# Desert Center Area Plan

Revised: December 8, 2015

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General Plan Amendments adopted since 12/31/2009

- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 960, BOS RSLN 2015-260; 12/08/15;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;

# Desert Center Area Plan

## Vision Summary

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

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

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

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

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

### Population Growth

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

### Our Communities and Neighborhoods

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

### Housing

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

### Transportation

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

### Conservation and Open Space Resources

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

### Air Quality

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

### Jobs and Economy

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

### Agricultural Lands

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

### Educational System

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

### Plan Integration

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

### Financial Realities

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

### Intergovernmental Cooperation

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

## Introduction

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

“

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

★

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

☞

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

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

The desert is a complex living environment which, under certain circumstances, can also be converted to a highly productive area beyond its natural environmental value. Occasionally, because we need to transport ourselves through it, we need to carve out focal points within its vastness. That is what Desert Center is.

In certain respects, Desert Center is a sort of gateway into the entire region along this major artery spanning the nation. It triggers a change in the prevailing pattern of the landscape whether leaving the urbanizing portions of the region or approaching them from the east. At a very minimum, it is for many a welcome oasis as they cross the desert. For a much smaller number of residents and business operators, it is a small world of tranquil reality, with clean air, and little traffic and noise, that sets it apart from every other part of Riverside County. The Desert Center Area Plan contains policies that guide the physical development and land uses in this oasis in the unincorporated portion of eastern Riverside County.

The Desert Center Area Plan doesn’t just provide a description of the location, physical characteristics, and special features of the unincorporated area. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the future of this unique area to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction contained in this document.

Each section of the area plan addresses critical issues facing Desert Center. Perhaps a description of these sections will help in understanding the organization of the area plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the area plan fits with what is around it. Physical features are described in a section that highlights the planning area’s communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect unique features found only in the Desert Center Area Plan, a number of special policies are still necessary to address unique portions of the plan. The Policy Areas section presents these policies. Land use issues are addressed in the Land Use section. The Circulation section addresses the routes and modes of travel envisioned to serve this area, given its relatively isolated location and the limited functions the transportation system has to perform. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are natural and man -made hazards to consider, and they are spelled out in the Hazards section.

## A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future.

This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

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

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

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

The vast majority of the planning area, as well as the majority of eastern Riverside County, remains in its natural state. For the planning horizon, little new development is envisioned, with the exception of infill and/or revitalization of the Eagle Mountain Townsite and contiguous expansion of the Desert Center and Lake Tamarisk communities.

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

- Land use designations on severely constrained lands and lands subject to natural hazards reflect their limited development potential;
- Community development designations are focused on areas adjacent to existing development, while Open Space designations are predominant; and
- Agricultural production areas are maintained with the Agriculture land use designation.

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

## Location

As the name implies, the Desert Center Area Plan is located in the middle of the Colorado Desert in eastern Riverside County (see Figure 1), far removed from urbanized areas. It lies approximately 55 miles east of the City of Coachella and 55 miles west of the City of Blythe. Joshua Tree National Park lies to the northwest, the Coachella Valley lies to the west and the Palo Verde Valley lies to the east. Because of its remote location, Desert Center is not impacted by any city. In fact, it is separated even from the nearest area plans and therefore shares boundaries with none of them.

## Features

This section describes the functions, setting, and features that are unique to Desert Center. The physical features are shown on Figure 2, Physical Features.

### Setting

Much of eastern Riverside County lies within the vast Colorado Desert, characterized by undisturbed wilderness, distinctive flora such as the Joshua tree, sand dunes, mountainous terrain with large rock outcroppings, and high summertime temperatures. Urban and suburban development, common in western Riverside County and the Coachella Valley, is noticeably absent. Lacking significant demand for such development, there is also a general lack of infrastructure. Much of the land is managed by the Bureau of Land Management and is primarily retained as open space.

The Desert Center Area Plan encompasses a major portion of the Chuckwalla Valley, which is surrounded by the Eagle, Coxcomb, and Chuckwalla Mountains and Joshua Tree National Park. Four unique features, distinctive from the rest of the desert region, are located within the Chuckwalla Valley and are largely responsible for the need for an area plan in this remote area. The first is the former Eagle Mountain iron ore mining facility operated by Kaiser Steel Corporation, along with an adjacent community that provided housing and services for Kaiser employees and their families. (More recently, a portion of this area was utilized as a privately-managed return to custody facility.) The second feature, and the only one visible to the thousands of motorists traversing the area along Interstate 10, is the aggregation of commercial and industrial uses clustered around the Desert Center-Rice Road interchange serving the needs of these highway travelers. The third feature is the Lake Tamarisk community which includes housing, a lake, and a golf course and is served by a long established County Service Area. The fourth feature is the Metropolitan Water District of Southern California's Colorado River Aqueduct, which traverses in a northeast to southwest direction along the majority of the Area Plan, and which is generally located between the Eagle Mountain Landfill site and Desert Center-Rice Road and north of Interstate 10.

## Unique Features

### *Chuckwalla Valley*

As is clear from the previous descriptions, most of the land in the Desert Center Area Plan remains undeveloped and in its natural state. The rolling sand dunes are punctuated by the stark Eagle, Coxcomb and Chuckwalla mountains. Elevation ranges from about 500 to 4,000 feet above sea level, but is relatively flat where the unique communities described below are located. Dominant environmental features resemble the Sonoran Desert scrub found throughout eastern Riverside County. The scrub is characterized by widely spaced shrubs such as the creosote bush, providing an accommodating habitat for desert fauna. Limited agricultural lands dedicated to jojoba production also exist in the area. Two agricultural preserves are located here.

### *The Colorado River Aqueduct*

The Colorado River Aqueduct was built from 1933-1941 and is owned and operated by the Metropolitan Water District of Southern California. Colorado River water imported via the Aqueduct provides supplemental water to nearly 17 million people in Riverside County and Southern California's coastal plain.

## Unique Communities

### *Eagle Mountain Landfill and Townsite*

This truly remote community area is located in the northwestern corner of Desert Center adjacent to, and surrounded on three sides by, the Joshua Tree National Park. The 5,500-acre former Kaiser iron ore mining facility will require some changes in order to fulfill its proposed transition into a functioning Class III nonhazardous solid waste landfill operation. Considerable rehabilitation and new development would be needed to restore this area as a fully functioning community. The plan for the revitalized new townsite, however, accommodates the necessities for community life: schools, community centers, recreational facilities, retail commercial centers, and housing. A portion of this townsite was utilized as a return to custody facility.

★

Between 1948 and 1983, Kaiser Steel Corporation recovered over 940 million tons of materials from four pits, consisting of 228 million tons of crude ore and 712 million tons of waste rock at Eagle Mountain.

### *Desert Center*

This area is bisected by Interstate 10 along Desert Center Rice Road and Kaiser Road. In the public's mind, this small oasis represents what is meant by the Desert Center area. It is a very focused specialty center primarily serving the commercial needs of the highway traveler. A variety of other uses including two mobile home parks, industrial/storage facilities, an airport, and a Caltrans equipment yard are also located here.

### *Lake Tamarisk*

The community of Lake Tamarisk is located a few miles north of Interstate 10, easterly of Kaiser Road. This retirement community features single family homes, duplexes and mobilehomes, situated around the lake and includes a 9-hole golf course. Community residents must go to Desert Center for commercial services such as

convenience stores and to the Coachella Valley or the Palo Verde Valley for more specialized needs such as health care.

## Land Use Plan

The Land Use Plan focuses on preserving the unique features found only in the Desert Center area and guiding the evolution of very limited and highly specialized development areas. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

> *"We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment."*
>
> *- RCIP Vision*

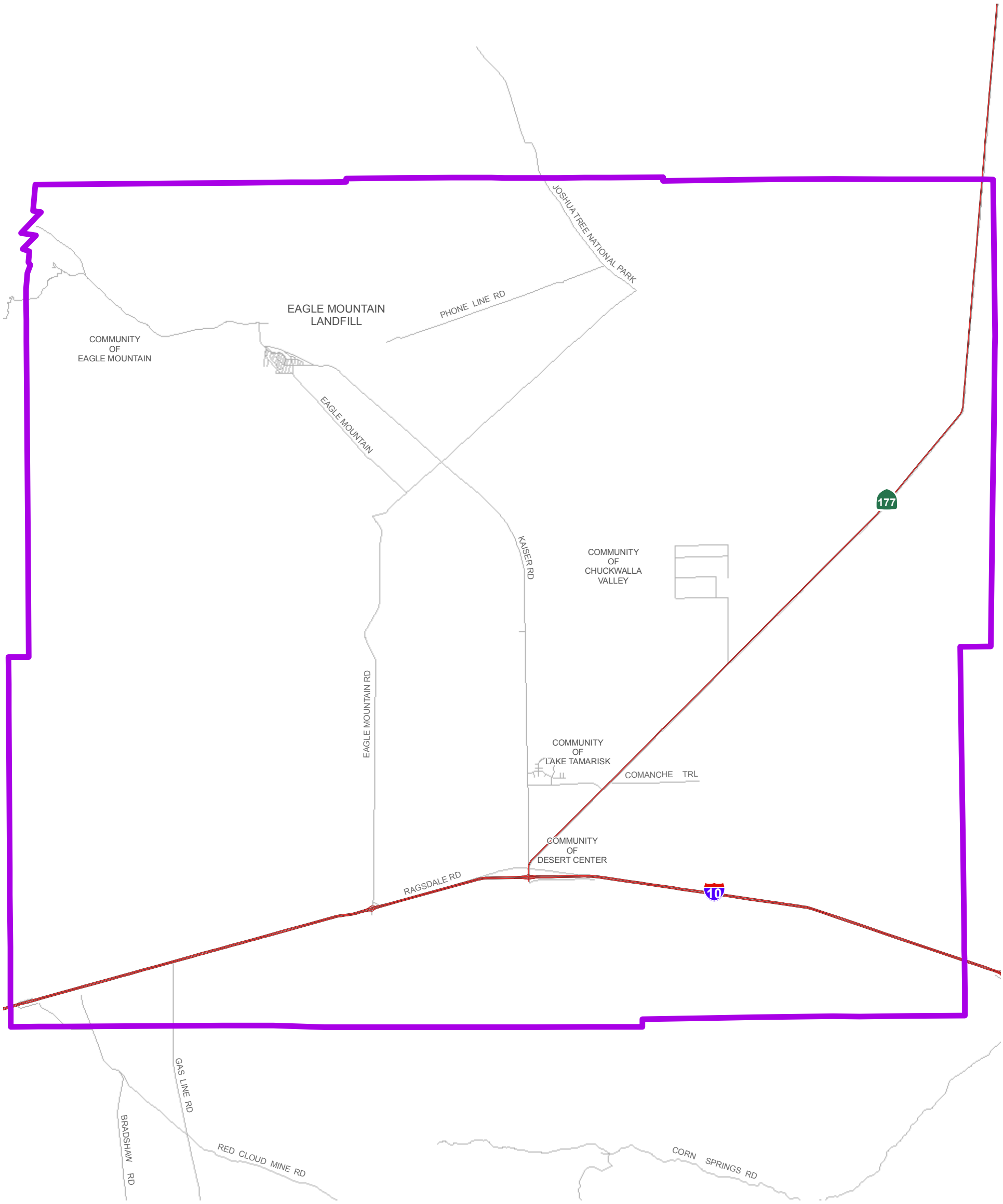
The Desert Center Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 19 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of Riverside County residents, property owners, and representatives of organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Desert Center Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

