



Reche Canyon/ Badlands Area Plan

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TABLE OF CONTENTS

VISION SUMMARY 1

INTRODUCTION..... 4

 A Special Note on Implementing the Vision 5

LOCATION..... 6

FEATURES..... 6

 SETTING 6

 UNIQUE FEATURES..... 7

 Badlands Conservation Area..... 7

 Box Springs Mountain Reserve..... 7

 San Jacinto Wildlife Reserve/Mystic Lake 7

 Lake Perris 7

 Reche Canyon Creek..... 7

 UNIQUE COMMUNITIES 7

 Reche Canyon..... 8

 Pigeon Pass 8

 INCORPORATED CITIES 8

LAND USE PLAN 8

 LAND USE CONCEPT 15

POLICY AREAS 20

 POLICY AREAS 20

 March Joint Air Reserve Base Influence Area 20

 Specific Plans 21

LAND USE..... 22

 LOCAL LAND USE POLICIES 22

 Equestrian Uses 22

 Agriculture 22

 San Timoteo Canyon Schoolhouse..... 27

 Landfill Operations..... 27

 Third and Fifth Supervisorial Districts Design Standards and Guidelines..... 27

 City of Moreno Valley Sphere of Influence..... 27

 Mount Palomar Nighttime Lighting Requirements..... 28

CIRCULATION 29

 LOCAL CIRCULATION POLICIES..... 29

 Vehicular Circulation System 29

 Recreational Trails..... 30

 Scenic Highways 30

 Community Environmental Transportation Acceptability Process (CETAP) Corridors 30

MULTIPURPOSE OPEN SPACE..... 41

 LOCAL OPEN SPACE POLICIES..... 41

 Floodplains and Watercourses..... 41

 Mining Operations 42

MULTIPLE SPECIES HABITAT CONSERVATION PLAN	42
MSHCP Program Description	42
Key Biological Issues	43
HAZARDS	44
LOCAL HAZARD POLICIES	45
Flooding	45
Wildland Fire Hazard	45
Seismic/Liquefaction	45
Slope	46

LIST OF FIGURES

Figure 1:	Reche Canyon/Badlands Area Plan Location.....	9
Figure 2:	Reche Canyon/Badlands Area Plan Physical Features.....	11
Figure 3:	Reche Canyon/Badlands Area Plan Land Use Plan.....	13
Figure 4:	Reche Canyon/Badlands Area Plan Overlays and Policy Areas.....	23
Figure 5:	Reche Canyon/Badlands Area Plan Airport Influence Areas	25
Figure 6:	Reche Canyon/Badlands Area Plan Mt. Palomar Nighttime Lighting Policy Area	33
Figure 7:	Reche Canyon/Badlands Area Plan Circulation	35
Figure 8:	Reche Canyon/Badlands Area Plan Trails and Bikeway System.....	37
Figure 9:	Reche Canyon/Badlands Area Plan Scenic Highways.....	39
Figure 10:	Reche Canyon/Badlands Area Plan Flood Hazard Zone	47
Figure 11:	Reche Canyon/Badlands Area Plan Fire Hazard Severity Zone	49
Figure 12:	Reche Canyon/Badlands Area Plan Historic Wildfire Areas.....	51
Figure 13:	Reche Canyon/Badlands Area Plan Seismic Hazards	53
Figure 14:	Reche Canyon/Badlands Area Plan Steep Slope.....	55
Figure 15:	Reche Canyon/Badlands Area Plan Slope Instability	57

LIST OF TABLES

Table 1:	Land Use Designations Summary	16
Table 2:	Statistical Summary of Reche Canyon/Badlands Area Plan	19
Table 3:	Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base) ^{1,2}	21

General Plan Amendments approved after 12/31/09:

- | | |
|--|---|
| - GPA No. 1120, BOS RSLN 2014-222, 12/24/14; | - GPA No. 960, BOS RSLN 2015-260, 12/08/15; |
| - GPA No. 917, BOS RSLN 2016-098, 03/29/16; | - GPA No. 803, BOS RSLN 2017-134, 07/11/17; |
| - GPA No. 1221, BOS RSLN 2020-161, 08/04/20 | - GPA No. 190006, BOS RSLN 2021-183; 09/28/21 |



Reche Canyon/Badlands Area Plan

Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Reche Canyon/Badlands 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;
- 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. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are 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.

