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General Plan Amendments approved since 12/31/09:
- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;
- GPA No. 1122, BOS RSLN 2016-234, 12/06/16;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 934, 983, BOS RSLN 2016-098, 03/29/16;
- GPA No. 190006, BOS RSLN 2021-183; 09/28/21

San Jacinto Valley 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 San Jacinto Valley 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 Riverside County, 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 the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible.

Our Communities and Neighborhoods

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

Housing

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

Transportation

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

Conservation and Open Space Resources

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

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.

As with several other area plans, the San Jacinto Valley Area Plan wraps around existing cities and establishes mapped land use designations for unincorporated territory. However, this Plan does more than that. It establishes policy direction for a highly significant set of resources. Nestled up against the foothills leading to the towering San Jacinto Mountains, the San Jacinto Valley offers an excellent example of what a remarkable environmental setting means in the Riverside County Vision. The dominant framework for the valley is composed partly of hills and mountains and partly of water. The San Jacinto River edges along the base of the mountains all along the northeasterly portion of the valley. At the opposite corner of the Plan, Diamond Valley Lake lies in the forefront of the much lower but still scenic Dawson Mountains. This is a valley, then, of land and water contrastsBa powerful combination in a semi-arid climate. These qualities set the foundation for development and conservation direction here.

The San Jacinto Valley Area Plan doesn’t just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive region to understand where the future is headed. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the area plan addresses critical issues facing the San Jacinto Valley area. Perhaps a description of these sections will help in understanding the organization of the area plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the area plan fits with what is around it and how it relates to the cities that impact 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 the unique features found only in the San Jacinto Valley, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are both natural and 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 San Jacinto Valley.

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

Pattern of Development and Open Space. The plan more accurately reflects the natural resources in the San Jacinto Mountains and along the San Jacinto River with appropriate land use designations, and avoids high intensity development in natural hazard areas. Land use densities step down into areas constrained by natural features, resources or habitats.

San Jacinto River. The San Jacinto River is recognized as an important corridor for species migration and habitat preservation as well as protection from natural hazards. The river is home to many habitats that contain rare and endemic species. Moreover, it offers outstanding value in the area of drainage, flood control, water conservation, and natural hazard protection.

Agricultural Preservation. Agriculture has long been an integral part of the economy and culture of the San Jacinto Valley. The remaining agricultural areas of the Valley, primarily in the Bautista Canyon area of the plan, have been preserved in the Agriculture foundation component. Agricultural uses within the San Jacinto River floodplain, including farming, ranching and dairy and poultry operations are either recognized with Agriculture designations, or the uses will be permitted to continue within Open Space designations.

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

One looks outward from the San Jacinto Valley Area Plan toward six area plans that constitute a major portion of the vast development and conservation potential in western Riverside County. Starting to the southwest and moving clockwise, we find the adjacent Southwest Area Plan, and the plans for the Harvest Valley/Winchester, Lakeview/Nuevo, Reche Canyon/Badlands, The Pass, and the massive territory of the Riverside Extended Mountain Area Plan (REMAP). In addition, the cities of Hemet and San Jacinto share this valley with Riverside County lands. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That characterization certainly applies here. The San Jacinto Valley area offers vistas in every direction. This section describes the setting, features and functions that are unique to this notable area. These defining characteristics are shown on Figure 2, Physical Features.

Setting

The San Jacinto Valley lies between the Lakeview Mountains in the northwest, the Dawson Mountains in the southwest and the San Jacinto Mountains along its northeastern flank (also a portion of the San Bernardino National Forest). This Valley floor encompasses the cities of Hemet and San Jacinto, and the East Hemet and Valle Vista areas. The western and southern portion of the plan area is largely rural, mountainous and agricultural, including agricultural operations north and south of the San Jacinto River. The Valle Vista/East Hemet area is largely urbanized. Sloping terrain, groves and scattered hillside dwellings extend to the south of Valle Vista all the way into Bautista Canyon and along Bautista Creek. Vistas to and from the valley are exceptional.

Unique Features

Several significant physical features characterize the San Jacinto Valley area and have a material effect on existing and proposed land use patterns. The San Jacinto River traverses the northern half of the valley from northwest to southeast. This reach of the river provides significant habitat, presents flood and dam inundation constraints, and is a major scenic resource for the Valley. The river's form changes from its natural state to a physically constrained drainage channel within the more urbanized areas. The Diamond Valley Lake in the southwestern portion of the Area Plan is expected to be a significant recreational destination. The varying terrain within which existing and potential development areas are located provides for a variety of unique housing opportunities and views, as well as scenic backdrops for visitors and residents.

San Jacinto River

The San Jacinto River, with wide bends, travels in a general east/west path across western Riverside County. Existing land uses along the River vary significantly. Potential new uses are constrained by the steep slopes of the San Jacinto Mountains, the 100-year floodplain, and dam inundation hazards along the River. Dairy farms exist in the western portion of this riverene area. The Soboba Indian Reservation encompasses the eastern portion of this

part of the San Jacinto Valley. A variety of uses including a church campus, mobile homes and recreational amenities are located in a swath of land between Gilman Springs Road and the San Jacinto River.

Maze Stone

This area is isolated by the Lakeview Mountains to the northwest and the cities of Hemet and San Jacinto to the east. Existing land uses include rural residential uses, equestrian estates, a mobile home park, agricultural lands and Maze Stone Park, home to a Native American pictograph.

Lower San Jacinto Valley

The largest portion of the plan area, the Lower San Jacinto Valley, contains a diverse array of physical features and land uses, generally rural and agrarian in nature. The Diamond Valley Lake, Metropolitan Water District's new 800,000-acre-feet reservoir, is located in the western edge of this area. A substantial amount of recreational development is planned in conjunction with the reservoir, though mainly near its western dam within the Harvest Valley/Winchester Area Plan, but also near its eastern dam. A few areas of residential development are appropriate here. The remaining land area is constrained by slope and is generally in agricultural production. The Ramona Bowl, home to the Ramona PageantBa renowned local theatrical productionBis located in this area as well.

Unique Communities

Valle Vista/East Hemet

This community is an urban extension to the east from the City of Hemet. It has a core of older single family residential development, interspersed with mobile homes on small lots. Florida Avenue, lined with locally oriented businesses and commercial uses, bisects this community. This area also includes Hemet High School. Some vacant land still exists within this community to accommodate further infill development of both a residential and commercial nature.

Incorporated Cities

Included within this area plan are the incorporated cities of San Jacinto and Hemet. Both cities' spheres of influence lie within the San Jacinto Valley Area Plan. San Jacinto's sphere of influence extends north along the San Jacinto River. Hemet's sphere of influence extends to the west and south of its borders, and eastward all the way to the base of the San Jacinto Mountains.

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

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

A **"sphere of influence"** is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle."

- RCIP Vision

City of Hemet

Hemet was founded in 1887 and incorporated on January 20, 1910, with 992 persons. As of 2009, its population had grown to 74,361 persons. Hemet encompasses approximately 27.7 square miles.

City of San Jacinto

San Jacinto is the oldest incorporated city in Riverside County, founded on April 9, 1888. The City of San Jacinto encompasses an area of approximately 26.0 square miles and had a population of 36,477 as of 2009.

Land Use Plan

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

The San Jacinto Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 24 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; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the San Jacinto Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

Land Use Concept

The Land Use Plan, Figure 3, implements the concepts of the adopted RCIP Vision. This plan is designed to maintain the predominantly rural, agrarian and open space character of the unincorporated portions of the San Jacinto Valley and to focus growth in ways that respect the existing urban fabric, slopes, and natural hazard considerations. This is accomplished by providing an opportunity for community development in the East Hemet and Valle Vista areas, by preserving selected natural features (especially riparian), and protecting residents from natural hazards.

Most of the East Hemet and Valle Vista area is designated Medium Density Residential. Commercial Retail uses dominate along Florida Avenue. There are also a number of areas designated for higher density residential development; in most cases, these designations reflect existing apartments or mobile home parks.

San Jacinto Valley contains numerous significant natural features and hazards. Land adjacent to the San Jacinto River in the northern portion of the plan is severely constrained for development due to steep slopes, the 100-year floodplain, dam inundation, seismic zones, and existing habitat. As such, much of the area within the flood plain along the river, except for the existing dairies and the Gilman Springs mixed use area, is designated as Open Space - Conservation. The steep, inaccessible slopes of the San Jacinto Mountains are also recognized by the Open Space-Conservation designation.

This land use plan has several consequences and benefits. Acquisition and/or density transfer mechanisms may be required to conserve the land along the San Jacinto River if and when it transitions out of agricultural and other existing uses. Severely constrained lands subject to natural hazards are slated primarily for preservation. Community separators and greenbelts are provided by many of these conservation oriented designations. Finally, Community Development land uses are generally focused on areas adjacent to the existing urban fabric, and areas where development has already been approved, while rural, agriculture and open space uses lie on the periphery.

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. • 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. • 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. • Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. • Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	• Single-family residential uses with a minimum lot size of 10 acres. • Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.

Table 1, continued

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1, 2,3,4]	Notes
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	• Single-family detached residences on large parcels of 2 to 5 acres. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	• Single-family detached residences on large parcels of 1 to 2 acres. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	• Single-family detached residences on large parcels of 0.5 to 1 acre. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	• 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 Multi 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. • 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. • Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	• One single-family residence allowed per 20 acres. • Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	• Mineral extraction and processing facilities. • 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. • 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. • 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. • 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. • Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. • Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	• Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	• 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)	14 - 40 du/ac	• Multi-family dwellings, includes apartments and condominium. • Multi-storied (3+) structures are allowed.

Table 1, continued

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1, 2,3,4]	Notes
Community Development	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 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 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

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. • The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. • In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	• 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.

Table 1, continued

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-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.
4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.
HHDR was updated to 14 - 40 du/ac to be consistent with Housing Element 2021-2029 (09/28/21)

Table 2: Statistical Summary of San Jacinto Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS[1]		
	ACREAGE[5]	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS[6]				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	8,539	426	1,141	427
Agriculture Foundation Sub-Total:	*8,539*	*427*	*1,144*	*427*
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	2,301	340	911	*NA*
Rural Mountainous (RM)	12,734	636	1,704	*NA*
Rural Desert (RD)	0	0	0	*NA*
Rural Foundation Sub-Total:	*15,035*	*976*	*2,615*	*0*
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	521	183	490	*NA*
Very Low Density Residential (RC-VLDR)	173	130	348	*NA*
Low Density Residential (RC-LDR)	1,047	1,570	4,206	*NA*
Rural Community Foundation Sub-Total:	*1,741*	*1,883*	*5,044*	*0*
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	5,987	*NA*	*NA*	*NA*
Open Space-Conservation Habitat (OS-CH)	4,267	*NA*	*NA*	*NA*
Open Space-Water (OS-W)	3,784	*NA*	*NA*	*NA*
Open Space-Recreation (OS-R)	933	*NA*	*NA*	140
Open Space-Rural (OS-RUR)	4,299	107	288	*NA*
Open Space-Mineral Resources (OS-MIN)	511	*NA*	*NA*	15
Open Space Foundation Sub-Total:	*19,781*	*107*	*288*	*155*
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	7	2	5	*NA*
Very Low Density Residential (VLDR)	1,354	1,016	2,722	*NA*
Low Density Residential (LDR)	232	374	930	*NA*
Medium Density Residential (MDR)	3,954	13,838	37,072	*NA*
Medium-High Density Residential (MHDR)	246	1,596	4,276	*NA*
High Density Residential (HDR)	176	1,941	5,200	*NA*
Very High Density Residential (VHDR)	43	729	1,953	*NA*
Highest Density Residential (HHDR)	0	0	0	*NA*
Commercial Retail[2] (CR)	129	*NA*	*NA*	1,940
Commercial Tourist (CT)	241	*NA*	*NA*	3,936
Commercial Office (CO)	1	*NA*	*NA*	57
Light Industrial (LI)	0	*NA*	*NA*	0
Heavy Industrial (HI)	0	*NA*	*NA*	0
Business Park (BP)	0	*NA*	*NA*	0
Public Facilities (PF)	1,317	*NA*	*NA*	1,317

