as well as energy conservation.

Mineral Resources

In addition to agricultural production, mineral extraction is an important component of Riverside County's economy. The County of Riverside has extensive deposits of clay, limestone, iron, sand, and aggregates. Classification of land within California takes place according to a priority list that was established by the State Mining and Geology Board (SMGB) in 1982, or when the SMGB is petitioned to classify a specific area. The SMGB has also established Mineral Resources Zones (MRZ) to designate lands that contain mineral deposits. The State of California has also designated Aggregate Mineral Resource areas within the county. These mineral resource zones are mapped in Figure OS-6.

SMARA mandates the classification of valuable lands in order to protect mineral resources within the State of California subject to urban expansion or other irreversible actions. SMARA also allows the state to designate lands containing mineral deposits of regional or statewide significance. The California Division of Mines and Geology (CDMG) has identified a number of significant aggregate resource areas throughout Riverside County.

The classifications used by the State of California to define MRZs are as follows:

- **MRZ-1**: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- **MRZ-2a**: Areas where the available geologic information indicates that there are significant mineral deposits.
- **MRZ-2b**: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- **MRZ-3a**: Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.
- **MRZ-4**: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

Mineral deposits in the county are important to many industries, including construction, transportation and chemical processing. The value of mineral deposits within the county is enhanced by their close proximity to urban areas. However, these mineral deposits are endangered by the same urbanization that enhances their value.

Policies in this section seek to conserve areas identified as containing significant mineral deposits and oil and gas resources for potential future use, while promoting the reasonable, safe, and orderly operation of mining and extraction activities within areas designated for such use, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

The non-renewable characteristic of mineral deposits necessitates the careful and efficient development of mineral resources, in order to prevent the unnecessary waste of these deposits due to careless exploitation and uncontrolled urbanization. Management of these mineral resources will protect not only future development of mineral deposit areas, but will also guide the exploitation of mineral deposits so that adverse impacts caused by mineral extraction will be reduced or eliminated.

Also refer to the Open Space-Mineral Resource Land Use Designation policies in the Land Use Element.

Policies:

OS 14.1 Require that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and County Development Code provisions.

OS 14.2 Restrict incompatible land uses within the impact area of existing or potential surface mining areas.

OS 14.3 Prohibit land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources and within areas designated by the State Mining and Geology Board as being of regional or statewide significance. (AI 11)

OS 14.4 The County Geologist shall impose conditions as necessary on proposed mining operation projects to minimize or eliminate

Oil and gas seeps are natural springs where liquid and gaseous hydrocarbons (hydrogen-carbon compounds) leak out of the ground.

the potential adverse impact of mining operations on surrounding properties, and environmental resources.

OS 14.5 Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality. The same standards shall apply to non-mining land uses within or adjacent to areas classified by the State Geologist as MRZ-2a.

OS 14.6 Accept California Land Conservation (Williamson Act) contracts on land identified by the State as containing significant mineral deposits subject to the use and acreage limitations established by the County.

Energy Resources

Energy resources provide the power necessary to maintain the quality of life enjoyed by most Riverside County residents. Many of the energy resources used within the county are non-renewable. Electricity and natural gas are the primary sources of household energy, while fossil fuels are the primary source of energy for most modes of transportation. Energy conservation and the substitution of renewable resources should be encouraged if these resources are to be preserved for Riverside County's future generations.

Petroleum Resources

Riverside County's petroleum resources are deposited in the form of oil and gas seeps. The State Division of Oil and Gas does not report significant or active petroleum extraction in the county. Should extraction activities be undertaken in the future, the following policy provides direction for the siting of oil and gas facilities.

Policies:

OS 15.1 Enforce California Division of Oil and Gas policies that direct the siting of oil and gas facilities in urban and non-urban areas.

OS 15.2 Development of renewable resources should be encouraged.

Energy Conservation

Conservation is an important component of using energy resources in an efficient manner. Lowering energy demand by conserving both renewable and non-renewable energy is critical. Sensible energy conservation and design practices can also mitigate the Aheat island" effects of urban development that increase local temperatures and result in increased energy demand.

In conjunction with the tactics proposed by the Southern California Association of Government's Regional Air Quality Management Plan, the following policies address energy conservation in Riverside County.

Policies:

OS 16.1 Continue to implement Title 24 of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. (AI 62)

OS 16.2 Specify energy efficient materials and systems, including shade design technologies, for county buildings. (AI 68, 70)

OS 16.3 Implement public transportation systems that utilize alternative fuels when possible, as well as associated urban design measures that support alternatives to private automobile use.

OS 16.4 Undertake proper maintenance of County physical facilities to ensure that optimum energy conservation is achieved.

OS 16.5 Utilize federal, state, and utility company programs that encourage energy conservation. (AI 63, 64)

OS 16.6 Assist public buildings and institutions in converting asphalt to greenspace to address the heat island effect.