> ☞
>
> Please refer to the **General Plan Land Use Element** for a description of the Foundation Components

### Land Use Concept

The Desert Center Land Use Plan generally reflects the very limited development potential here. The vast majority of acreage within the area plan is designated Open Space-Rural. These lands are generally remote, inaccessible, subject to natural hazards, or unable to support more intense development due to the lack of public facilities and services. The uninhabited and natural character of the open space lands is expected to continue throughout the life of the plan. Agricultural production areas are identified with the Agriculture land use designation.




Data Source: Riverside County

Highways

Area Plan Boundary

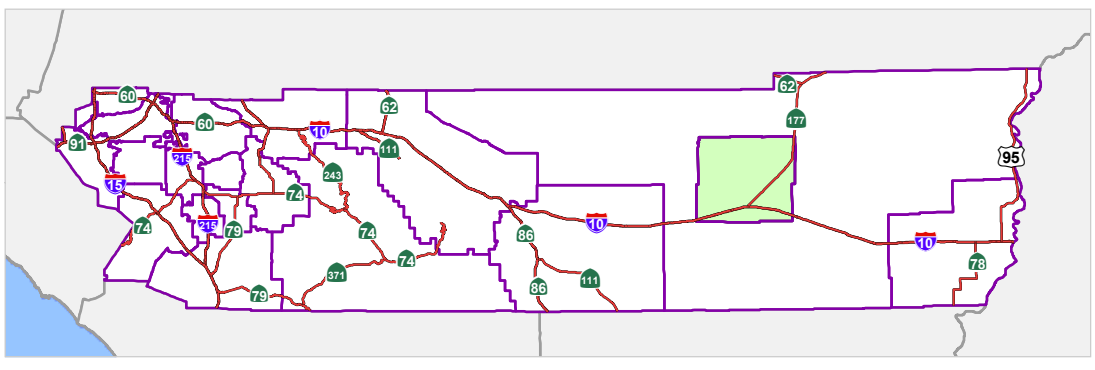


*Figure 1*

*December 8, 2015*

0 1.5 3 Miles

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RIVERSIDE COUNTY PLANNING DEPARTMENT

BOARD OF SUPERVISORS Riverside County California

# DESERT CENTER AREA PLAN LOCATION

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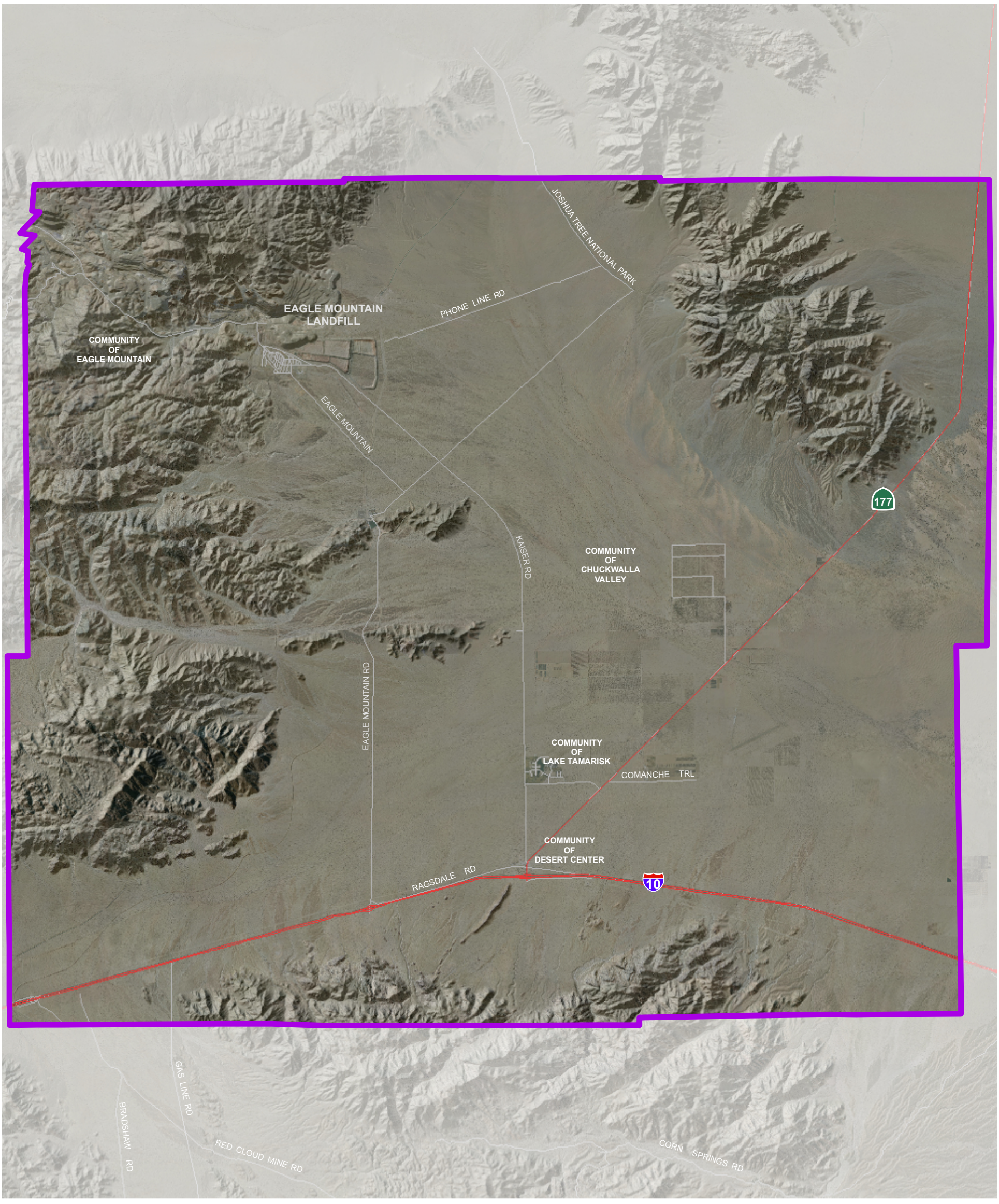


Data Source: Riverside County

Highways

Area Plan Boundary

*Figure 2*

December 8, 2015

Miles

0 1.5 3

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# DESERT CENTER AREA PLAN PHYSICAL FEATURES

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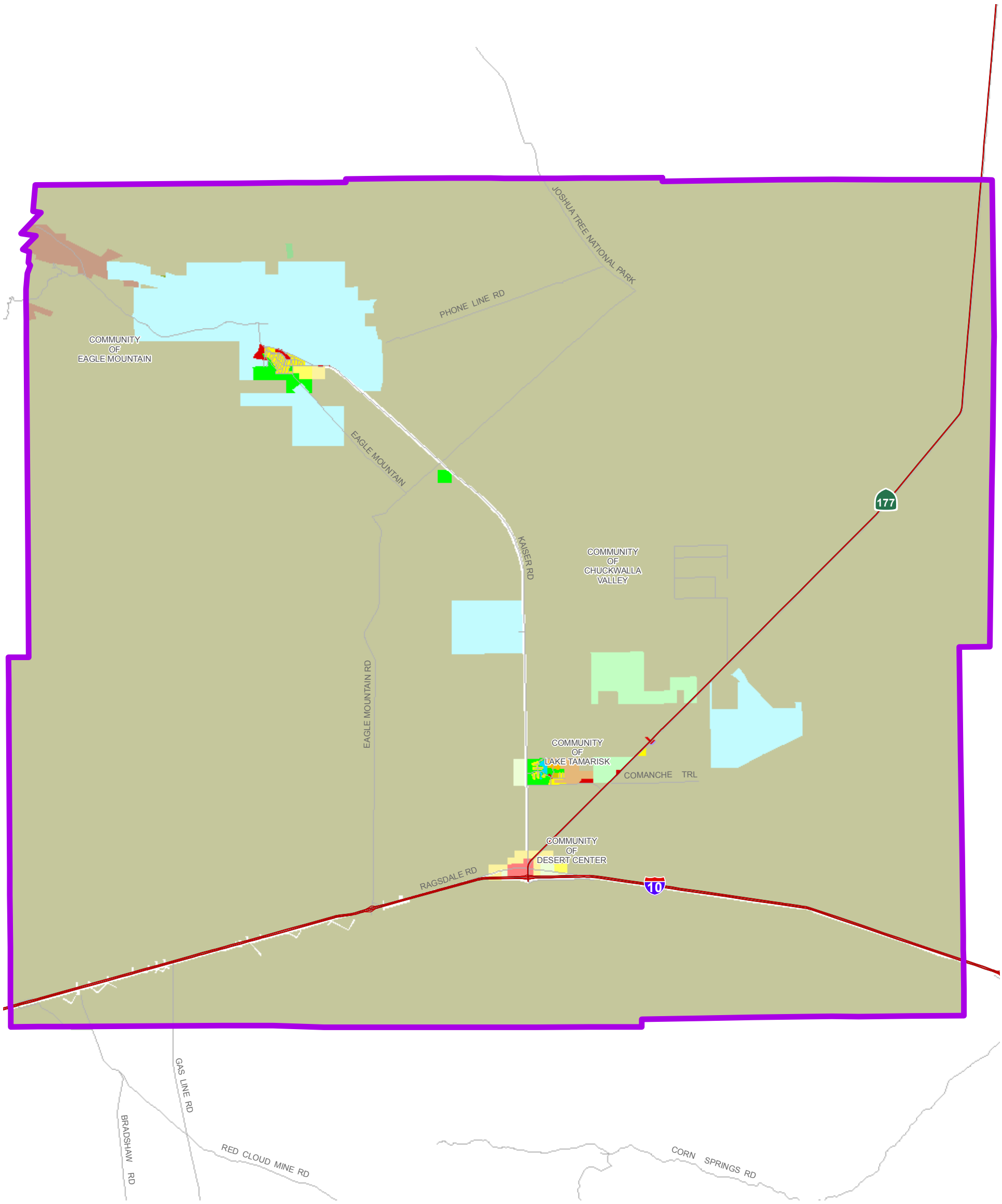