Table 2, continued

LAND USE	AREA	STATISTICAL CALCULATIONS[1]		
	ACREAGE[5]	D.U.	POP.	EMPLOY.
Community Center (CC)[3]	0	0	0	0
Mixed-Use Area (MUA)[1]	483	1,546	4,142	10,521
Community Development Foundation Sub-Total:	*8,183*	*21,015*	*56,300*	*17,771*
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	**53,279**	**24,407**	**65,388**	**18,353**
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	34,407	---	---	---
Indian Lands	4,727	---	---	---
Freeways	150	---	---	---
Other Lands Sub-Total:	*39,284*			
TOTAL FOR ALL LANDS:	**92,563**	**24,407**	**65,388**	**18,353**
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				
POLICY AREAS[4]				
~~Highway 79~~	~~4,120~~	---	---	---
Diamond Valley Lake	4,770	---	---	---
Florida Avenue	204	---	---	---
San Jacinto River	5,679	---	---	---
Hemet-Ryan Airport Influence Area	994	---	---	---
Total Area Within Policy Areas:[4]	*15,767*			
TOTAL AREA WITHIN SUPPLEMENTALS:[5]	**15,767**			

FOOTNOTES:
1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
3 Note that "Community Center" is used both to describe a land use designation *and* a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
4 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
6 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
* Table was updated to incorporate GPA Nos. 934 and 983; as well as city incorporations, adopted after December 08, 2015
* Table was updated to change the Mixed-Use Planning Area to Mixed-Use Area, to be consistent with GPA No. 1122 Land Use Element

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

Five Policy Areas have been designated within the San Jacinto Valley Area Plan. They are important locales that have special significance to the residents of this part of Riverside County. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the San Jacinto Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries, with the exception of the Airport Influence Areas, are only approximate and may be interpreted more precisely as decisions

are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Florida Avenue Corridor

The commercial uses along Florida Avenue in East Hemet and Valle Vista have been individually developed and exhibit no common theme.

★

SJVAP = San Jacinto Valley Area Plan Policy

Policy:

SJVAP 1.1 Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access.

Diamond Valley Lake Policy Area

Diamond Valley Lake (DVL) is a recently built, approximately 800,000-acre-foot capacity reservoir owned and operated by the Metropolitan Water District (MWD), which provides domestic water supplies to much of Southern California. Diamond Valley Lake is strategically located, with ample adjacent land, to also provide for a wide variety of recreational opportunities for the residents of Riverside County and Southern California, and beyond. Potential recreational opportunities include, but are not limited to, fishing, boating, camping, golfing, picnicking, bicycling, horseback riding, and hiking. In support of recreational facilities, other tourist-oriented facilities including hotels, restaurants, and commercial services are anticipated to be developed in the future. The County of Riverside will continue to cooperate with MWD and Diamond Valley Lake's other neighboring jurisdiction, the City of Hemet, to encourage development of the lake's recreational opportunities and supporting commercial services.

It is envisioned that Diamond Valley Lake's recreational and tourist-oriented facilities will be developed pursuant to one or more specific plans contained within the policy area. The Harvest Valley/Winchester, Southwest, and San Jacinto Valley Area Plans illustrate MWD's concept, at the time of the adoption of the Riverside County General Plan, for the potential future development of the DVL lands. Following are the policies for development in the Diamond Valley Lake Policy Area (DVLPA):

Policies:

SJVAP 2.1 Continue cooperating with the Metropolitan Water District and the City of Hemet to encourage the development of a comprehensive program for recreational and support commercial facilities at Diamond Valley Lake.

SJVAP 2.2 All development shall occur through specific plans. Any specific plans adopted in the Diamond Valley Lake Policy Area shall be classified as Community Development Specific Plans.

SJVAP 2.3 ~~The Diamond Valley Lake Policy Area, in its entirety, is included in the Highway 79 Policy Area (Circulation Element Policy C 2.6).~~

CITY OF BANNING

The Pass Area Plan

Reche Canyon / Badlands Area Plan

CITY OF BEAUMONT

GILMAN SPRINGS RD

COMMUNITY OF GILMAN HOT SPRINGS

RAMONA EXPY

Riverside Extended Mountain Area Plan

SAN JACINTO RIVER

SOBOBA RD

RAMONA BLVD

SANDERSON AVE

Lakeview / Nuevo Area Plan

CITY OF SAN JACINTO

COTTONWOOD LAKE

7TH ST

CITY OF HEMET

ESPLANADE AVE

WARREN RD

KIRBY ST

STATE ST

PARK AVE

DEVONSHIRE AVE

PALM AVE

COMMUNITY OF EAST HEMET

MAYBERRY AVE

COMMUNITY OF VALLE VISTA

STETSON AVE

LITTLE LAKE

CITY OF HEMET

SIMPSON RD

COMMUNITY OF DIAMOND VALLEY

OLIVE AVE

DOMENIGONI PKWY

Harvest Valley / Winchester Area Plan

DIAMOND VALLEY LAKE

DE PORTOLA RD

SAGE RD

Southwest Area Area Plan

Data Source: Riverside County

Highways

Area Plan Boundary

City Boundary

Waterbodies

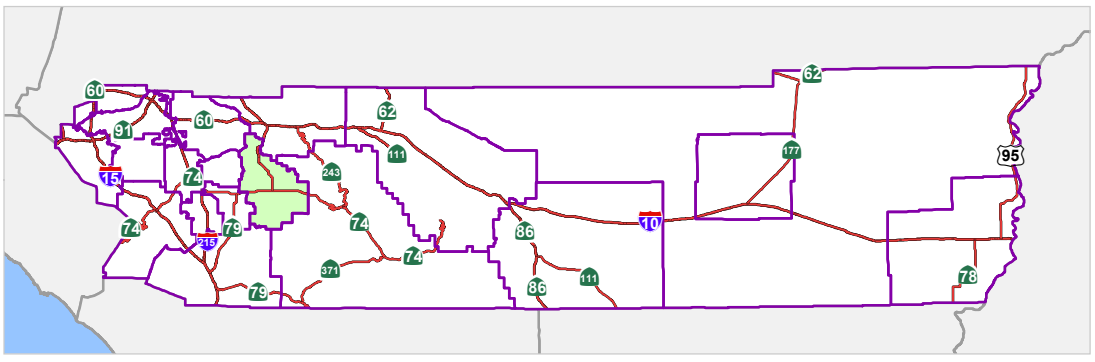

Figure 1

December 8, 2015

0 1 2 Miles

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SAN JACINTO VALLEY AREA PLAN LOCATION

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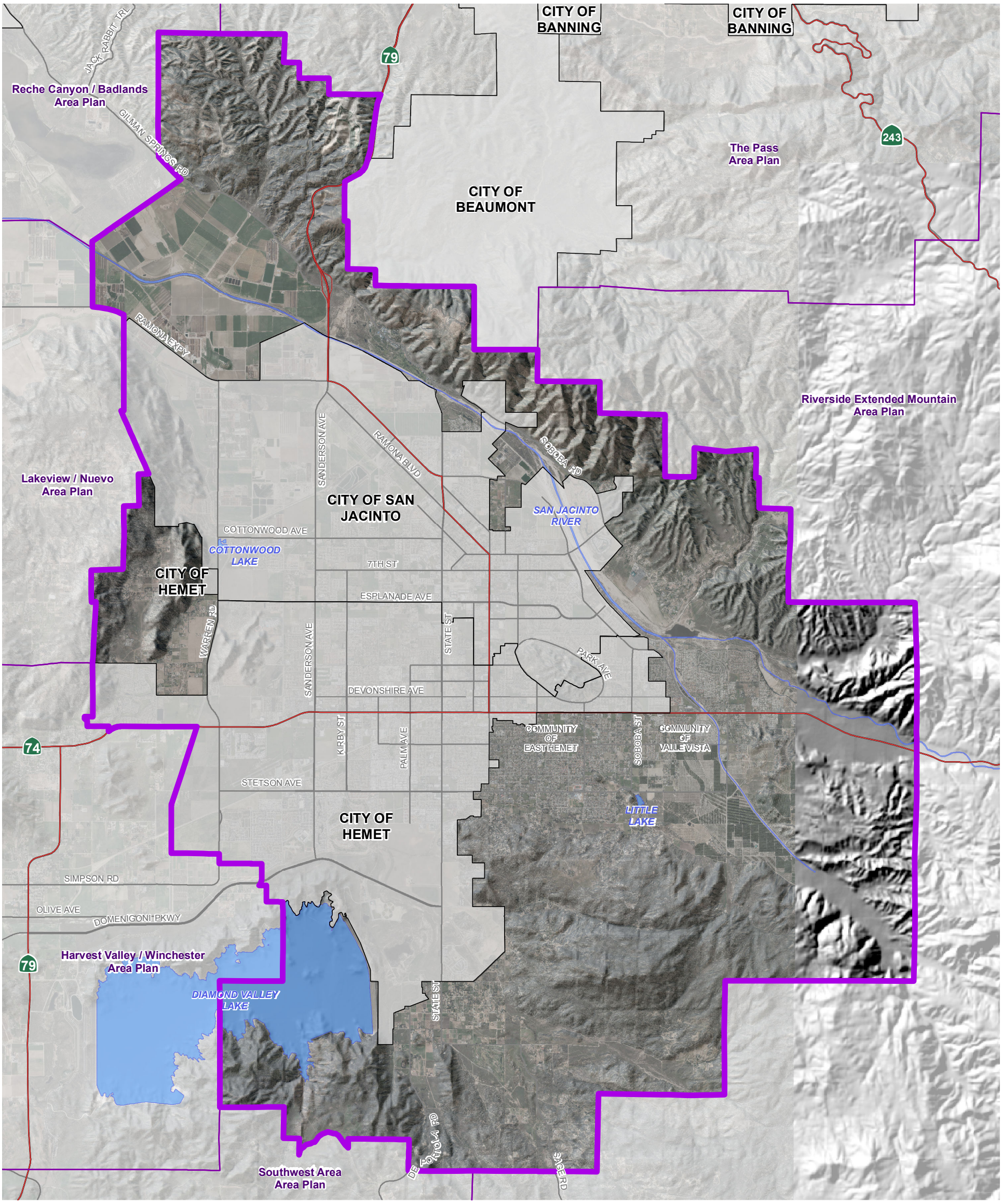