OS 16.7 Promote purchasing of energy-efficient equipment based on a fair return on investment, and use energy-savings estimates as one basis for purchasing decisions for major energy-using devices. (AI 68, 69)

OS 16.8 Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to enhance mass transit, bicycle, and pedestrian use.

OS 16.9 Encourage increased use of passive, solar design and day-lighting in existing and new structures. (AI 62, 63, 64, 65, 70)

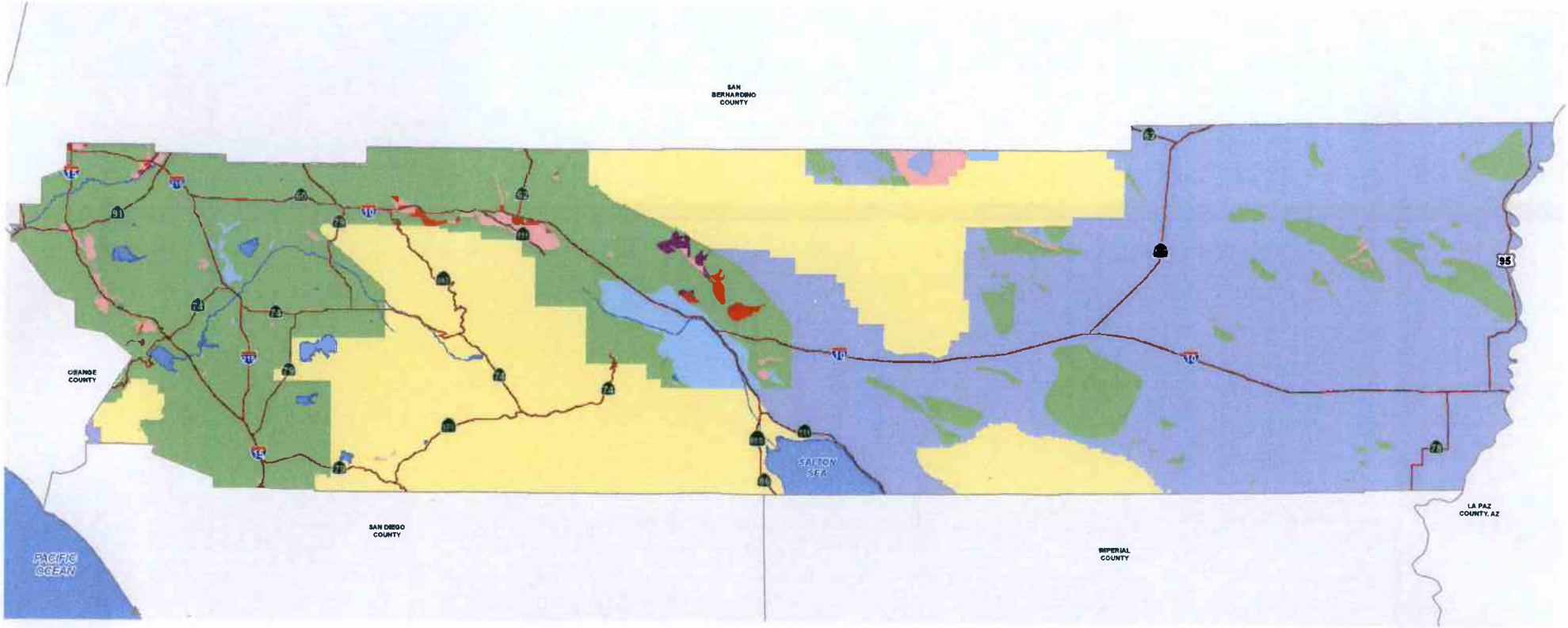
OS 16.10 Encourage installation and use of cogenerating systems where they are cost-effective and appropriate. (AI 62, 70)

OS 16.11 Provide incentives, such as transfer of development rights and clustering, to private developments that provide energy efficient site design.

OS 16.12 Consider energy efficient site design and construction techniques in renovation, construction or procurement of leased spaces.

OS 16.13 Encourage installation and use of new technology at existing facilities or the establishment of new waste-reduction facilities, where cost-effective and appropriate, to ensure that optimum energy conservation is achieved.

OS 16.14 Coordinate energy conservation activities with the County Climate Action Plan (CAP) as decreasing energy usage also helps reduce carbon emissions.



Data Source: California Geological Survey (2009)

Mineral Resource Zones

- MRZ-1 (No significant mineral deposits)
- MRZ-2 (Known or inferred significant mineral resources)
- MRZ-3 (Significance of mineral deposits undetermined)
- MRZ-4 (Presence and significance of mineral deposits undetermined)
- Unstudied (No MRZ designation issued)

State Designated Sectors

- Significant
- Proposed as Significant
- Highways
- Waterbodies

Figure OS-6

December 16, 2013

Miles
0 10 20

RCIT

RIVERSIDE COUNTY PLANNING DEPARTMENT

MINERAL RESOURCE ZONES

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Preservation

The RCIP Vision directs that,

> *"Preserved 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 Wildlife, 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 Riverside County's entire ecosystem has the potential to remain healthy.