Data Source: Riverside County Planning

**COMMUNITY DEVELOPMENT**

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Commercial Tourist
- Heavy Industrial
- Public Facilities

**RURAL**

- Rural Residential
- Rural Mountainous
- Rural Desert

**AGRICULTURE**

- Agriculture

**OPEN SPACE**

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

- Highways
- Area Plan Boundary

*Figure 3*

*December 8, 2015*

Miles
0 1.5 3

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.

# DESERT CENTER AREA PLAN LAND USE PLAN

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Land uses within the Community Development Foundation Component comprise only a small percentage of the total acreage within the planning area. Future development should be focused on infill and contiguous expansion of the existing communities at Desert Center and Lake Tamarisk. The Eagle Mountain landfill and townsite are designated in accordance with the adopted Specific Plans to accommodate the proposed Class III non-hazardous waste landfill and nearby housing and services for its workers and their families.

**Table 1: Land Use Designations Summary**

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR)[1, 2,3,4] | Notes |
|---|---|---|---|
| Agriculture | Agriculture (AG) | 10 ac min. | • Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.<br>• One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay. |
| Rural | Rural Residential (RR) | 5 ac min. | • Single-family residences with a minimum lot size of 5 acres.<br>• Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses. |
| | Rural Mountainous (RM) | 10 ac min. | • Single-family residential uses with a minimum lot size of 10 acres.<br>• Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.<br>• Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses. |
| | Rural Desert (RD) | 10 ac min. | • Single-family residential uses with a minimum lot size of 10 acres.<br>• Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses. |
| Rural Community | Estate Density Residential (RC-EDR) | 2 ac min. | • Single-family detached residences on large parcels of 2 to 5 acres.<br>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Very Low Density Residential (RC-VLDR) | 1 ac min. | • Single-family detached residences on large parcels of 1 to 2 acres.<br>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Low Density Residential (RC-LDR) | 0.5 ac min. | • Single-family detached residences on large parcels of 0.5 to 1 acre.<br>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| Open Space | Conservation (C) | N/A | • The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted. |
| | Conservation Habitat (CH) | N/A | • Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans and in accordance with related Riverside County policies. |
| | Water (W) | N/A | • Includes bodies of water and natural or artificial drainage corridors.<br>• Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained. |
| | Recreation (R) | N/A | • Recreational uses including parks, trails, athletic fields, and golf courses.<br>• Neighborhood parks are permitted within residential land uses. |
| | Rural (RUR) | 20 ac min. | • One single-family residence allowed per 20 acres.<br>• Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected. |

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR)[1, 2,3,4] | Notes |
|---|---|---|---|
| Open Space | Mineral Resources (MR) | N/A | • Mineral extraction and processing facilities.<br>• Areas held in reserve for future mineral extraction and processing. |
| Community Development | Estate Density Residential (EDR) | 2 ac min. | • Single-family detached residences on large parcels of 2 to 5 acres.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Very Low Density Residential (VLDR) | 1 ac min. | • Single-family detached residences on large parcels of 1 to 2 acres.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Low Density Residential (LDR) | 0.5 ac min. | • Single-family detached residences on large parcels of 0.5 to 1 acre.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Medium Density Residential (MDR) | 2 - 5 du/ac | • Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.<br>• Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed. |
| | Medium High Density Residential (MHDR) | 5 - 8 du/ac | • Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.<br>• Lot sizes range from 4,000 to 6,500 sq. ft. |
| | High Density Residential (HDR) | 8 - 14 du/ac | • Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. |
| | Very High Density Residential (VHDR) | 14 - 20 du/ac | • Single-family attached residences and multi-family dwellings. |
| | Highest Density Residential (HHDR) | 20+ du/ac | • Multi-family dwellings, includes apartments and condominium.<br>• Multi-storied (3+) structures are allowed. |
| | Commercial Retail (CR) | 0.20 - 0.35 FAR | • Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted. |
| | Commercial Tourist (CT) | 0.20 - 0.35 FAR | • Tourist related commercial including hotels, golf courses, and recreation/amusement activities. |
| | Commercial Office (CO) | 0.35 - 1.0 FAR | • Variety of office related uses including financial, legal, insurance and other office services. |
| | Light Industrial (LI) | 0.25 - 0.60 FAR | • Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses . |
| | Heavy Industrial (HI) | 0.15 - 0.50 FAR | • More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances. |
| | Business Park (BP) | 0.25 - 0.60 FAR | • Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. |
| | Public Facilities (PF) | ≤ 0.60 FAR | • Civic uses such as County of Riverside administrative buildings and schools. |
| | Community Center (CC) | 5 - 40 du/ac<br>0.10 - 0.3 FAR | • Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans. |
| | Mixed Use Planning Area | | • This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. |

| Overlays and Policy Areas<br>Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan. | |
|---|---|
| Community Development Overlay (CDO) | • Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan. |
| Community Center Overlay (CCO) | • Allows for either a Community Center or the underlying designated land use to be developed. |
| Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA) | • The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.<br>• The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.<br>• In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.) |
| Historic District Overlay (HDO) | • This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District. |
| Specific Community Development Designation Overlay | • Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details. |
| Policy Areas | • Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details. |

NOTES:
1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and 0.5 acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.
4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

**Table 2: Statistical Summary of Desert Center Area Plan**

| LAND USE | AREA | STATISTICAL CALCULATIONS[1] | | |
|---|---|---|---|---|
| | ACREAGE[7] | D.U. | POP. | EMPLOY. |
| LAND USE ASSUMPTIONS AND CALCULATIONS[9] | | | | |
| LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS | | | | |
| AGRICULTURE FOUNDATION COMPONENT | | | | |
| Agriculture (AG) | 865 | 43 | 148 | 43 |
| *Agriculture Foundation Sub-Total:* | *865* | *43* | *148* | *43* |
| RURAL FOUNDATION COMPONENT | | | | |
| Rural Residential (RR) | 62 | 9 | 32 | *NA* |
| Rural Mountainous (RM) | 21 | 1 | 4 | *NA* |
| Rural Desert (RD) | 0 | 0 | 0 | *NA* |
| *Rural Foundation Sub-Total:* | *83* | *10* | *36* | *0* |
| RURAL COMMUNITY FOUNDATION COMPONENT | | | | |
| Estate Density Residential (RC-EDR) | 0 | 0 | 0 | *NA* |
| Very Low Density Residential (RC-VLDR) | 0 | 0 | 0 | *NA* |
| Low Density Residential (RC-LDR) | 0 | 0 | 0 | *NA* |
| *Rural Community Foundation Sub-Total:* | *0* | *0* | *0* | *0* |
| OPEN SPACE FOUNDATION COMPONENT | | | | |
| Open Space-Conservation (OS-C) | 2 | *NA* | *NA* | *NA* |
| Open Space-Conservation Habitat (OS-CH) | 0 | *NA* | *NA* | *NA* |
| Open Space-Water (OS-W) | 0 | *NA* | *NA* | *NA* |
| Open Space-Recreation (OS-R) | 213 | *NA* | *NA* | 32 |
| Open Space-Rural (OS-RUR) | 173,530 | 4,338 | 14,878 | *NA* |
| Open Space-Mineral Resources (OS-MIN) | 613 | *NA* | *NA* | 18 |
| *Open Space Foundation Sub-Total:* | *174,358* | *4,338* | *14,878* | *50* |
| COMMUNITY DEVELOPMENT FOUNDATION COMPONENT | | | | |
| Estate Density Residential (EDR) | 0 | 0 | 0 | *NA* |
| Very Low Density Residential (VLDR) | 266 | 199 | 683 | *NA* |
| Low Density Residential (LDR) | 113 | 169 | 579 | *NA* |
| Medium Density Residential (MDR) | 295 | 1,033 | 3,543 | *NA* |
| Medium-High Density Residential (MHDR) | 228 | 1,482 | 5,082 | *NA* |
| High Density Residential (HDR) | 79 | 871 | 2,986 | *NA* |
| Very High Density Residential (VHDR) | 21 | 352 | 1,208 | *NA* |
| Highest Density Residential (HHDR) | 7 | 207 | 710 | *NA* |
| Commercial Retail[2] (CR) | 46 | *NA* | *NA* | 688 |
| Commercial Tourist (CT) | 133 | *NA* | *NA* | 2,004 |
| Commercial Office (CO) | 0 | *NA* | *NA* | 0 |
| Light Industrial (LI) | 166 | *NA* | *NA* | 2,131 |
| Heavy Industrial (HI) | 9 | *NA* | *NA* | 78 |
| Business Park (BP) | 1,254 | *NA* | *NA* | 20,477 |
| Public Facilities (PF) | 7,800 | *NA* | *NA* | 7,800 |
| Community Center (CC)[3] | 0 | 0 | 0 | 0 |
| Mixed Use Planning Area (MUPA) | 0 | 0 | 0 | 0 |
| *Community Development Foundation Sub-Total:* | *10,417* | *4,313* | *14,791* | *33,178* |
| SUB-TOTAL FOR ALL FOUNDATION COMPONENTS: | 185,720 | 8,705 | 29,853 | 33,271 |
| NON-COUNTY JURISDICTION LAND USES | | | | |
| OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION | | | | |
| Cities | 0 | --- | --- | --- |
| Indian Lands | 0 | --- | --- | --- |
| Freeways | 1,121 | --- | --- | --- |
| *Other Lands Sub-Total:* | *1,121* | | | |