Data Source: Riverside County

Highways

Area Plan Boundary

City Boundary

Waterbodies

Figure 2

December 8, 2015

Miles

0 1.25 2.5

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SAN JACINTO VALLEY AREA PLAN PHYSICAL FEATURES

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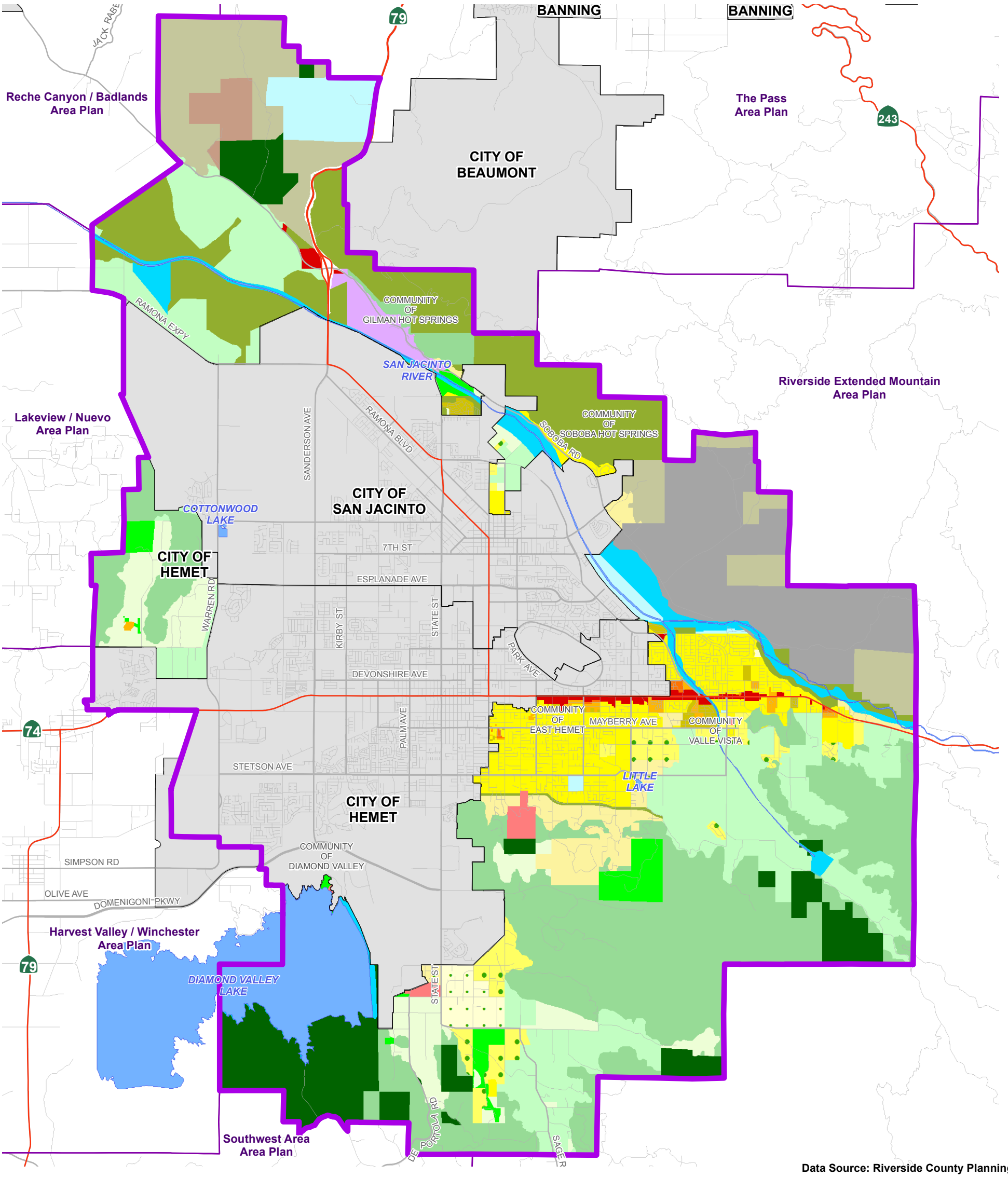

Data Source: Riverside County Planning

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
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Public Facilities
- Mixed-Use Area

RURAL COMMUNITY

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

RURAL

- Rural Residential
- Rural Mountainous

AGRICULTURE

- Agriculture

OPEN SPACE

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

MISCELLANEOUS

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

Figure 3

December 6, 2016

Miles
0 1 2

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SAN JACINTO VALLEY AREA PLAN LAND USE PLAN

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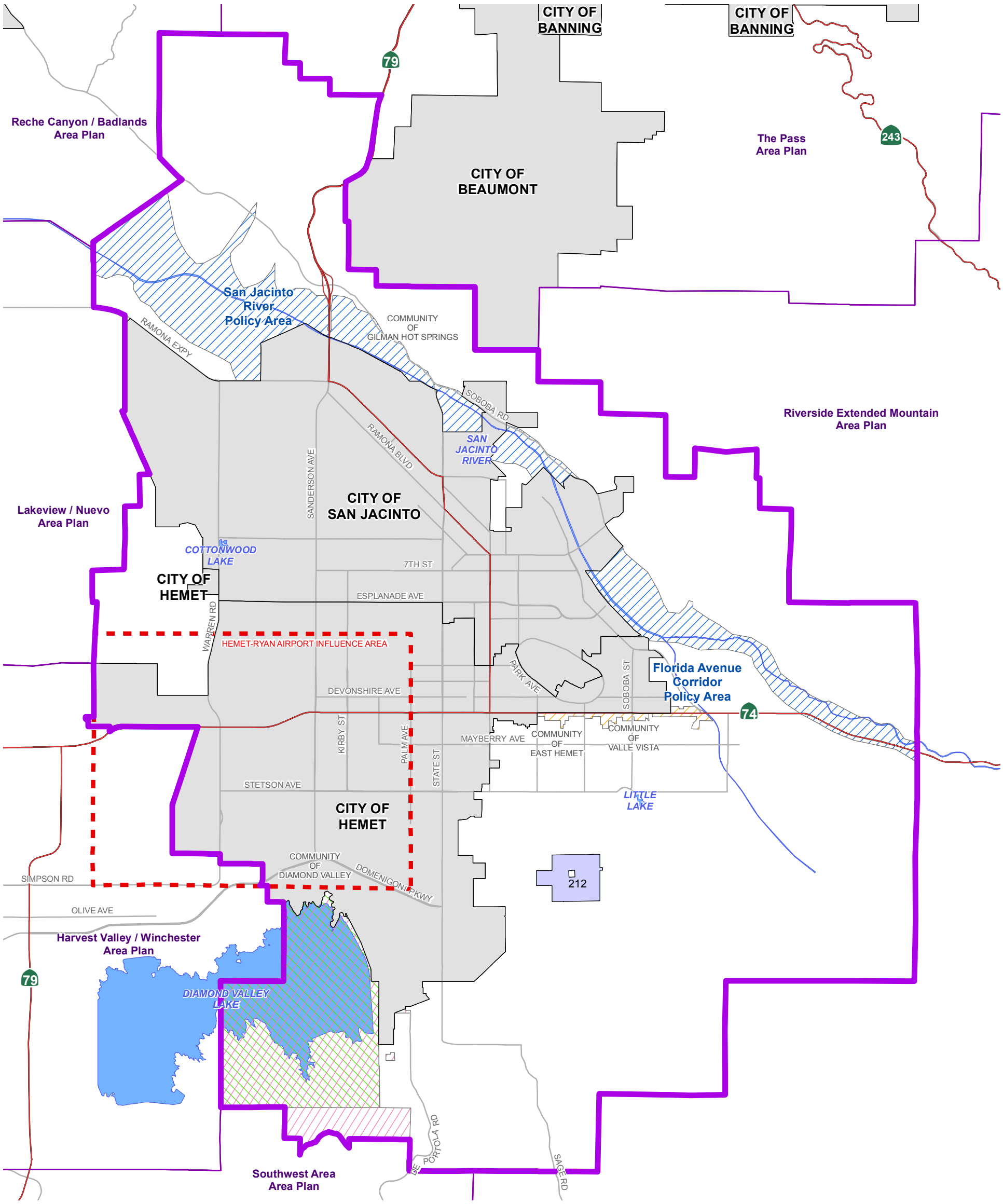

Data Source: Riverside County Planning

- Diamond Valley Lake Policy Area
- Florida Avenue Corridor Policy Area
- Highway 79 Policy Area
- San Jacinto River Policy Area
- Airport Influence Areas
- ### Specific Plans
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 4

December 8, 2015

Miles
0 1.25 2.5

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SAN JACINTO VALLEY AREA PLAN OVERLAYS AND POLICY AREAS

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SJVAP 2.4 Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's eight-year amendment cycle and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

San Jacinto River

This riparian corridor is an important feature of this Area Plan. The River's significant 100-year floodplain, the seismic zones within this sector, and the adjacent steep slopes of the San Jacinto Mountains are important features to acknowledge.

Policies:

SJVAP 3.1 Protect the multipurpose open space attributes of the San Jacinto River Corridor through adherence to policies in the Flood and Inundation Hazards section of the Safety Element, the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element, and the Open Space, Habitat and Natural Resource Preservation section of the General Plan Land Use Element.

SJVAP 3.2 Require development adjacent to the River to be set back from the top of bluffs or slopes, where applicable, an appropriate distance as determined by the Riverside County Geologist in order to protect the natural and recreational values of the River and to avoid public responsibility for property damage from soil erosion or future floods.

SJVAP 3.3 Minimize the disruption of sensitive vegetation and species, as called out in the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the General Plan Multipurpose Open Space Element.

SJVAP 3.4 Preserve areas subject to erosive flooding in a natural state.

SJVAP 3.5 Require private development along the River to provide for riding, hiking and biking trails and for connections to the countywide system of trails.

SJVAP 3.6 Require the placement and design of roadways to be compatible with the natural character of the River corridor.

SJVAP 3.7 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design and landscaping to take advantage of the scenic character of the River and to avoid destruction of its natural values.

SJVAP 3.8 Discourage utility lines within the River corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the River.

SJVAP 3.9 Allow existing agricultural uses within the policy area to continue by right. Transition into conservation uses will only occur by acquisition of property from willing owners.

~~*Highway 79 Policy Area*~~

~~The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are also located in the Circulation Element of the General Plan.~~

~~**Policies:**~~

~~SJVAP 4.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County of Riverside shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County of Riverside shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.~~

~~SJVAP 4.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.~~

Hemet-Ryan Airport Influence Area

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

Policy:

SJVAP 5.1 To provide for the orderly development of Hemet-Ryan Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Specific Plans

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

There is one adopted specific plan in the San Jacinto Valley Area Plan, Specific Plan No. 212 (Mesa Grande). This specific plan is determined to be a Community Development Specific Plan.

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

Table 3: Adopted Specific Plan in San Jacinto Valley Area Plan

Specific Plan	Specific Plan #
Mesa Grande	212

Source: County of Riverside Planning Department.

Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Hemet-Ryan Airport) [1,2,3]

Safety Zone	Maximum Population Density	Maximum Coverage by Structures	Land Use
Area I*	Residential with a 2 ½ acre minimum lot size, but only at distances more than one mile from runway threshold.	Not Applicable	The following uses are permitted: agriculture and open space. • No high-risk land uses including: hazardous material facilities; institutional uses; places of assembly; critical facilities; and residential uses within one mile of the runway threshold. • Discretionary review is required: commercial; industrial; and residential uses larger than 2 ½ acre minimum lot size
Area II	Residential with a 2 ½ acre minimum lot size.	Not Applicable	The following uses are permitted: industrial, agriculture and residential uses with 2 ½ acre or greater lot sizes. • Discretionary review is required: commercial uses. • No public or private schools. • No institutional uses. • No places of assembly. • No hazardous material facilities
Transition Area [3]	20 dwelling units/acre	Not Applicable	The following uses are permitted: commercial; industrial; manufacturing; and agricultural uses. • Discretionary review is required: residential dwelling units/multiple family dwelling units; institutional uses; places of assembly; public and private schools; and hazardous material facilities or activities involving hazardous materials. • All structures shall be limited to 35 feet in height, or two stories, whichever is less.
Area III	Not Applicable	Not Applicable	A wide range of uses is permitted. • Discretionary uses include: structures over 35 feet or two stories whichever is greater; institutional uses; places of assembly; hazardous materials; public and private schools

1 The following uses shall be prohibited in all airport safety zones:
   a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
   b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
   c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
   d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

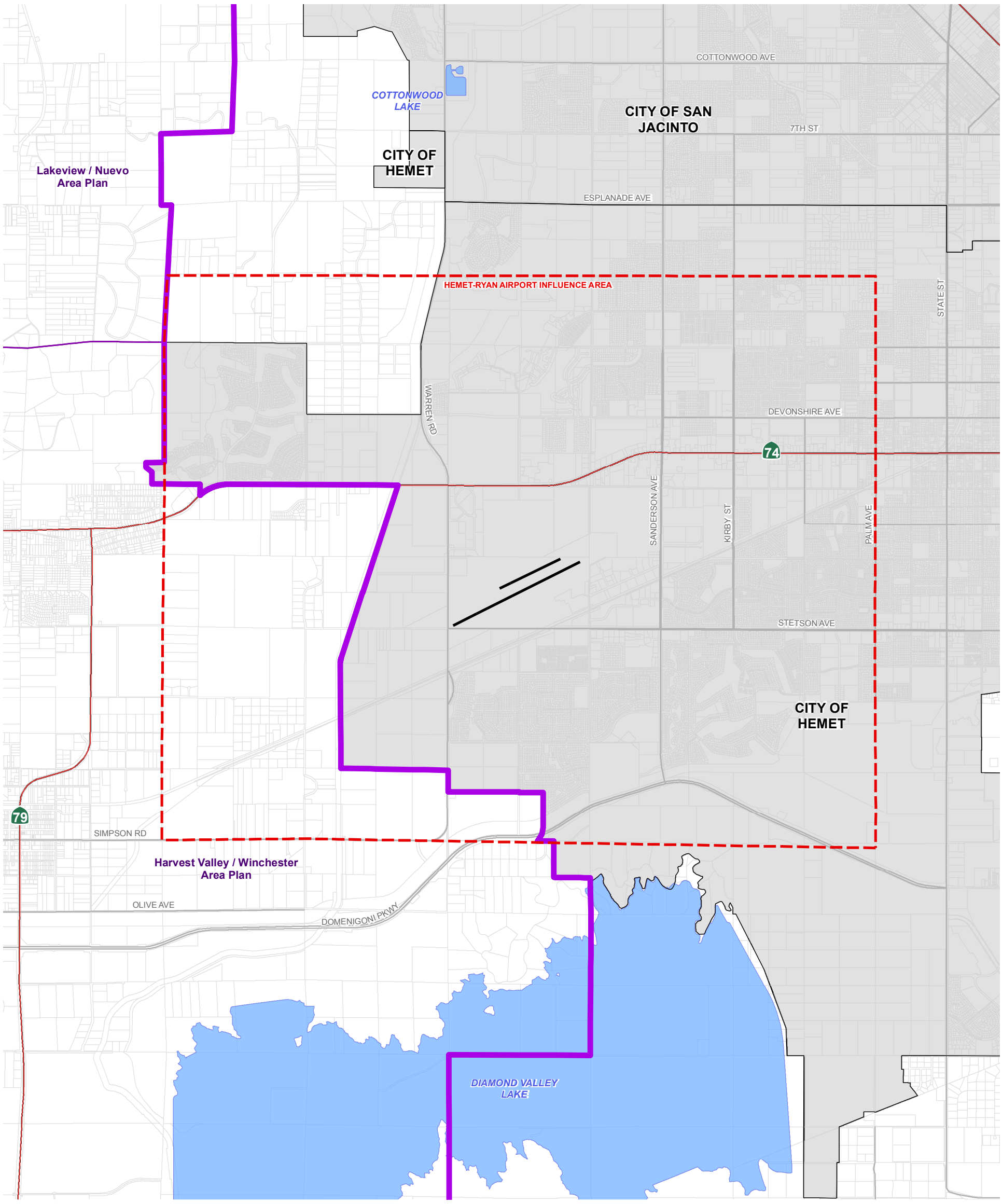
2 Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

3 The Transition Area is located between Area II and Area III. It is 330 feet inside the Area II boundary and 660 feet outside the Area II boundary. If 50% or more of the project site is in the Transition Area, it is considered part of the Transition Area. The Transition Area does not extend beyond the outer boundary of Area III or extend into Area I.

Source: Extracted from Hemet-Ryan Airport Comprehensive Airport Land Use Plan

Land Use

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



Data Source: Riverside County Flood Control (2010)

Airport falls within city limits, please contact the City of Hemet and/or Riverside County Airport Land Use Commission for more info.

- Airport Runways
- Airport Influence Area
- Highways
- Area Plan Boundary
- Waterbodies
- City Boundary

Figure 5

December 8, 2015

Miles
0 0.5 1

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SAN JACINTO VALLEY AREA PLAN AIRPORT INFLUENCE AREA

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Local Land Use Policies

Agricultural Lands

Agriculture has long been established in the San Jacinto Valley area. The lower San Jacinto Valley area is characterized by agricultural uses and mountainous terrain, and contains a portion of Bautista Creek as well as the eastern end of the Diamond Valley Lake. Agricultural land is limited in western Riverside County, and this is one area in which it could be sustained for a considerable period of time. This area plan, while limiting intense forms of urban development, also seeks to recognize existing and future agricultural activities as important and vital components of the land use pattern. Residential uses and agriculture are potentially incompatible and often times lead to complaints by local residents of offending odors, noise, flies and the like. Likewise, farmers and their land can be the targets of vandals, thieves and trespassers.

It is the intent of the San Jacinto Valley Area Plan to recognize agriculture as an important economic activity in the region and to accommodate those agricultural owners who wish to continue their operations in the future.

Policy:

SJVAP 6.1 Maintain particular attention to the Foundation Component designation and Certainty System procedures/findings with respect to the agricultural designations in the lower San Jacinto Valley. Reference the Agriculture section of the General Plan Land Use Element and the Agricultural Resources section of the Multipurpose Open Space Element. (X.7.1)

Third and Fifth Supervisorial District Design Standards and Guidelines

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

Policy:

SJVAP 7.1 Require development to adhere to standards established in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial District. (X.8.1)

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the San Jacinto Valley as shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit

light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policy:

SJVAP 8.1 Adhere to the County of Riverside lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. (X.9.1)

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, 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 and move around within it by a number of transportation options.

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

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

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the San Jacinto Valley Area Plan is shown on Figure 7, Circulation. The vehicular circulation system is anchored by State Route 79 running north-south, and State Route 74 (Florida Avenue) running east-west. Domenigoni Parkway, running along the northern edge of the Diamond Valley Lake is another important east-west connector and urban arterial in the Plan. Various major,

secondary arterials, and collector roads connect with Florida Avenue and Sanderson Avenue to serve local uses. The Ramona Expressway enters the Area Plan from the west and runs parallel to the San Jacinto River until it connects with Sanderson Avenue, then proceeds southeasterly to its terminus at Florida Avenue. A series of Mountain Arterials runs through the southeast portion of the Area Plan, serving the rural and agricultural areas of the San Jacinto Valley Area Plan.

Policies:

SJVAP 11.1 Design and develop the vehicular roadway system per Figure 7, Circulation and in accordance with the functional classifications and standards specified in the System Design, Construction, and Maintenance section of the General Plan Circulation Element. (X.10.1)

SJVAP 11.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element. (X.10.2)

Trails and Bikeway System

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

As shown on Figure 8, Trails and Bikeway System, the San Jacinto Valley Area Plan has an extensive planned trails system. There is a Class I Bike Path/ Regional Trail system that runs through the southern part of the Area Plan, near the Diamond Valley Recreation Area. The bike path connects with another regional trail system that runs both in the southern half of the Area Plan, and along the San Jacinto River. The trail capitalizes on the natural features of the area and accessibility of residents to the river. The regional trail also connects with another bike path that follows State Route 79. In addition to the existing trails, proposed trails would create a web of connected trails throughout the San Jacinto Valley Area Plan. This trail system is an important part of the Area Plan, and should continue to be preserved and expanded for future use by residents and visitors of San Jacinto Valley.

Policy:

SJVAP 12.1 Develop, maintain and/or improve the trails and bikeways within the San Jacinto Valley Area Plan, as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Non-motorized Transportation section of the General Plan Circulation Element. (X.11.1)

★

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

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

characteristics. As shown on Figure 9, Scenic Highways, the Ramona Expressway, Gilman Springs Road, State Route 79, and Soboba Road are all County Eligible Scenic Highways in San Jacinto Valley. State Route 74 (Florida Avenue), as it passes east to west through Hemet, is considered a State Eligible Scenic Highway. These highways traverse urban and rural land, providing scenic views of the San Jacinto Valley.

Policy:

SJVAP 13.1 Protect the scenic highways in the San Jacinto Valley Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements. (X.12.1)

Community Environmental Transportation Acceptability Process (CETAP) Corridors

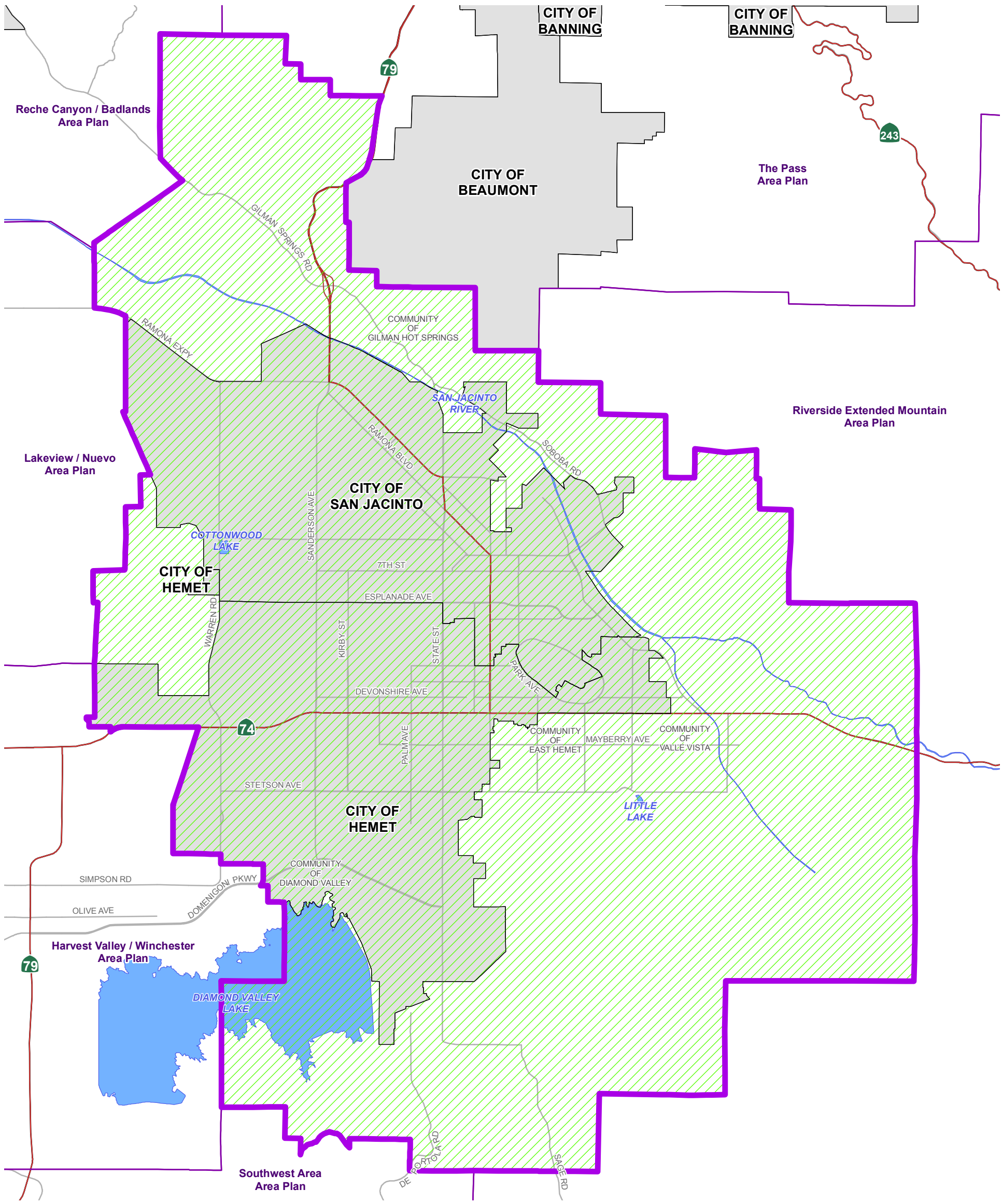
The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, CETAP East - West Corridor, Moreno Valley to San Bernardino County Corridor and Orange County - Riverside County Corridor.