Reche Canyon/Badlands Area Plan

Air Quality

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

Jobs and Economy

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

Agricultural Lands

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

Educational System

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

Plan Integration

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

Financial Realities

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

Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is

now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

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



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



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



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



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

If you were to try to experience the Reche Canyon/Badlands area in one trip, you would find yourself driving around the perimeter of the rather large City of Moreno Valley – or at least three sides of it. In effect, this area is several places at once. It varies from the huge basin encompassing Lake Perris to the rough and tumble terrain known as the Badlands, then to the pristine edge of San Timoteo Canyon, and on to the remote reaches of Reche Canyon and Pigeon Pass. The names tell a story: one of great variety and powerful local identity. One cannot miscalculate what a road named Jackrabbit Trail is like, nor misread the terrain it must carve through. This is a territory that stretches the imagination and forms a broad swath of environment around the City of Moreno Valley.

The Reche Canyon/Badlands Area Plan contains policies that guide the physical development and land uses in this rugged unincorporated portion of Riverside County. This area plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the County of Riverside General Plan establishes policies for development and conservation within the entire unincorporated Riverside County territory, while this area plan provides direction for development and conservation specifically for the Reche Canyon/Badlands area.

The Reche Canyon/Badlands 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 future of this distinctive region to understand the physical, environmental and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the area plan addresses critical issues facing the Reche Canyon/ Badlands 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.

Reche Canyon/Badlands Area Plan

While a number of these designations reflect the unique features found only in the Reche Canyon/Badlands area, 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 our 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.

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 Reche Canyon/Badlands area.

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

Multi-Purpose Open Space. This area is heavily invested with a rich mixture of open space resources, especially in its mountain and canyon reaches. A combination of Agriculture, Conservation, Open Space and Rural Residential designations offer an array of habitat, recreation and rural living opportunities. Lake Perris dominates a sweeping conservation area and provides a heavily used water recreation resource.

Community Separator. This same pattern of open space and rural uses constitutes one of the most significant community separators in Riverside County. It surrounds the City of Moreno Valley on three sides and clearly sets the suburban and rural/open space edge in stark contrast.

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 will be part of the General Plan Implementation Program.

Location

The location of this area is clearly evident in Figure 1, Location. One looks outward toward six area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving clockwise, we find the adjacent Lakeview/Nuevo Area Plan, and the plans for Mead Valley, March Joint Air Reserve Base, Highgrove, The Pass, and San Jacinto Valley. Sandwiched between March and Highgrove, there is even a section of the City of Riverside that abuts this Plan. This figure also depicts places such as the rural community of Reche Canyon that have a strong local identity, as well as some of the more prominent physical features of the area.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. While not as close to the major mountain ranges as some other areas, the highly varied hills and valleys of Reche Canyon/Badlands afford an ample view of the mountain vistas that dominate the remarkable setting of western Riverside County. This section describes the setting, features and functions that are unique to the Reche Canyon/Badlands area. These defining characteristics are shown on Figure 2, Physical Features.

Setting

The Reche Canyon/Badlands area is a predominantly mountainous, rural residential and rugged natural open space region in northwestern Riverside County. The area consists of expansive rural and mountainous terrain, with low-lying habitat and agricultural valley areas in the southern portion of the planning area. It is distinguished by the immense variety of physical features found in this singular portion of Riverside County.

The land is devoted to agriculture, rural residential, commercial, mining, public facility and recreational uses. Of these, rural and hillside residential uses consume the largest territory. The rural communities of Reche Canyon and Pigeon Pass are located in the northwesterly portion of the planning area. Scattered and clustered hillside and rural residential uses are situated in the Box Springs Mountain area and along the San Timoteo Canyon corridor. Other recreational uses include a small recreational enclave, including fishing and RV facilities, located off San Timoteo Canyon Road, and the Quail Ranch Golf Course on Gilman Springs Road. The Box Springs Mountains Reserve also allows some passive recreational uses.