| LAND USE | AREA | STATISTICAL CALCULATIONS[1] | | |
|---|---|---|---|---|
| | ACREAGE[7] | D.U. | POP. | EMPLOY. |
| TOTAL FOR ALL LANDS: | 186,841 | 8,705 | 29,853 | 33,270 |
| SUPPLEMENTAL LAND USE PLANNING AREAS | | | | |
| *These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.* | | | | |
| OVERLAYS AND POLICY AREAS | | | | |
| OVERLAYS[4, 5] | | | | |
| Community Development Overlay | 691 | 2,878 | 9,869 | 3,829 |
| *Total Area Subject to Overlays:[4, 5]* | *691* | *2,878* | *9,869* | *3,829* |
| POLICY AREAS[6] | | | | |
| Eagle Mountain Landfill and Townsite | 12,230 | --- | --- | --- |
| Desert Center | 1,276 | --- | --- | --- |
| Desert Center Airport Influence Area | *2,859* | --- | --- | --- |
| *Total Area Within Policy Areas:[6]* | *16,365* | | | |
| TOTAL AREA WITHIN SUPPLEMENTALS:[7] | 17,056 | | | |

FOOTNOTES:
1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
3 Note that "Community Center" is used both to describe a land use designation *and* a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
4 Overlays provide alternate land uses that may be developed *instead of* the underlaying base use designations.
5 Policy Areas indicate where additional policies or criteria apply, *in addition* to the underlaying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
8 Desert Center Area Plan Person Per Household (PPH) 3.61
9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

# Policy Areas

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

## Policy Areas

### *Eagle Mountain Landfill and Townsite*

The 5,500-acre former Kaiser iron ore mining facility has been permitted to transition into a Class III nonhazardous solid waste landfill. Waste transported by rail will be shipped in containers along the Southern Pacific mainline to a rail junction at Ferrum, from which it will be transported along the private 52-mile Eagle Mountain rail line to the project. The adjacent 428-acre townsite, which once provided housing and services for Kaiser employees and their families, will serve the same purpose for the landfill employees. These policies augment other General Plan policies in guiding that transition.

**Policies:**

DCAP 1.1 Development and operations within this area shall be in accordance with Specific Plans #305 and 306 (see Table 3).

DCAP 1.2 Development and operations of the landfill shall minimize adverse effects from animals, odor, noise, air quality and traffic on adjacent land uses, habitats, and Joshua Tree National Park.

★

**DCAP** = Desert Center Area Plan Policy

## *Desert Center Policy Area*

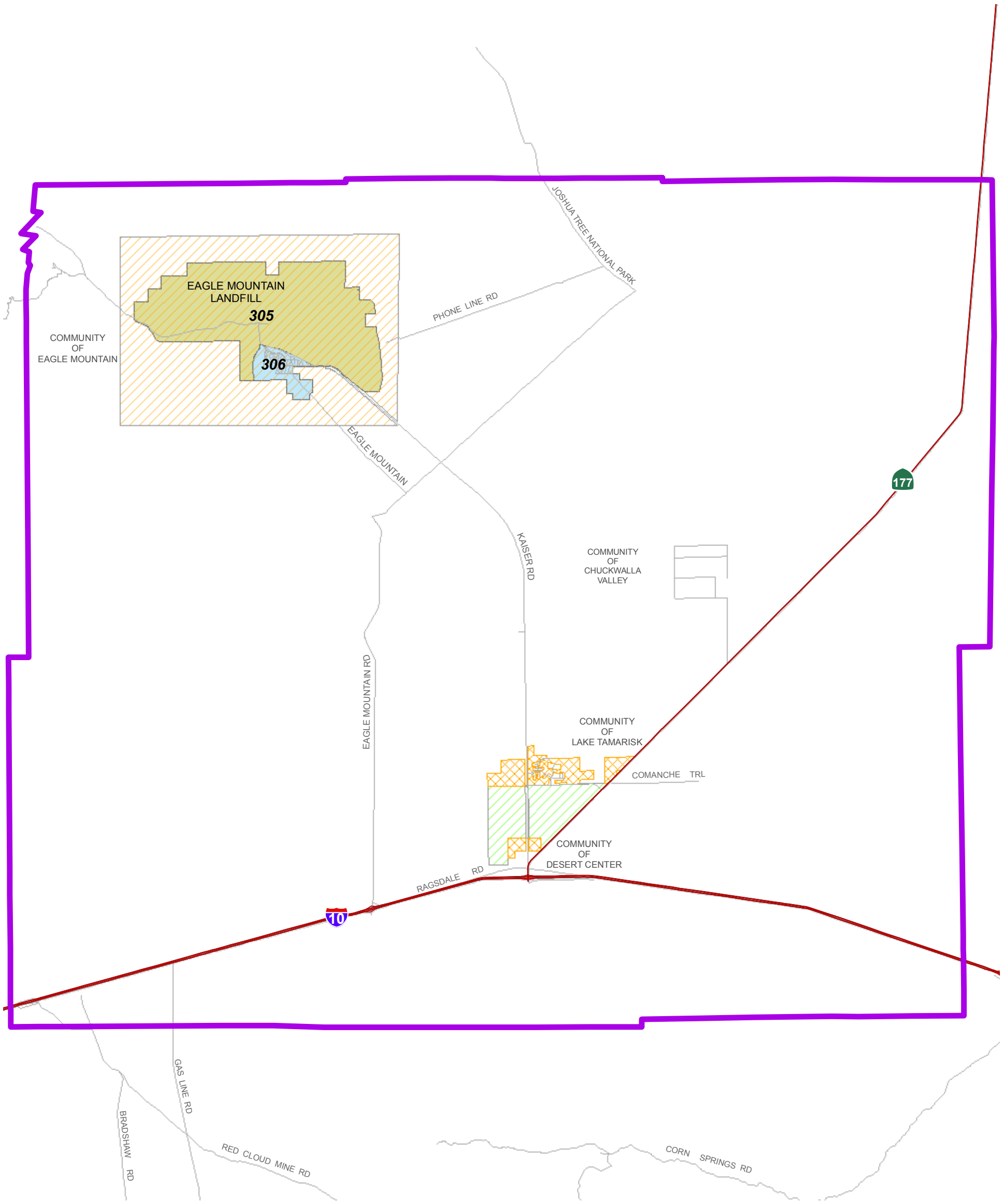
The Desert Center Policy Area encompasses the area generally located between the existing Desert Center and Lake Tamarisk communities. This area has been identified as having the potential to accommodate limited future expansion of the communities identified, provided that all potential environmental and community services and land use compatibility issues are satisfactorily addressed. Residential, commercial, recreational, tourist-oriented, and other types of land uses may be appropriate here. A general plan amendment will be required prior to any development in this area. Any general plan amendment application filed pursuant to the Desert Center Area Plan policy shall be exempt from the eight-year general plan amendment cycle and other procedural requirements applicable to Foundation Component amendments associated with the General Plan Certainty System. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

**Policies:**

DCAP 2.1 Any general plan amendment application filed within the Desert Center Policy Area shall be exempt from the eight-year general plan amendment cycle and other procedural requirements applicable to Foundation Component amendments associated with the General Plan Certainty System. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

DCAP 2.2 Provide for a balance of housing, services and employment uses such that Desert Center and Lake Tamarisk residents and/or employees can access necessary services or facilities such as health care, housing, employment, food, recreational, and entertainment facilities.

DCAP 2.3 Assure that the design of new land uses subject to discretionary review visually enhances, and does not degrade, the character of the Desert Center region.




Data Source: Riverside County Planning

- Community Development Overlay
- Desert Center Policy Area
- Eagle Mountian Policy Area
- ### Specific Plans
- Highways
- Area Plan Boundary

*Figure 4*

*December 8, 2015*

Miles
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RIVERSIDE COUNTY PLANNING DEPARTMENT

BOARD of SUPERVISORS Riverside County California

# DESERT CENTER AREA PLAN OVERLAYS AND POLICY AREAS

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### *Specific Plans*

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

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

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Desert Center planning area are listed in Table 3, Adopted Specific Plans in Desert Center Area Plan. Specific Plan No. 306 (Eagle Mountain Townsite) is determined to be a Community Development Specific Plan.

Specific Plan No. 305 (Eagle Mountain Landfill) presents a special situation. As an approved landfill site, the property is designated Public Facilities, which is within the Community Development foundation component. However, this site is within the Community Development foundation component solely to recognize the public facility use. Any alternative land use on this site, other than for public facilities, shall be uses within an Open Space foundation component designation.

**Table 3: Adopted Specific Plans in Desert Center Area Plan**

| Specific Plan | Specific Plan # |
|---|---|
| Eagle Mountain Landfill | 305 |
| Eagle Mountain Townsite | 306 |

Source: County of Riverside Planning Department.

## Land Use

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

### Local Land Use Policies

### *Agricultural Preservation*

Agriculture, in particular jojoba farming, continues to be a component of life in Desert Center. The local commitment to preservation of agricultural lands in Desert Center is evidenced by the fact that some agricultural properties in the area are subject to Williamson Act contracts.