The East-West CETAP Corridor passes through the San Jacinto Valley Area Plan along the Ramona Expressway and connects to State Route 79 (See Figure 7). This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

The State Route 79 Project will re-align the existing State Route 79 between the current end of the freeway on the north (the Gilman Springs Road Interchange) and Newport Road on the south. The State Route 79 Project will offer a greater traffic capacity and continuity between communities to meet increasing traffic demands within Riverside County. While the precise alignment of this relocation has not been set, most of the route will traverse lands within the incorporated cities of San Jacinto and Hemet. The existing State Route 79 south of Gilman Springs Road will remain as a secondary arterial highway. This realignment is a separate effort from the CETAP portion of the RCIP.

Policy:

SJVAP 12.1 Accommodate the CETAP Corridor in accordance with the CETAP Corridors section of the General Plan Circulation Element. (X.13.1)



Data Source: Riverside County (2010)

Zone B
Highways
Area Plan Boundary
Waterbodies
City Boundary

Figure 6

December 8, 2015

Miles
0 1 2

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SAN JACINTO VALLEY AREA PLAN
MT PALOMAR NIGHT TIME LIGHTING POLICY AREA

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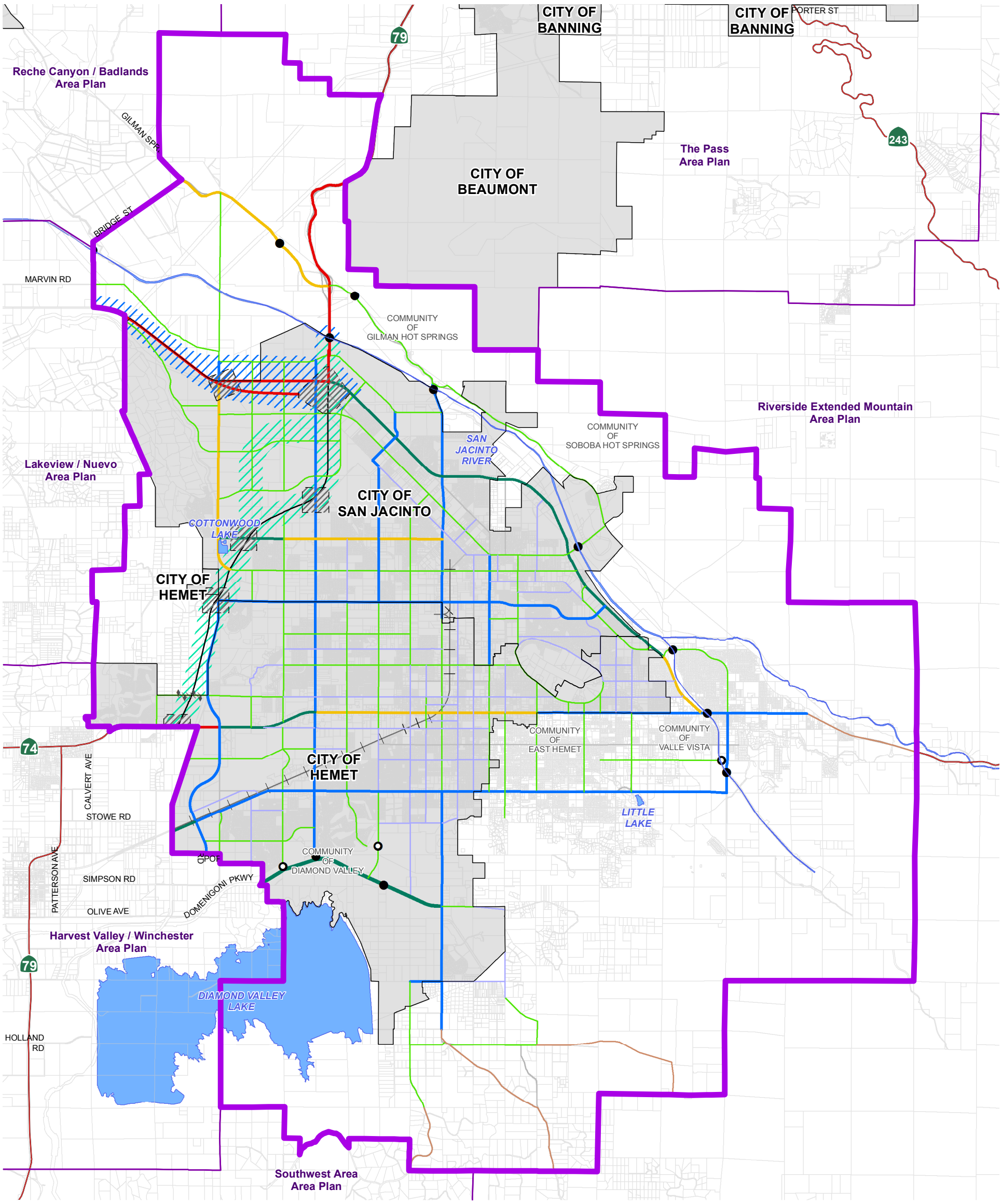

Data Source: Riverside County Transportation

- Freeway (Variable ROW)
- Expressway (128' to 220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Secondary (100' ROW)
- Mountain Arterial 2 Ln (110' ROW)
- Collector (74' ROW)
- **East-West CETAP Corridor**
- **SR-79 Re-alignment Study Area**
- **Proposed Interchange**
- **Proposed Overpass/Underpass**
- **Existing Bridge**
- **Proposed Bridge**
- **Railroads Amended**
- **Highways**
- **Area Plan Boundary**
- **City Boundary**
- **Waterbodies**

Figure 7

December 8, 2015

Miles
0 1 2

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SAN JACINTO VALLEY AREA PLAN CIRCULATION

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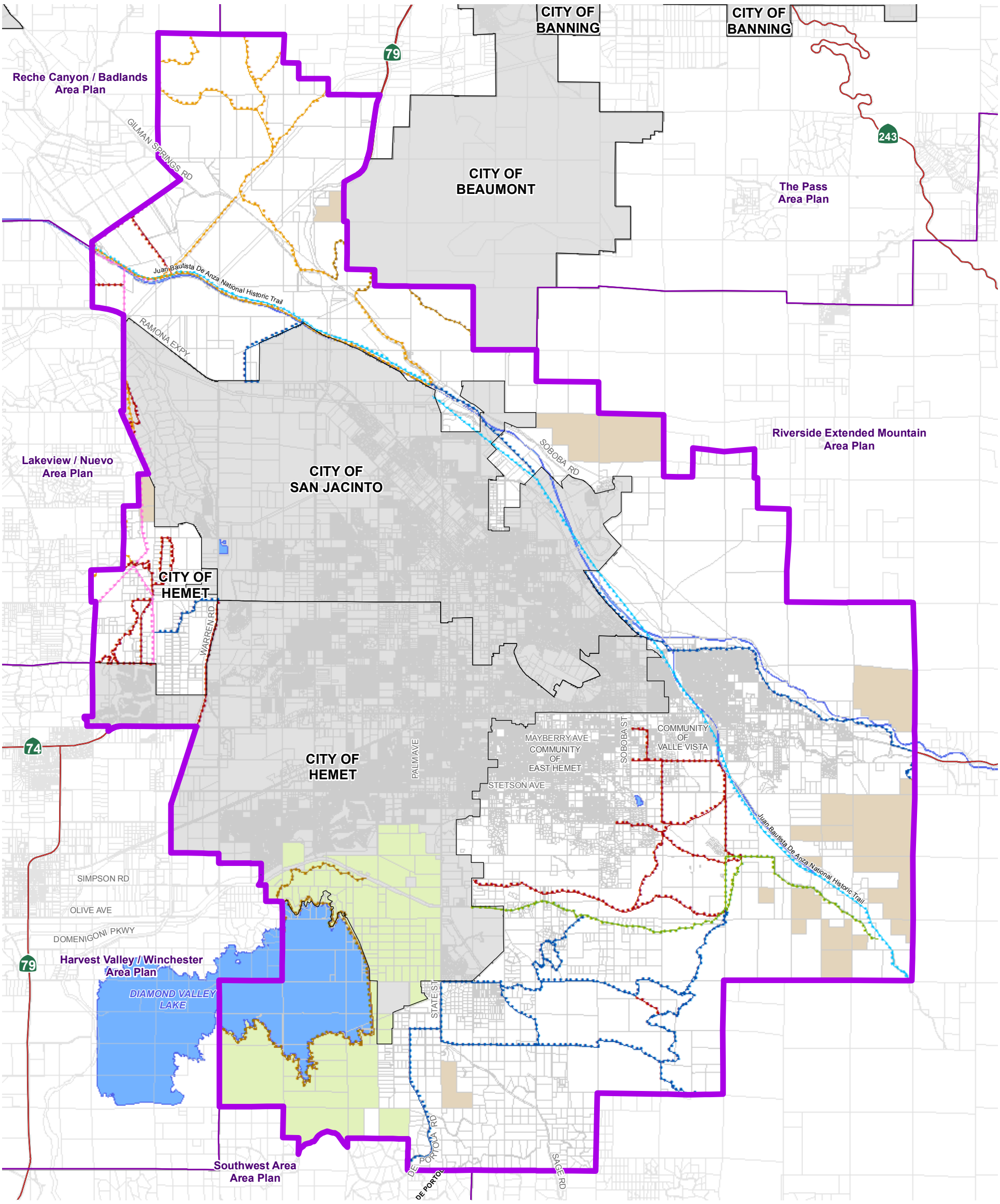

Data Source: Riverside County Parks

- Regional Trail: Urban/Suburban
- Community Trail
- Combination Trail (Regional Trail / Class I Bike Path)
- Class I Bike Path
- Regional Trail: Open Space
- Design Guidelines Trail
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands
- Highways
- Area Plan Boundary
- Waterbodies
- City 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 8