To address the issues of wildlife health and sustainability, the County of Riverside has participated in or directed the development of two Multiple Species Habitat Conservation Plans (MSHCP's). These 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 of Riverside and approved by other jurisdictions and the Wildlife Agencies. The Coachella Valley Association of Governments' MSHCP has also been adopted and received its final permit from the U.S. Fish and Wildlife Service on October 1, 2008.

The MSHCPs allows the County of Riverside 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.

Coachella Valley Association of Governments MSHCP Program Description

The Coachella Valley Association of Governments (CVAG) has prepared, on behalf of its member agencies, the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) that covers 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 are affected by the CVMSHCP. These area plans contain maps and general information about the MSHCP. Consult the area plans for further information.

Western Riverside County MSHCP Program Description

> *"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*

The Western Riverside County MSHCP encompasses approximately 1.26 million acres (approximately 1,997 square miles). This MSHCP includes unincorporated and incorporated Riverside 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 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 MSHCP 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. It is used to allow incidental "take" of plant and animal species identified within the MSHCP. The purpose of the 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 of Riverside 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 of Riverside, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed for the Western Riverside County MSHCP. The Habitat Evaluation and Acquisition Negotiation Process applies to property which may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria. Under the incentive-based MSHCP program, the County of Riverside 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.

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

Relationship to Area Plans

Each area plan that is affected by the Western Riverside County MSHCP contains maps that identify the areas potentially affected by the MSHCP 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 MSHCP's when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. (AI 10)

OS 17.2 Enforce the provisions of applicable MSHCP's when conducting review of development applications. (AI 10)

OS 17.3 Enforce the provisions of applicable MSHCP's when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP. (AI 10)

The Coachella Valley MSHCP affects the following area plans:

The Pass

REMAP

Western Coachella Valley

Eastern Coachella Valley

East County - Desert Area

Environmentally Sensitive Lands

Riverside 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, cultural and scenic resources; and avoiding natural hazard areas; a complete system of open space will be achieved that ensures Riverside County's "remarkable environmental setting" remains intact for future generations of citizens to enjoy. This section

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.

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 MSHCP's. (AI 10)

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)

OS 18.3 Prohibit the planting or introduction of invasive, non-native species to watercourses, their banks, riparian areas, or buffering setbacks.

OS 18.4 Develop standards for the management of private conservation easements and conservation lots in fee title. For areas with watercourses, apply special standards a – f (below) for their protection, and apply standards g-j (below) generally:

a. For conservation lands with watercourses, conform easement boundaries to setback conditions that will preserve natural flows and changes in the natural boundaries of a watercourse and its protective riparian habitat.

b. Use only "open" fencing that permits the movement of wildlife, and limit fencing to locations outside of setbacks to watercourses (no fencing is permitted to cross the banks or channel of a watercourse, unless no other option is available).

c. Allow fuel modification only to the outside of buffering vegetation (riparian vegetation and vegetation on slopes that buffer the watercourse from erosion and storm water pollution).

d. No planting of non-native invasive species is permitted.

e. No lighting of watercourse area is permitted.

f. Prohibit the use of pesticides and herbicides known to harm aquatic species and sensitive amphibians.

g. Ensure that lands under control of Homeowner's Associations employ an experienced non-profit conservation group or agency to manage/maintain the land.

h. Prohibit use of recreational off-road vehicles.

i. Prohibit grazing and alterations of vegetation except for fuel and weed management under close supervision of qualified natural lands manager.

j. For private conservation lands, especially those within criteria cells of MSHCP areas, ensure that easement and fee title agreements provide funding methods sufficient to manage the land in perpetuity.

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, railways and bridges; prehistoric trails; early mines or important historic industrial sites.

★

The California Historic Resources Information System (CHRIS) contains information from surveys of archaeological and cultural resources as well as the built environments. The State Historic Preservation Office (SHPO) coordinates a statewide network of Information Centers that manage and make available survey information for environmental review, planning, and research needs.

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.

> *"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*

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 Riverside 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 Riverside County and take an increasing interest and role in the documentation and preservation of their history.

The County of Riverside 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 Riverside County was completed and mapped in the 1980's, as shown in Figure OS-7, 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. These studies have contributed a wealth of knowledge about the prehistory and history of Riverside County and assist the County of Riverside in identifying cultural resources worthy of preservation.

The following policies are intended to ensure that cultural resources are appropriately considered:

Policies:

OS 19.1 Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.

OS 19.2 The County of Riverside shall establish a Cultural Resources Program in consultation with Tribes and the professional cultural resources consulting community that, at a minimum, would address each of the following: application of the Cultural Resources Program to projects subject to environmental review; government-to-government consultation; application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; curation and the descendant community consultation requirements of local, state and federal law. (AI 144)

OS 19.3 Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.

OS 19.4 To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state. (AI 145)

OS 19.5 Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.