**Policies:**

DCAP 3.1 Protect farmland and agricultural resources in Desert Center through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element, as well as the provisions of the agriculture land use designation.

### *Light Pollution*

One of the attractions for residents in less developed areas of the County of Riverside is the brilliance of the nighttime sky on clear nights, unencumbered by lighting scattered over a large urban area. Wildlife habitat areas can also be negatively impacted by artificial lighting. As development continues to encroach into rural and open space areas, the effect of nighttime lighting on star-gazing and open space areas will become more pronounced. The following policy is intended to limit light leakage and spillage that may obstruct or hinder the night sky view.

**Policies:**

DCAP 4.1 When outdoor lighting is used, require the use of fixtures that would minimize effects on the nighttime sky and wildlife habitat areas, except as necessary for security reasons.

## Circulation

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

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

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

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

The fundamental purpose of the circulation system in Desert Center is to support the mobility needs of the residents, visitors, and businesses in this area while accommodating travelers on Interstate 10.

## Local Circulation Policies

### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for Desert Center is shown on Figure 5, Circulation. Circulation facilities within this planning area are limited due to remoteness and paucity of community development land uses. Interstate 10, which traverses the entire United States, passes through the southern portion of the plan area. State Route 177 (Desert Center Rice Road) and Kaiser Road extend north from Interstate 10. They, in turn, provide access to local street systems serving Eagle Mountain, Lake Tamarisk, and the Desert Center Airport.

**Policies:**

DCAP 5.1 Design and develop the vehicular roadway system per Figure 5, Circulation, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.

DCAP 5.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### *Rail Transit*

The Eagle Mountain railroad line runs southwest to north through the Area Plan and terminates at the Eagle Mountain Landfill and townsite. This line is intended in the future to accommodate transport of nonhazardous solid waste to the approved landfill.

**Policies:**

DCAP 6.1 Coordinate with rail operators to maintain and enhance existing railroad facilities in accordance with the Goods Movement/Designated Truck Routes section of the General Plan Circulation Element.

### *Trails*

The trail shown on Figure 6, Trails and Bikeway System, is a conceptual representation of a non-County trail within this area plan.

**Policies:**

DCAP 7.1 Implement the Trails and Bikeway System as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

DCAP 7.2 Continue to explore opportunities for developing additional trails to serve the Desert Center area.

### *Scenic Highways*

★

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

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

As shown on Figure 7, Scenic Highways, Interstate 10, from its junction with State Route 62 to the Colorado River, is identified as a candidate route that should be included in the California State Scenic Highway Program, but has yet to be designated as an eligible or official scenic highway. The reason for its eligibility is obvious: this multi-lane Interstate provides a panoramic view of the immense Colorado Desert. Regardless of its designation, it is consistent with the Riverside County Vision to protect the scenic value of this route.

**Policies**

DCAP 8.1 Protect the scenic highways within the Desert Center Area Plan from change that would diminish the aesthetic value of adjacent properties through adherence to the policies found in the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

DCAP 8.2 Support the designation of Interstate 10 as an eligible, and subsequently, official, scenic highway in accordance with the California State Scenic Highway Program.

## Multipurpose Open Space

As described in earlier sections, Desert Center contains a variety of open space and natural features. These include the Eagle, Chuckwalla, and Coxcomb Mountains, and the Colorado Desert habitat, characterized by sandy desert, low-lying, widely spaced shrubs, and high temperatures.

This Multipurpose Open Space section is a critical component in maintaining the character of the unincorporated areas of Riverside County and Desert Center. In addition to providing a scenic background and preserving the natural character of the area, these open spaces help define the character and edges of Desert Center communities.

### Local Open Space Policies

### *Wildlife Habitat*

Much of the southern portion of the Desert Center area south of Interstate 10 and west of Kaiser Road has been identified as Desert Tortoise Critical Habitat by the U.S. Fish and Wildlife Service. This area is depicted on Figure 8, Desert Tortoise Reserve. Moreover, because the remainder of the desert environment is particularly

sensitive to intrusion and damage, it is also worthy of preservation attention. The policy orientation here is, therefore, to continue the pattern of clustered development that already exists.

**Policies:**

DCAP 9.1 Encourage clustering of development for the preservation of contiguous open space.

DCAP 9.2 Work to limit off-road vehicle use within the Desert Center Area Plan.

DCAP 9.3 Require new development to conform with Desert Tortoise Critical Habitat designation requirements.

## Hazards

Portions of Desert Center may be subject to seismic occurrences, and, despite the general dispersion of vegetation, wildland fire. The numerous ridgelines and varying terrain, while providing a scenic backdrop for the region, require special development standards or avoidance to prevent erosion and landslides. Fortunately, these areas are generally outside community development designations and existing development areas for other reasons. The following policies provide additional direction for relevant hazard issues specific to Desert Center.

### Local Hazard Policies

#### *Wildland Fire*

Areas of very high and high wildland fire susceptibility within the Desert Center Area Plan correspond with the areas of steep slope. Methods to address this hazard include techniques such as avoidance of building in high risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, installing low fuel landscaping, and utilizing fire resistant building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 9, Wildfire Susceptibility, to see the locations of the wildfire zones within this area plan.

**Policies:**

DCAP 10.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

#### *Seismic*

Seismic hazards pose significant threats to life and property in the area. The most significant fault within the plan area runs northerly of and parallel to Interstate 10 through the Desert Center community. Threats from seismic events include ground shaking, fault rupture, and landslides. Liquefaction is a moderate threat within much of the area. The use of special building techniques, the enforcement of setbacks, and practical avoidance measures will help to mitigate these potentially dangerous circumstances. Refer to Figure 10, Seismic Hazards, for a depiction of these hazards within this area.

**Policies:**

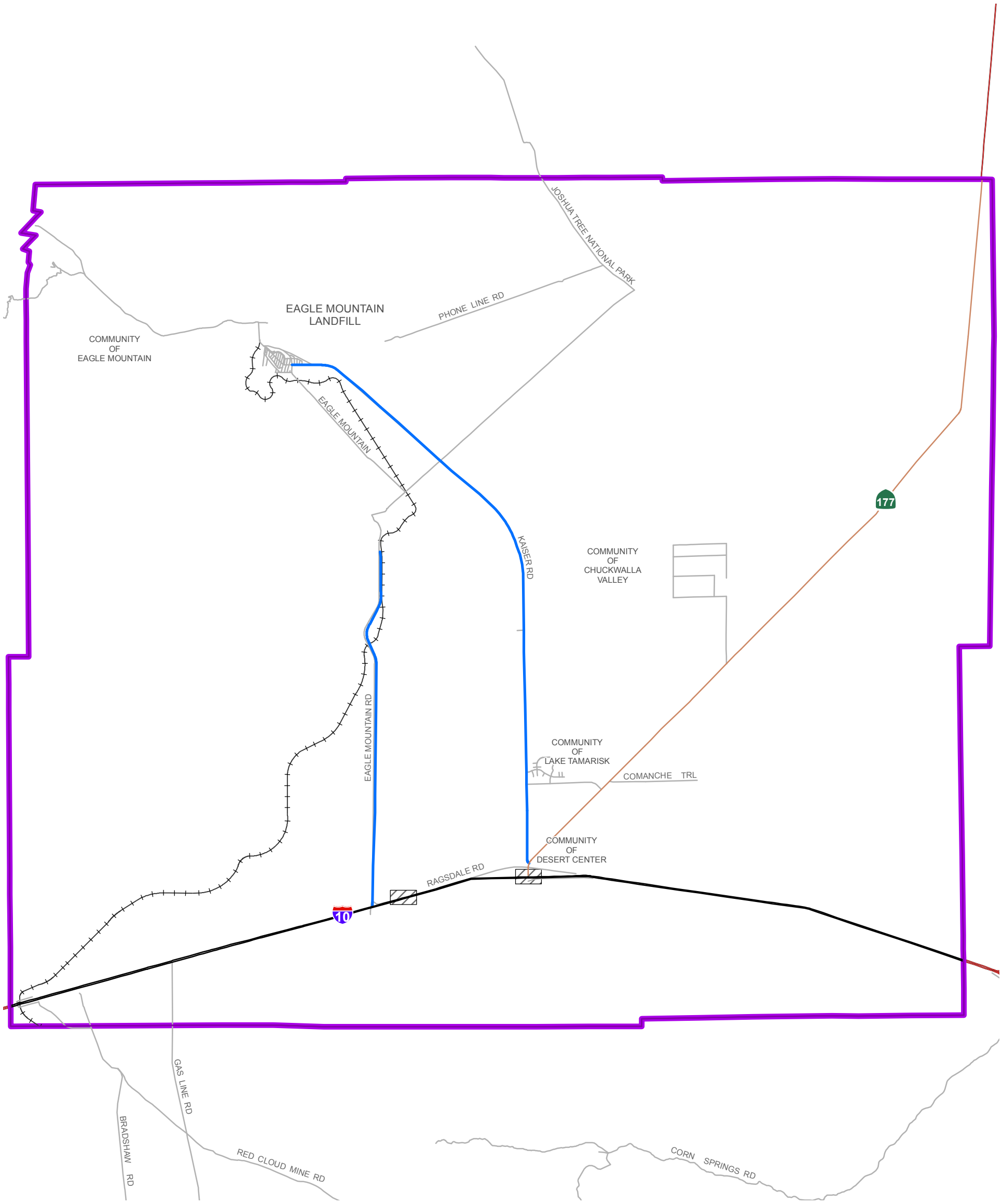
DCAP 11.1 Protect health and safety from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## *Slope*

The Chuckwalla, Eagle, and Coxcomb Mountains play an integral part in establishing the character and atmosphere of Desert Center. While densities are limited in the Open Space-Rural land use designation, development that does occur must prevent or minimize the potential for erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while maintaining the natural character of this area. Figure 11, Steep Slope, depicts areas of steep slopes in this Area Plan. Also refer to Figure 12, Slope Instability, for areas of possible landslide.