December 8, 2015

Miles
0 1 2

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SAN JACINTO VALLEY AREA PLAN TRAILS AND BIKEWAY SYSTEM

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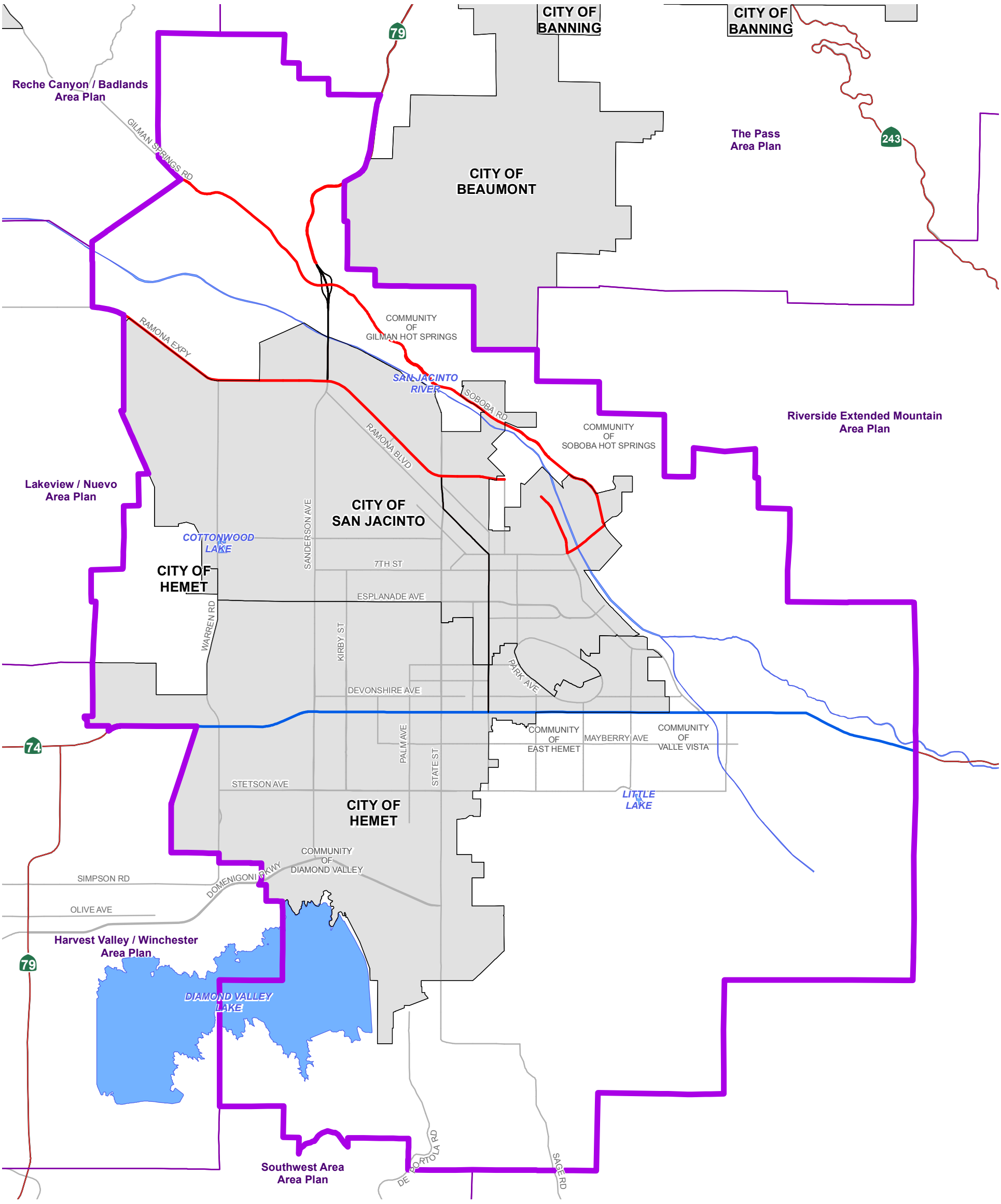

Data Source: Riverside County (2013) / Cal Trans (2013)

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

Figure 9

December 8, 2015

Miles
0 1 2

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.

SAN JACINTO VALLEY AREA PLAN SCENIC HIGHWAYS

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Multipurpose Open Space

The San Jacinto Valley area contains a variety of open spaces that serve a multitude of functions, hence the label of Amulti-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. This is especially true with the notable resources in this planning area. This means that each resource requires thoughtful preservation and, in some cases, restoration. Preserving the scenic background and natural resources of this valley gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitivity in both managing open space resources and designing development proposals.

Local Open Space Policies

Ridgelines

The ridgelines of the San Jacinto Mountains provide a significant visual resource for the Area Plan.

Policy:

SJVAP 13.1 Refer to the Hillside Development and Slope policies in the General Plan Land Use Element and the Scenic Resources policies in the General Plan Multipurpose Open Space Element.

Multiple Species Habitat Conservation Plan

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

☞

Please see the **Multipurpose Open Space Element** of the General Plan for further information on the MSHCP

★

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

MSHCP Program Description

★

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

least Bell's vireo

southwestern willow flycatcher

loggerhead shrike

Bell's sage sparrow

burrowing owl

coastal California gnatcatcher

cactus wren

San Bernardino kangaroo rat

Stephen's kangaroo rat

bobcat

southwestern arroyo toad

orange-throated whiptail

mountain yellow-legged frog

granite spiny lizard

San Jacinto Valley crownscale

slender-horned spineflower

thread-leaved brodiaea

spreading navarretia

Coulter's goldfields

Parish's brittlescale

Davidson's saltbrush

smooth tarplant

Parry's spineflower

small-flowered morning glory

vernal barley

little mousetail

California Orcutt grass

Riverside fairy shrimp

vernal pool fairy shrimp

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

Key Biological Issues

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

Policies:

SJVAP 14.1 Protect sensitive biological resources in the San Jacinto Valley Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

SJVAP 14.2 Conserve Willow-Domino-Travers soils supporting plants such as spreading navarretia (core population), San Jacinto Valley crownscale (core population), Parish's brittlescale, Coulter's goldfields, vernal barley and Davidson's saltbush (core population).

SJVAP 14.3 Conserve clay soils intermixed with or near vernal pools occurring in the upper reaches of the San Jacinto River supporting California Orcutt grass and core populations of thread-leaved brodiaea.

SJVAP 14.4 Conserve alkaline soils associated with the upper San Jacinto River and Bautista Creek to support known populations of smooth tarplant and little mousetail.

SJVAP 14.5 Conserve clay soils in grasslands and open sage scrub supporting populations of small-flowered morning glory.

SJVAP 14.6 Conserve alluvial fan sage scrub and chaparral supporting slender-horned spineflower and Parry's spineflower, known to occur in the San Jacinto Valley Area Plan.

SJVAP 14.7 Conserve existing known populations of least Bell's vireo and southwestern willow flycatcher in the San Jacinto Valley Area Plan, including locations at the San Jacinto River and Bautista Creek. Maintain existing breeding habitat for these species at the San Jacinto River and Bautista Creek.

SJVAP 14.8 Conserve wetland habitats along the San Jacinto River including existing vernal pools and associated watersheds. Maintain watershed processes that enhance water quality and contribute to the hydrologic regime.

SJVAP 14.9 Maintain and enhance linkage value of the upper San Jacinto River including locations at the San Jacinto River and Bautista Creek for wildlife movement and live-in habitat.

SJVAP 14.10 Conserve intact upland habitat block, consisting of grasslands, open sage scrub, rangelands and chaparral, in the southern Badlands, Lakeview Mountains and Mica Butte for the benefit of raptors, burrowing owl, orange-throated whiptail and other MSHCP species.

SJVAP 14.11 Conserve large patches of undisturbed high quality scrub and chamise chaparral to support known populations of Bell's sage sparrow.

SJVAP 14.12 Conserve sufficient upland habitat in the southern Badlands, Lakeview Mountains, and Mica Butte to support known locations of gnatcatcher.

SJVAP 14.13 Conserve open grasslands and sparse shrublands that support populations of Stephens kangaroo rat, with a focus on suitable habitat in the southern Badlands.

SJVAP 14.14 Conserve stream courses and adjacent coastal sage scrub, grasslands and chaparral supporting southwestern arroyo toad and mountain yellow-legged frog with a focus on suitable breeding, foraging, and/or aestivating habitats along upper San Jacinto River and Bautista Canyon.

SJVAP 14.15 Conserve existing habitat values of the upper San Jacinto River and Bautista Creek for the benefit of the San Bernardino kangaroo rat.

Hazards

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

Portions of the San Jacinto Valley Area could be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the San Jacinto Valley Area Plan and produce varying degrees of risk and danger.

Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the San Jacinto Valley Area Plan.

Local Hazard Policies

Flooding and Dam Inundation

One-hundred-year- flood zones have been identified along the San Jacinto River and Saint Johns Canyon, and in East Hemet and Cactus Valley. Dam failure from Lake Hemet may impact properties along the San Jacinto River. Dam failure from the Diamond Valley Lake may impact properties within the City of Hemet and the unincorporated area east of the reservoir. Some of these hazards have been mapped on Figure 10, Flood Hazard Zone.

Policies:

SJVAP 15.1 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.

SJVAP 15.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

SJVAP 15.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.

SJVAP 15.4 Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

Wildland Fire Hazard

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Fire Fact:

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

A significant wildland fire hazard exists in the San Jacinto Valley, in the areas northeast of Gilman Springs and Soboba Roads, the Lakeview Mountains west of Warren Road, and lower San Jacinto Valley southerly of Stetson Avenue. 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, establishing 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 11, Fire Hazard Severity Zone.

Policy:

SJVAP 16.1 All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

Seismic

The San Jacinto Fault and several other faults traverse the plan area diagonally from northwest to southeast, posing a significant threat to life and property. Additionally, liquefaction is also a concern for portions of this area. See Figure 13, Seismic Hazards, for a depiction of fault zones and liquefaction areas within this Area Plan.

Policy:

SJVAP 17.1 Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

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

Slope

The numerous steep slopes here require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scaring. For example, an existing landslide area has been identified along the San Jacinto Mountains just east of the San Jacinto River, in an area of 30%-plus slope. See Figure 14, Steep Slope, and Figure 15, Slope Instability, for a depiction of these slope areas.

Policies:

SJVAP 18.1 Protect life and property through adherence to policies in the Hillside Development and Slope section of the General Plan Land Use Element and the Slope and Soil Instability Hazards section of the General Plan Safety Element.

SJVAP 18.2 Retain Rural Mountainous, Open Space-Rural, Open Space-Conservation, or Open Space-Conservation Habitat designations for areas of steep slopes.

SJVAP 18.3 Proposed development applications affecting areas of steep slope or soil instability shall provide for the retention of existing trees and other flora, which in new development serve to stabilize steep slopes, retain moisture, prevent erosion and enhance the natural scenic beauty. Where necessary, apply immediate planting in order to stabilize cut and fill slopes.