**Policies:**

DCAP 12.1 Protect life and property, and maintain the character of Desert Center, through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Rural Mountainous and Open Space land use designations within the General Plan Land Use Element, and the Slope and Soil Instability Hazards section of the General Plan Safety Element.




Freeway (Variable ROW)

Major (118' ROW)

Mountain Arterial 2 Ln (110' ROW)

**Existing Interchange**

**Railroads Amended**

**Highways**

**Area Plan Boundary**

**Data Source: Riverside County Transportation**

***Figure 5***

*December 8, 2015*

**Miles**

**0 1.5 3**

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# DESERT CENTER AREA PLAN CIRCULATION

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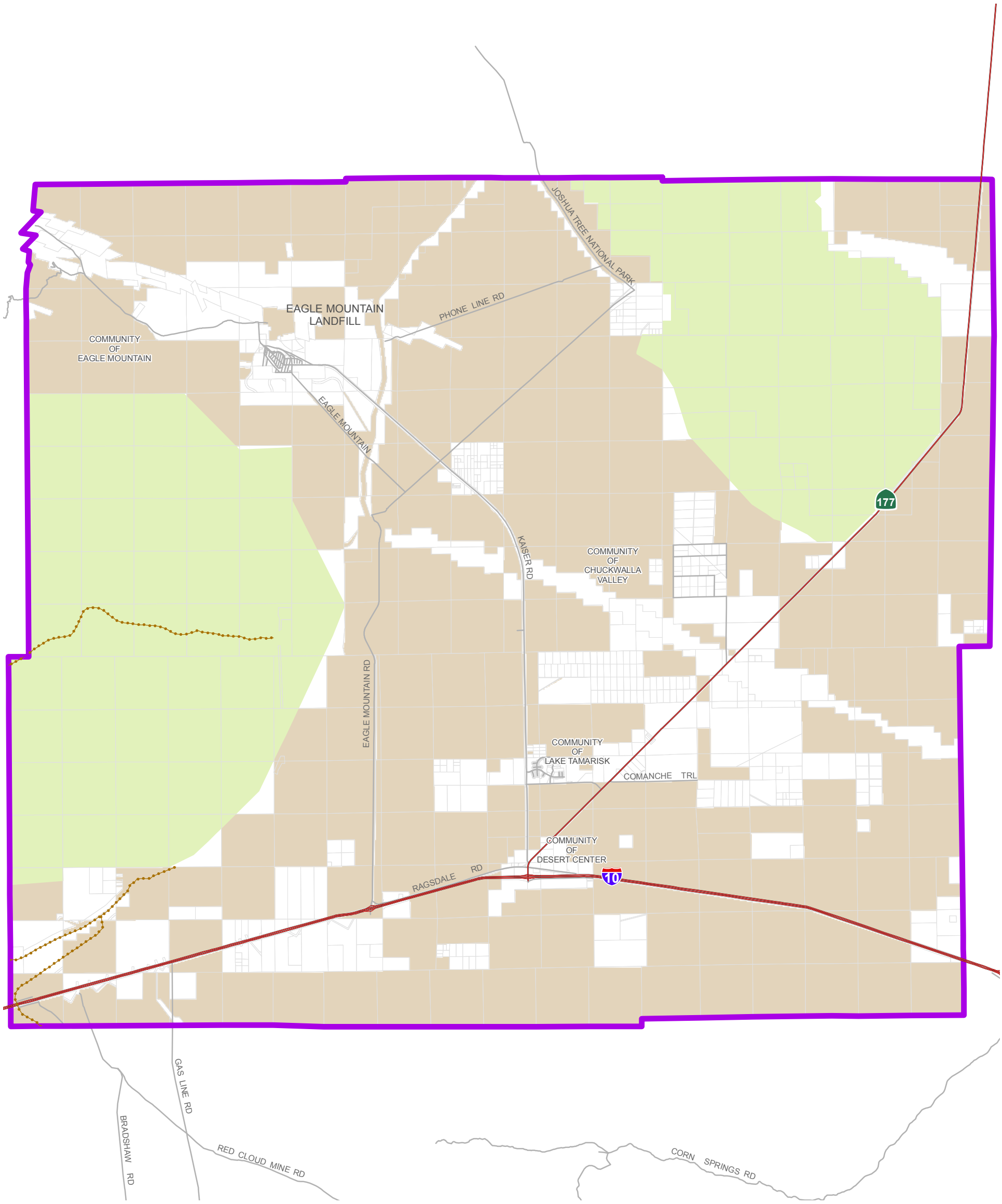


Data Source: Riverside County Parks

Non-CountyTrail (Public and Quasi-Public Lands)

Bureau of Land Management (BLM) Lands

Miscellaneous Public Lands

Highways

Area Plan Boundary

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

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

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

*Figure 6*

*December 8, 2015*

Miles

0 1.5 3

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# DESERT CENTER AREA PLAN TRAILS AND BIKEWAY SYSTEM

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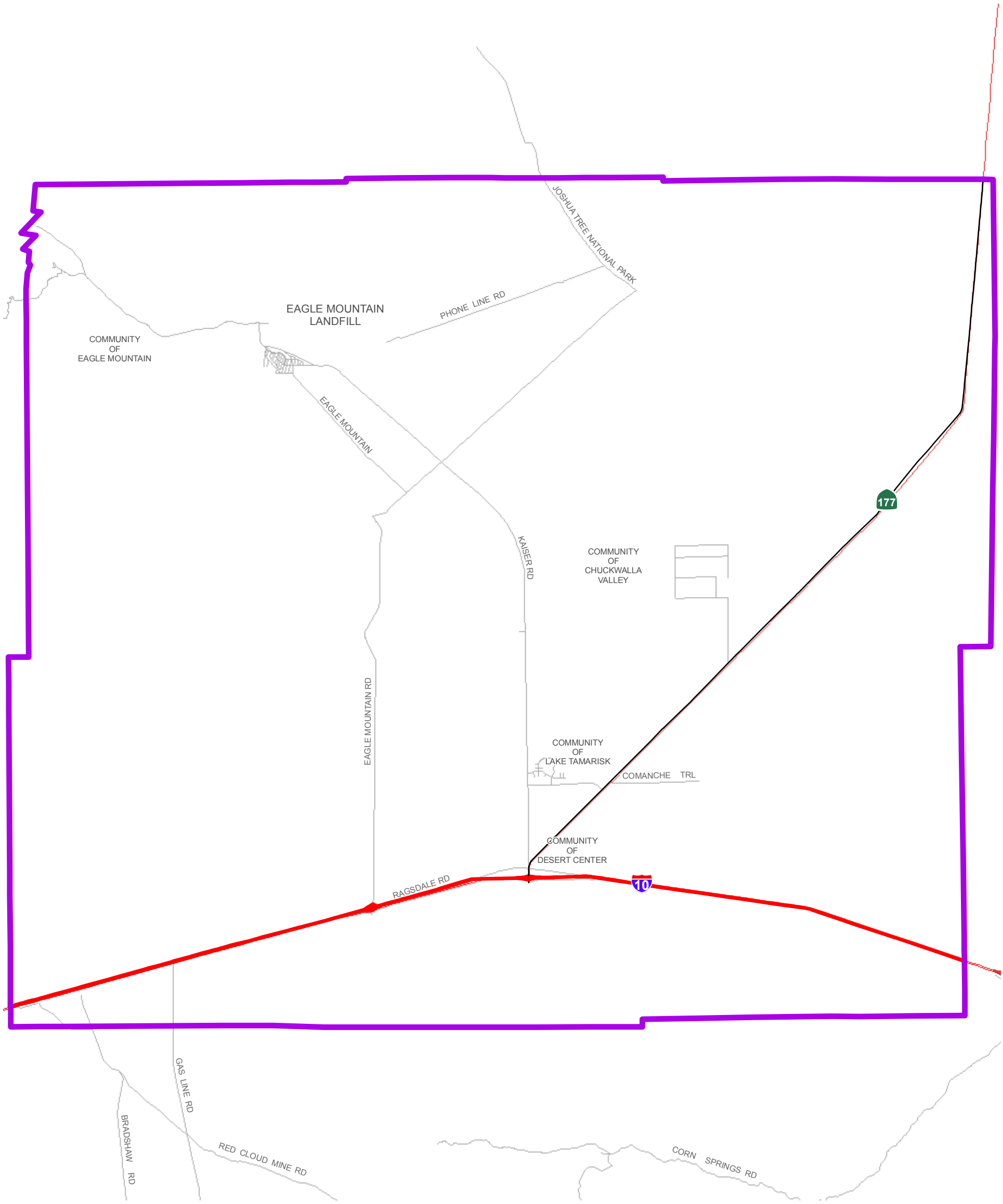


Data Source: Riverside County (2013)/Cal Trans (2013)

County Eligible

Not Designated

Highways

Area Plan Boundary

*Figure 7*

December 8, 2015

0 1.5 3 Miles

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**DESERT CENTER AREA PLAN SCENIC HIGHWAYS**

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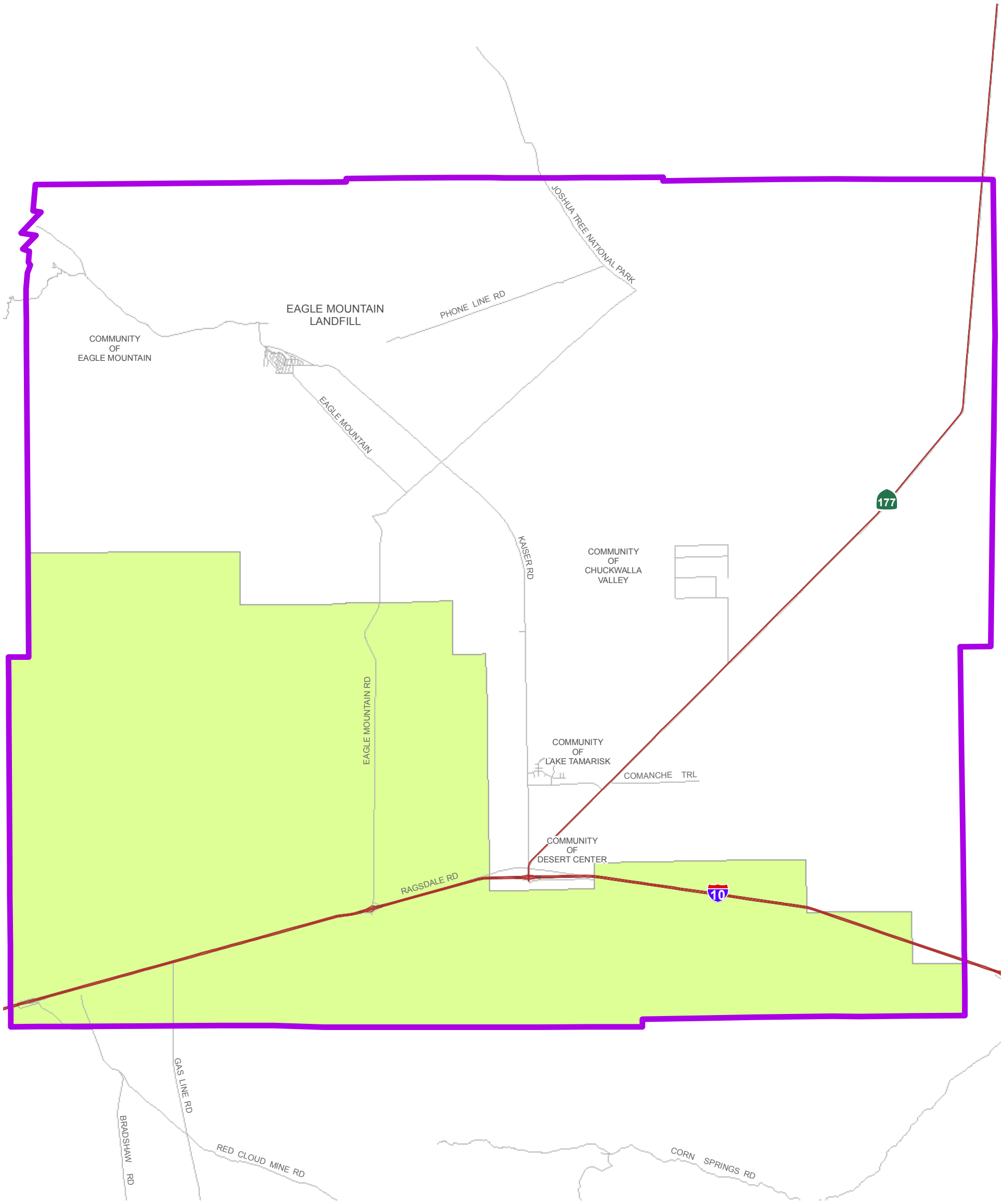


**Data Source: Riverside County (2011) and US Fish and Wildlife (2001)**

**Desert Tortoise Reserve - Chuckwalla**

**Highways**

**Area Plan Boundary**

***Figure 8***

*December 8, 2015*

**Miles**

**0 1.5 3**

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# DESERT CENTER AREA PLAN
# DESERT TORTOISE RESERVE

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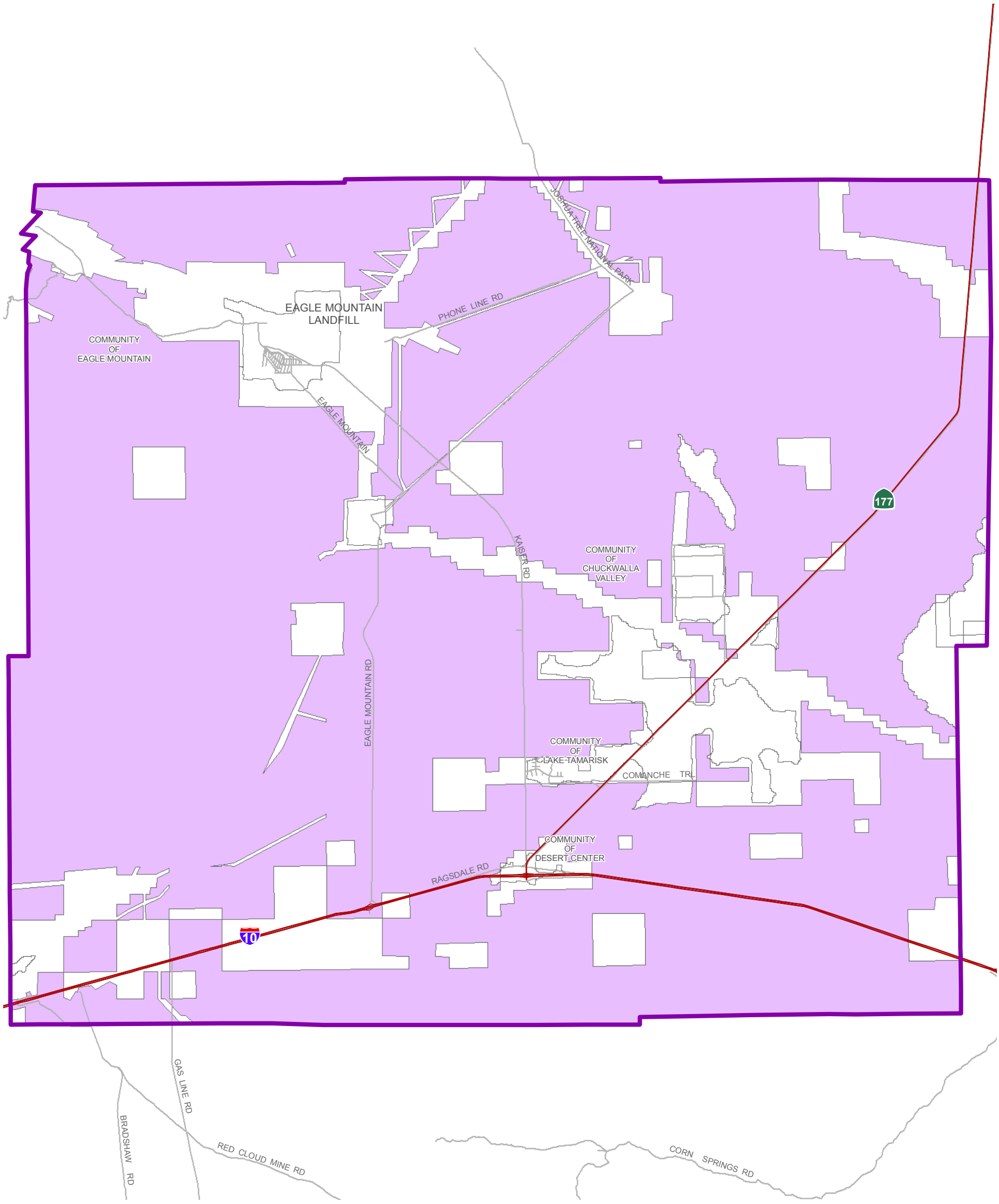


Data Source: California Department of Forestry and Fire Protection (CAL FIRE), (2010)

## Fire Hazard Severity Zones (FHSZ)

**Local Responsibility Areas**

**Federal Responsibility Areas**

**Highways**

**Area Plan Boundary**

***Figure 9***

*December 8, 2015*

0 1.5 3 Miles

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**DESERT CENTER AREA PLAN**
**WILDFIRE SUSCEPTIBILITY**

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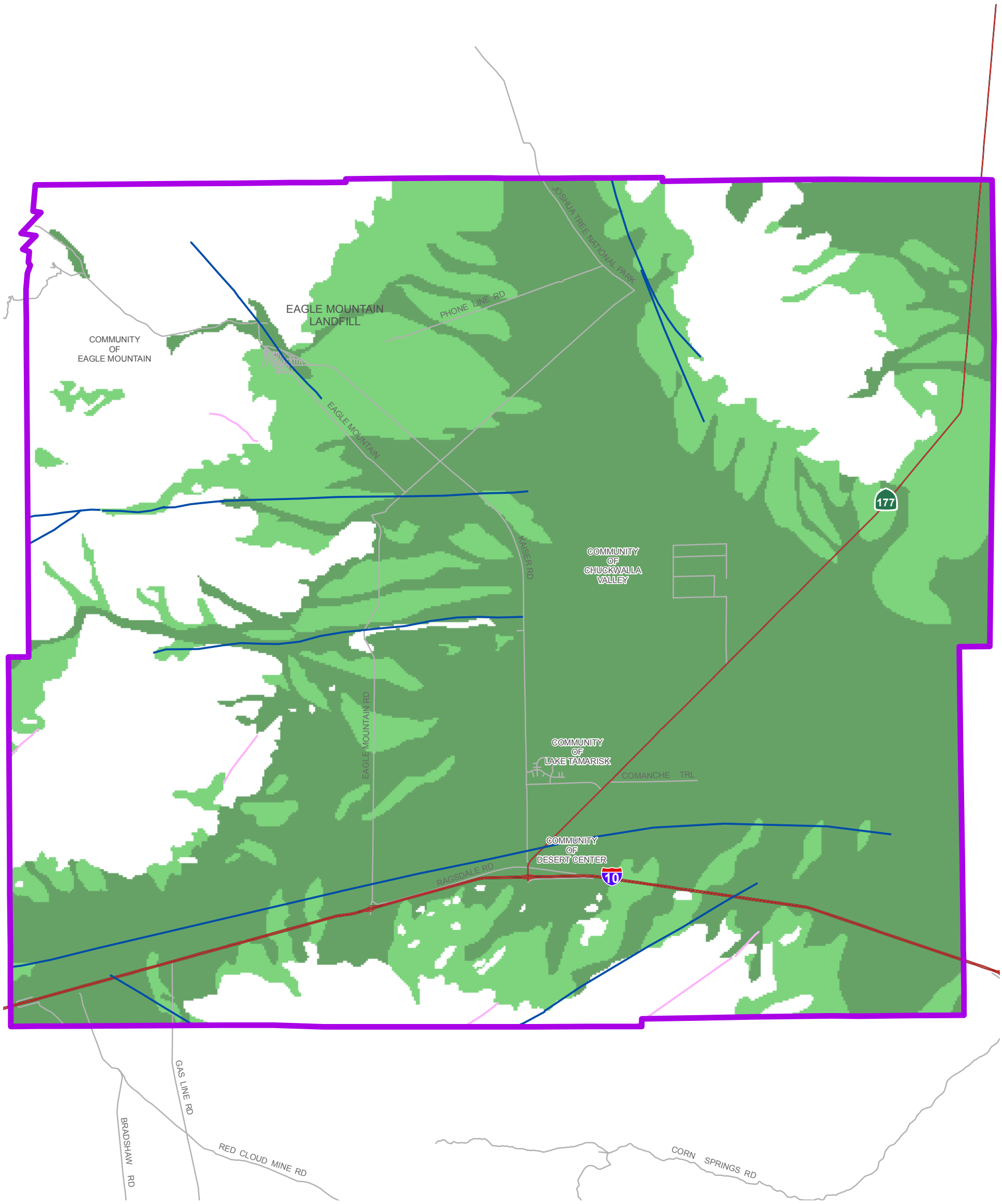