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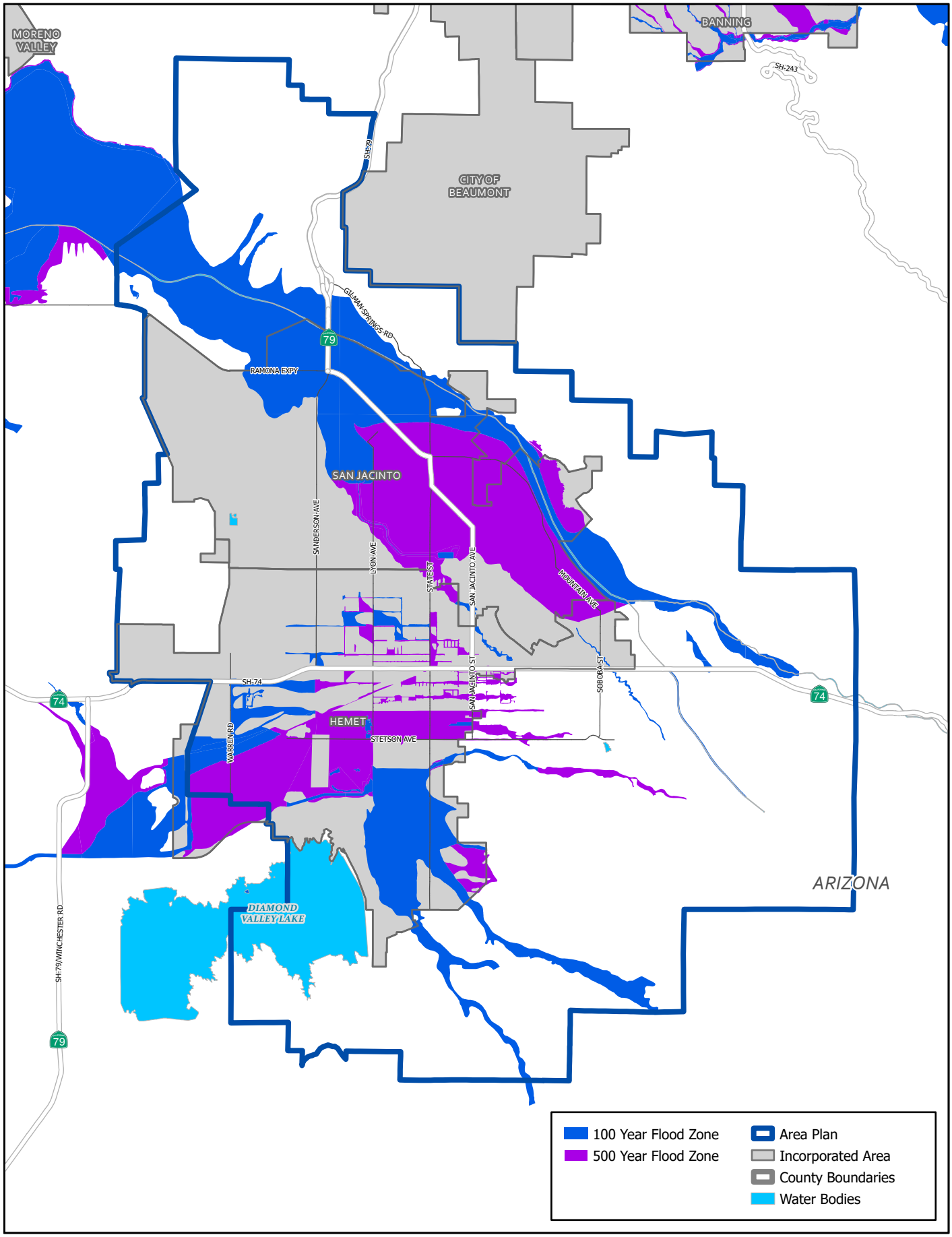

3/2/2022

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Source: ESRI, Riverside County, FEMA

San Jacinto Valley Area Plan Special Flood Hazard Areas Map

Figure 10

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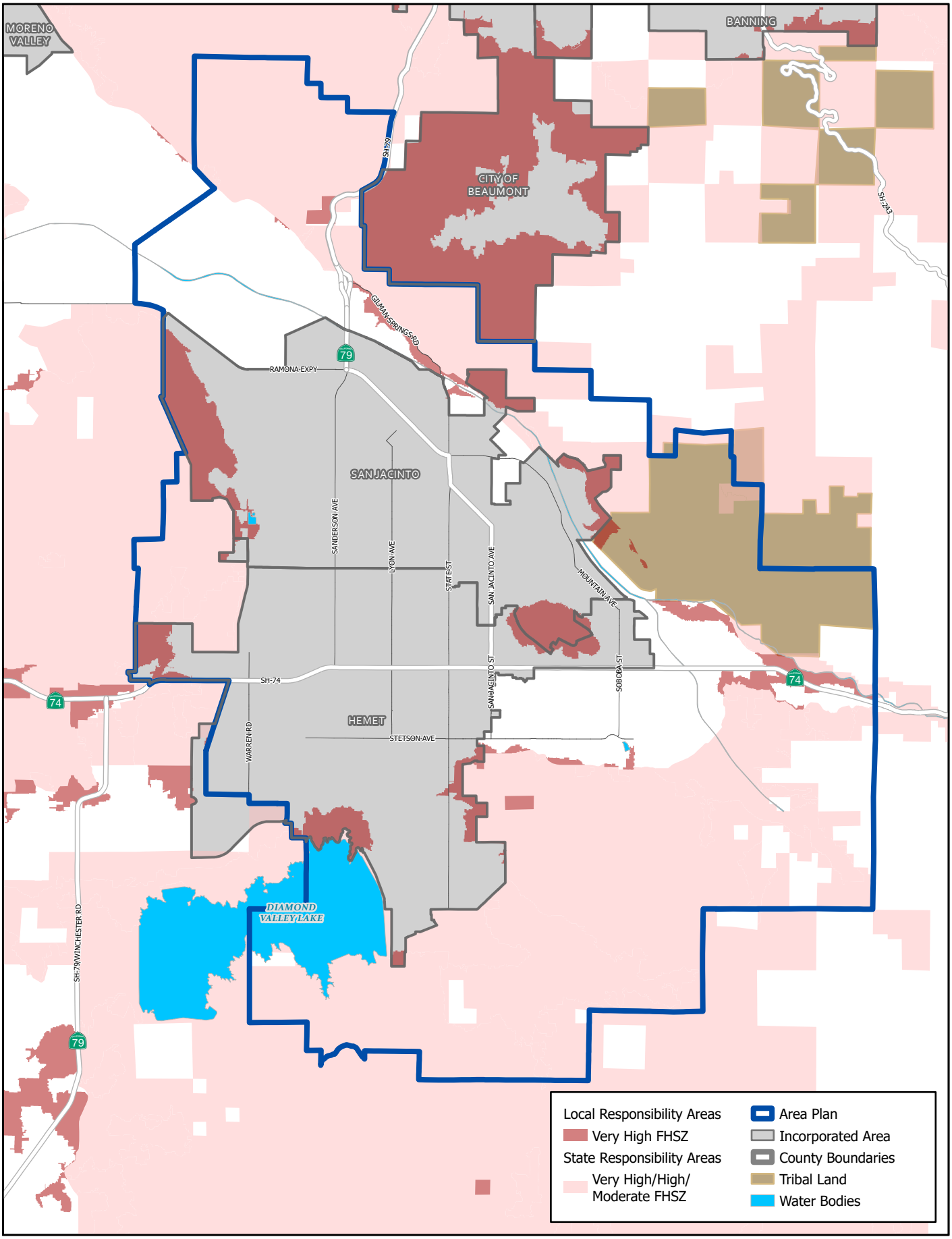

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Source: ESRI, Riverside County, FRAP

San Jacinto Valley Area Plan Wildfire Susceptibility Map

Figure 11

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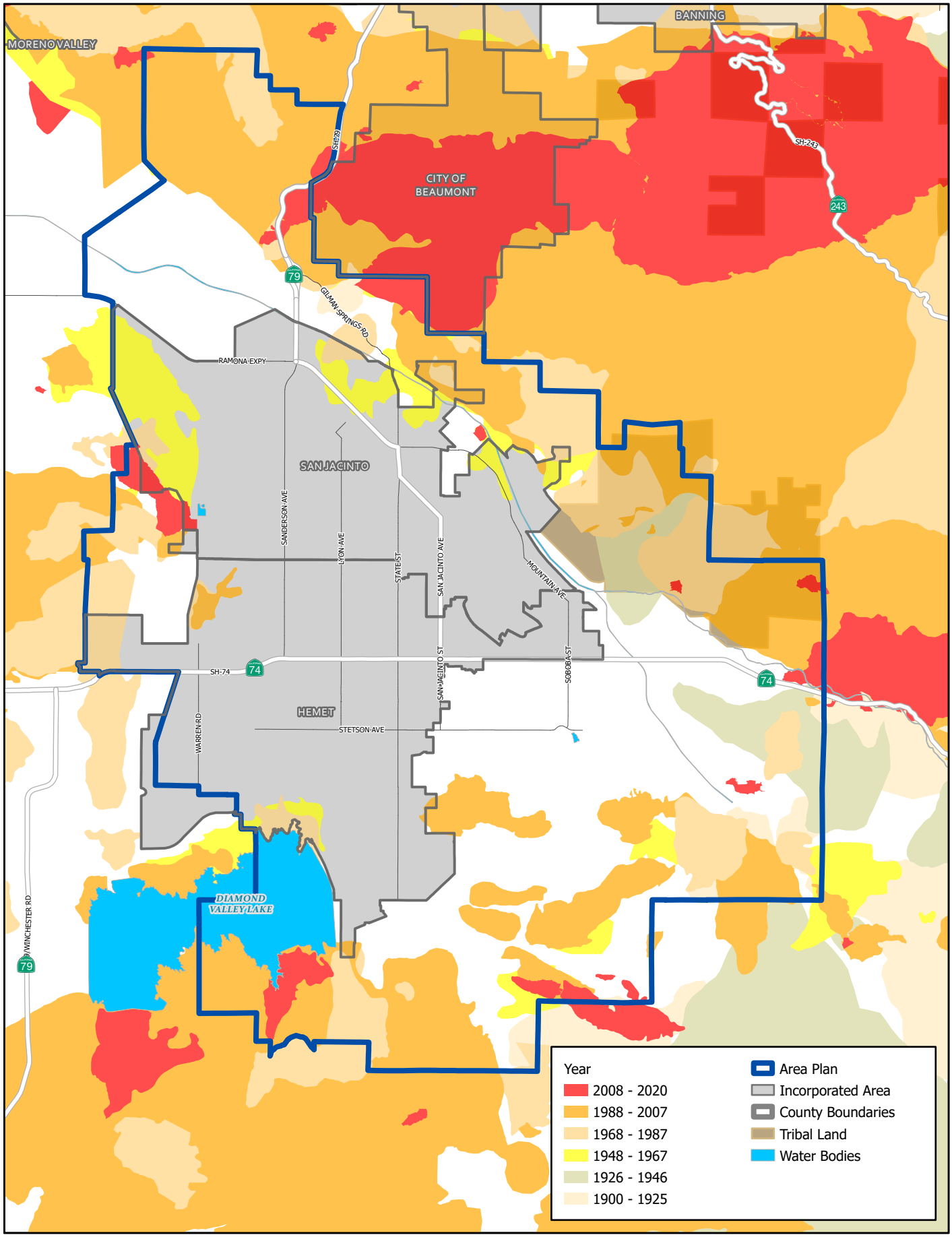