Data Source: Riverside County Geology (2013)/
California Geological Survey (2008)

**Faults Activity**

- Quaternary
- Pre-Quaternary

**Liquefaction Susceptibility**

- No Groundwater Data
- Susceptible Sediments
  - Moderate
  - Low
- Highways
- Area Plan Boundary

*Figure 10*

*December 8, 2015*

0 1.5 3 Miles

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# DESERT CENTER AREA PLAN SEISMIC HAZARDS

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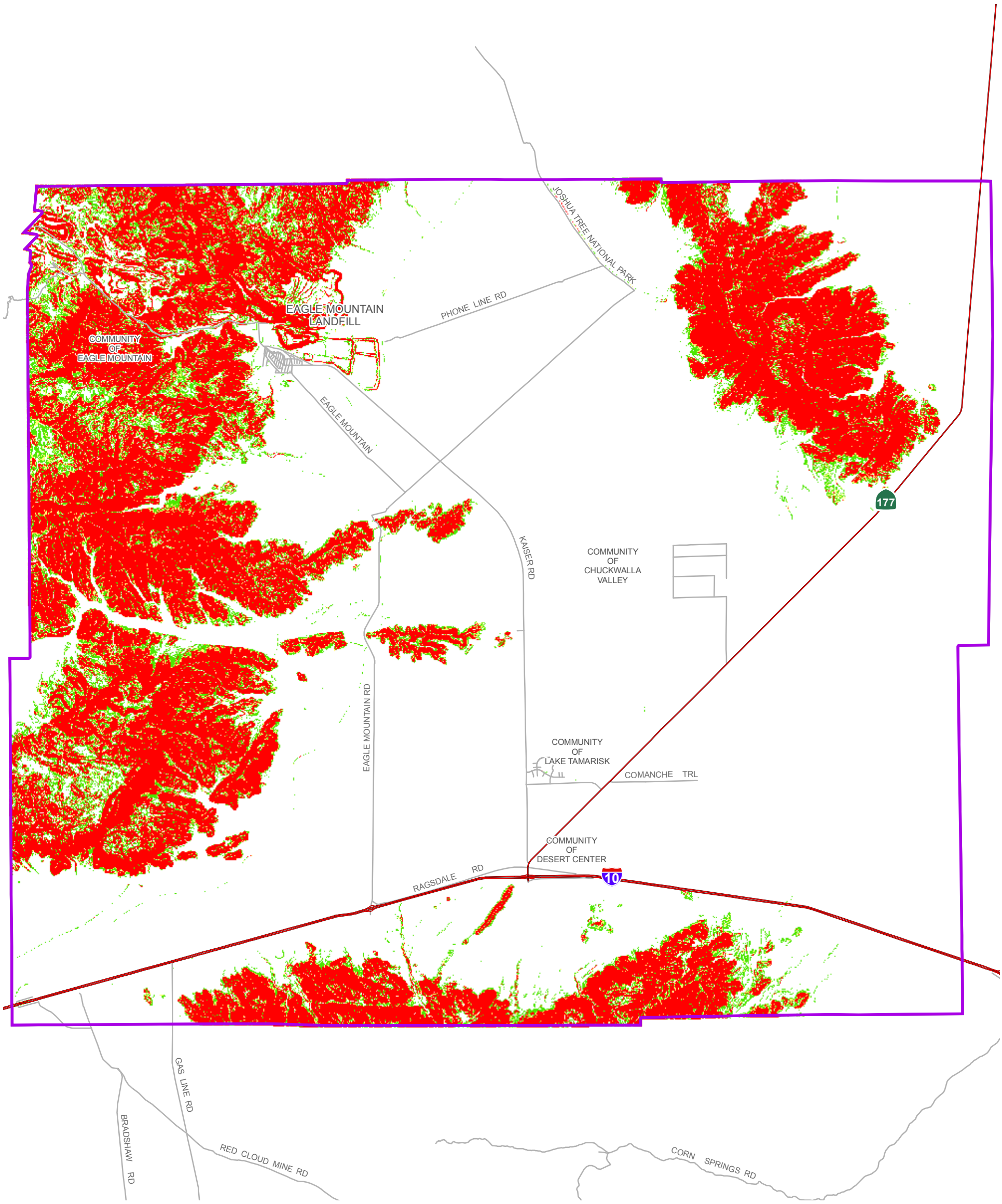


Data Source: Riverside County (2007)

**Slope Angle**

- Less Than 15%
- 15%-25%
- 25%-30%
- 30% and Greater
- Highways
- Area Plan Boundary

*Figure 11*

*December 8, 2015*

Miles
0 1.5 3

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RIVERSIDE COUNTY PLANNING DEPARTMENT

BOARD of SUPERVISORS Riverside County California

# DESERT CENTER AREA PLAN STEEP SLOPE

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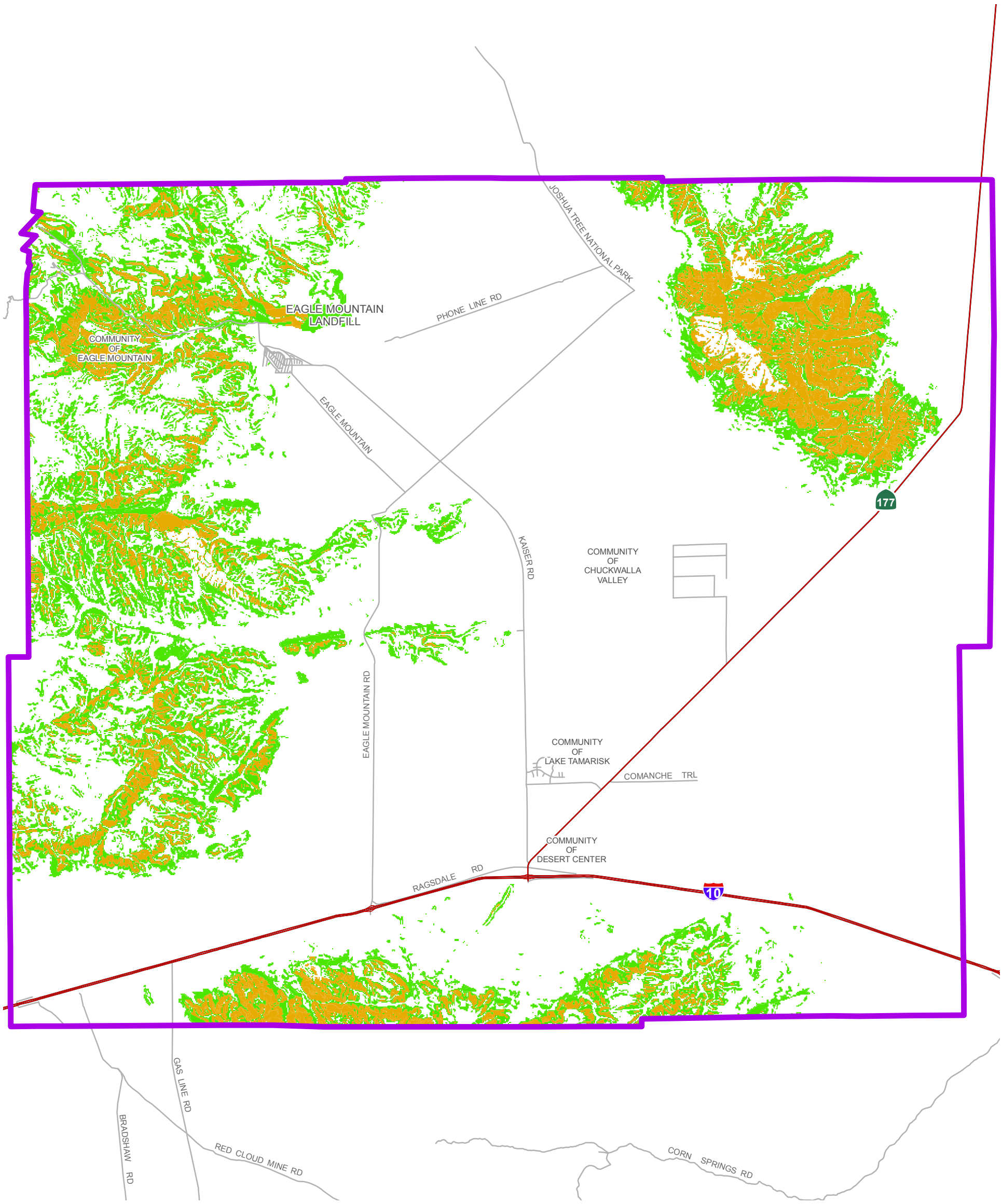


Data Source: California Geological Survey (2008)

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**Slope Instability**

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

***Figure 12***

*December 8, 2015*

0 1.5 3 Miles

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**DESERT CENTER AREA PLAN**
**SLOPE INSTABILITY**

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