3/3/2022

0 1 2 Miles

Source: ESRI, Riverside County, FRAP

San Jacinto Valley Area Plan Historic Wildfire Areas

Figure 12

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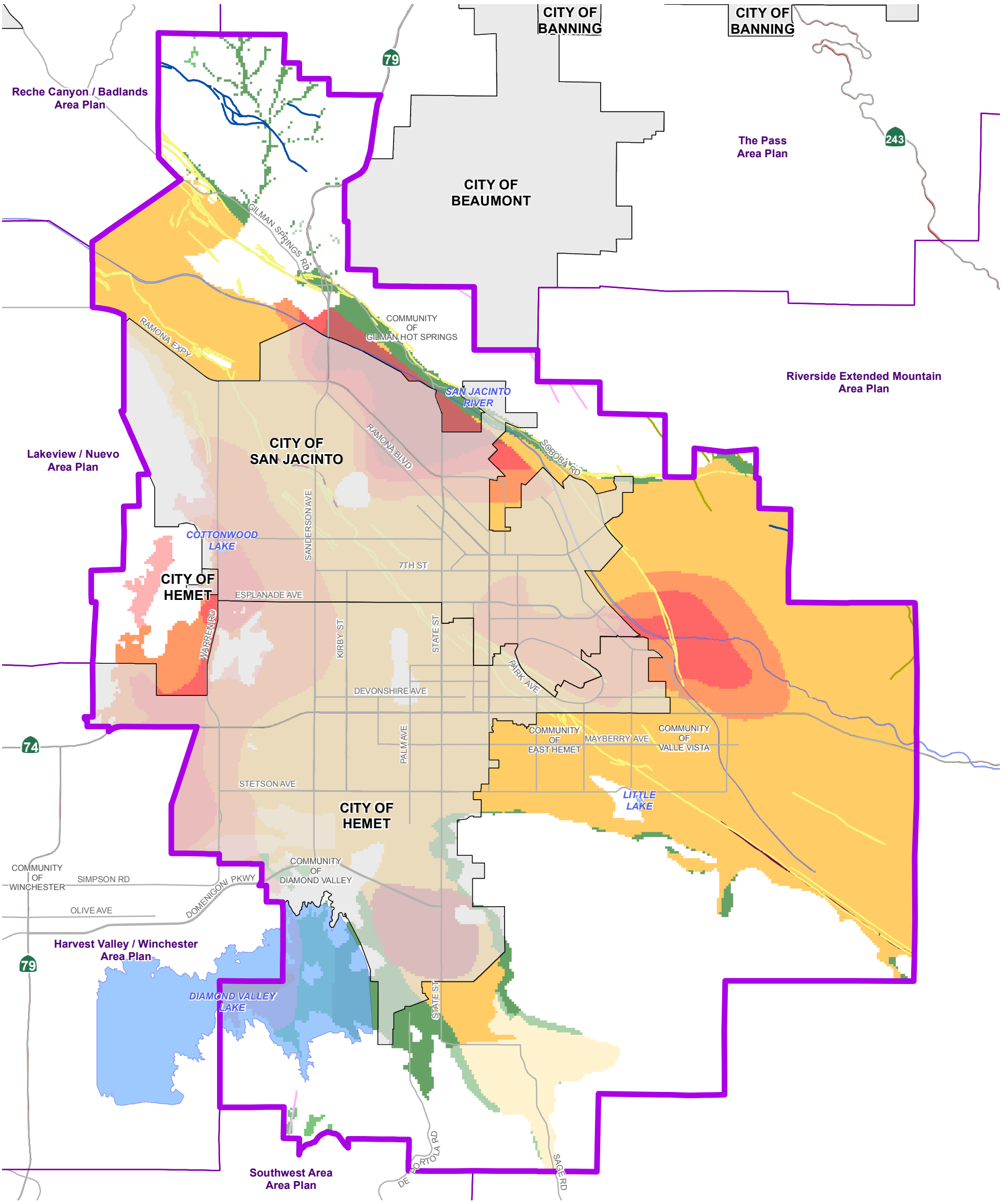

Data Source: Riverside County Geology (2013) / California Geological Survey (2008)

Fault Activity

- Historic
- Holocene
- Late Quaternary
- Quaternary
- Pre-Quaternary

Liquefaction Susceptibility

Shallow Groundwater	Deep Groundwater	No Groundwater Data
Very High	Moderate	Moderate
High	Low	Low
Moderate	Very Low	Very Low
Low		

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 13

December 8, 2015

Miles
0 1 2

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.

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SAN JACINTO VALLEY AREA PLAN SEISMIC HAZARDS

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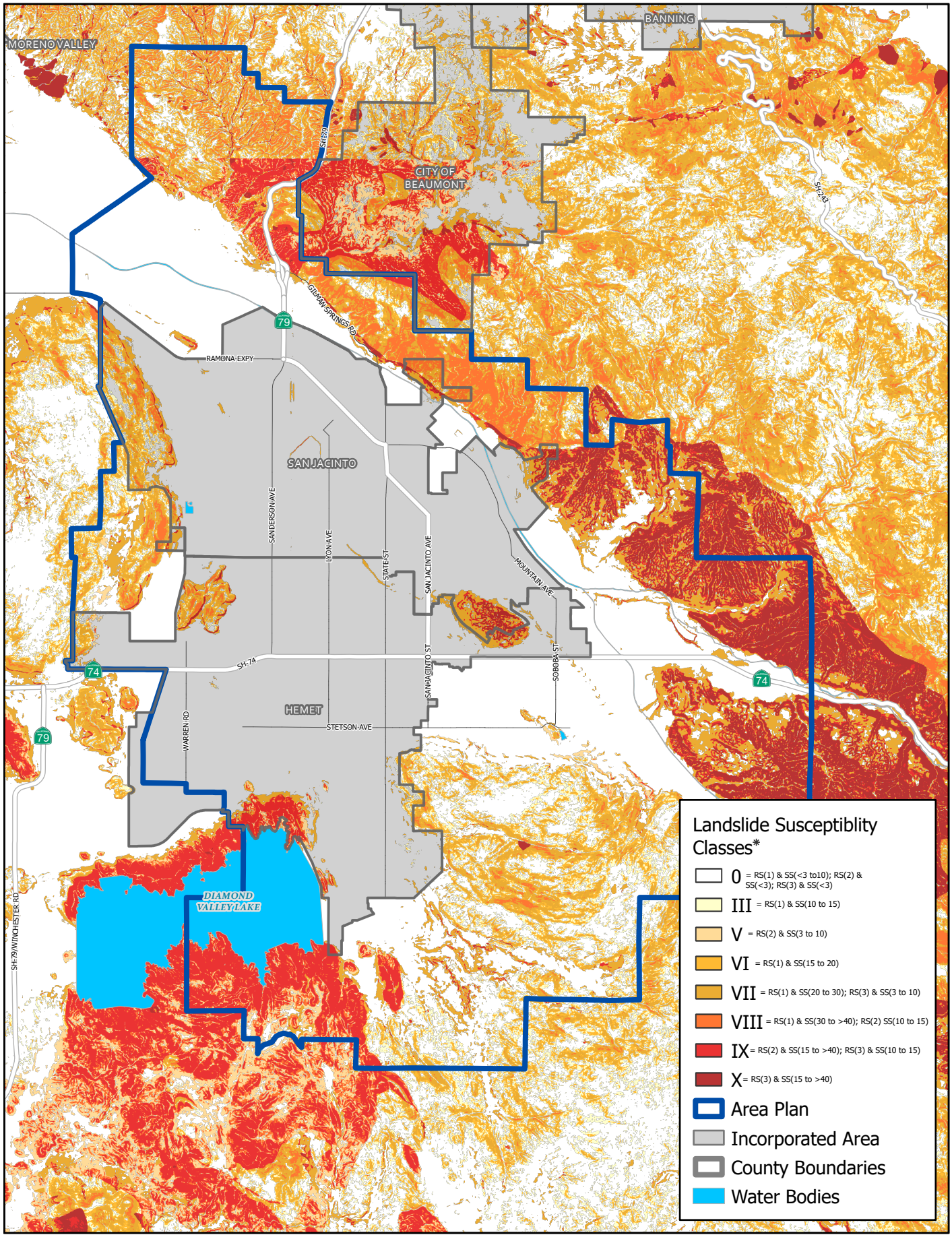

*The landslide susceptibility matrix based on rock strength (RS) and slope steepness (SS) in degrees.

0 1 2 Miles

Source: ESRI, Riverside County, DOC/CGS

3/4/2022

San Jacinto Valley Area Plan Steep Slope Map

Figure 14

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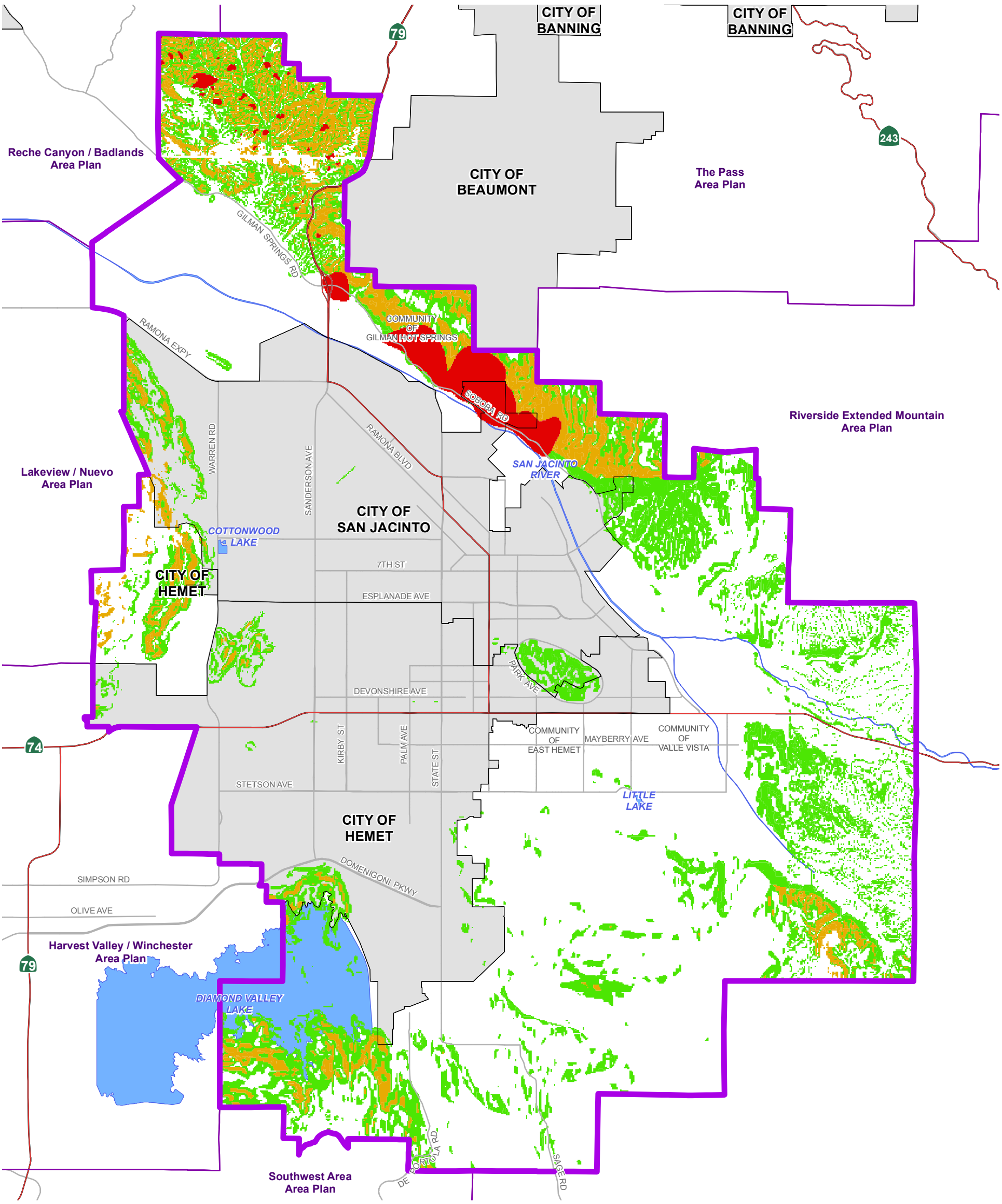

Data Source: California Geological Survey (2008)

Slope Instability

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

Figure 15

December 8, 2015

Miles
0 1 2

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