Other uses in the Reche Canyon/Badlands area include: the Riverside County Waste Management Badlands Landfill located adjacent to the Norton Younglove Reserve; a mining facility located on Jack Rabbit Trail, just north of Gilman Springs Road; the historical San Timoteo Canyon Schoolhouse on San Timoteo Canyon Road; and agricultural uses located primarily in the southern portions of the planning area near Mystic Lake and the Lake Perris State Recreation Area. These are described more fully below.

Reche Canyon/Badlands Area Plan

Unique Features

Badlands Conservation Area

The Badlands, including the Norton Younglove Preserve, consist of an extensive pattern of dramatic and rugged mountainous terrain forming the eastern edge of the planning area. Home to several wildlife species, the Badlands serves as a crucial wildlife corridor. The preserve includes grasslands, riparian, and woodland habitat areas. More than 12,400 acres are currently conserved in the Badlands area.

Box Springs Mountain Reserve

The Box Springs Reserve is a rugged, mountainous 1,155-acre reserve located adjacent to the northern and western boundaries of the City of Moreno Valley. The reserve is characterized by rock outcroppings, sage scrub, chaparral and grassland areas, and serves as habitat for several species of plants and animals. The Reserve is owned and managed by the Riverside County Regional Park and Open Space District.

San Jacinto Wildlife Reserve/Mystic Lake

The San Jacinto Wildlife Reserve is an 11,300-acre ecological reserve located along the northern border of the San Jacinto River, next to Lake Perris and Mystic Lake in the southern portion of the planning area. It lies just north of the Ramona Expressway. Established in 1979, the Reserve is owned by the California Department of Fish and Wildlife. It contains several habitat areas, including wetlands, restored riparian habitat, grasslands, sage scrub, and marshes. Mystic Lake, a large crescent-shaped water body within the reserve area, serves as a significant wetland habitat for numerous birds and plants.

Lake Perris

The Lake Perris State Recreation Area is located in the southernmost portion of the planning area. Over 10,300 acres in size, it is a part of the California State Park system. It features Lake Perris, a 2,000-acre reservoir created by Perris Dam. The park includes a large recreational area with camping and RV facilities, as well as a substantial habitat reserve, including grassland, riparian and scrub habitat. The Bernasconi Hills serve as the mountainous border around the lake and its recreational facilities.

Reche Canyon Creek

Reche Canyon Creek is a prominent riparian corridor, roughly paralleling Reche Canyon Road in the northern portion of the planning area through the Box Springs Mountains. A wide variety of plant and animal life utilizes this watercourse. This creek is an important linkage in the habitat system.

Unique Communities

Land uses found in the Reche Canyon/Badlands area include rural residential, mining, public facility, tourist and recreational uses. Open space and rural uses are the primary land uses in the area. Existing residential developments in the area are located off of Reche Canyon Road, in the communities of Reche Canyon and Pigeon Pass, and in scattered rural enclaves in the northern portion of the planning area.

Reche Canyon

Reche Canyon is a rural community located in the northwest portion of the Reche Canyon/Badlands area along Reche Canyon Road. Uses are primarily large-lot residential uses. With the exception of a number of parcels on the east side of Reche Canyon Road, most parcels here are 2 ½ acres or larger in size.



A “sphere of influence” is the area outside of and adjacent to a city’s border that the city has identified 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.

Pigeon Pass

Pigeon Pass is also a rural community and is located along Pigeon Pass Road, easterly of the Box Springs Mountain Reserve. This rural community has an equestrian-oriented lifestyle and is characterized by parcels two acres or larger in size.

Incorporated Cities

The boundaries of the Reche Canyon/Badlands area encompass the City of Moreno Valley. Incorporated in 1984, Moreno Valley now encompasses approximately a little more than 51.5 square miles, with a population of over 186,300 as of 2009. A portion of the City of Moreno Valley’s sphere of influence extends within the southern portion of the planning area. Land use and development within Moreno Valley is governed by the City of Moreno Valley’s general plan and zoning code.



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.



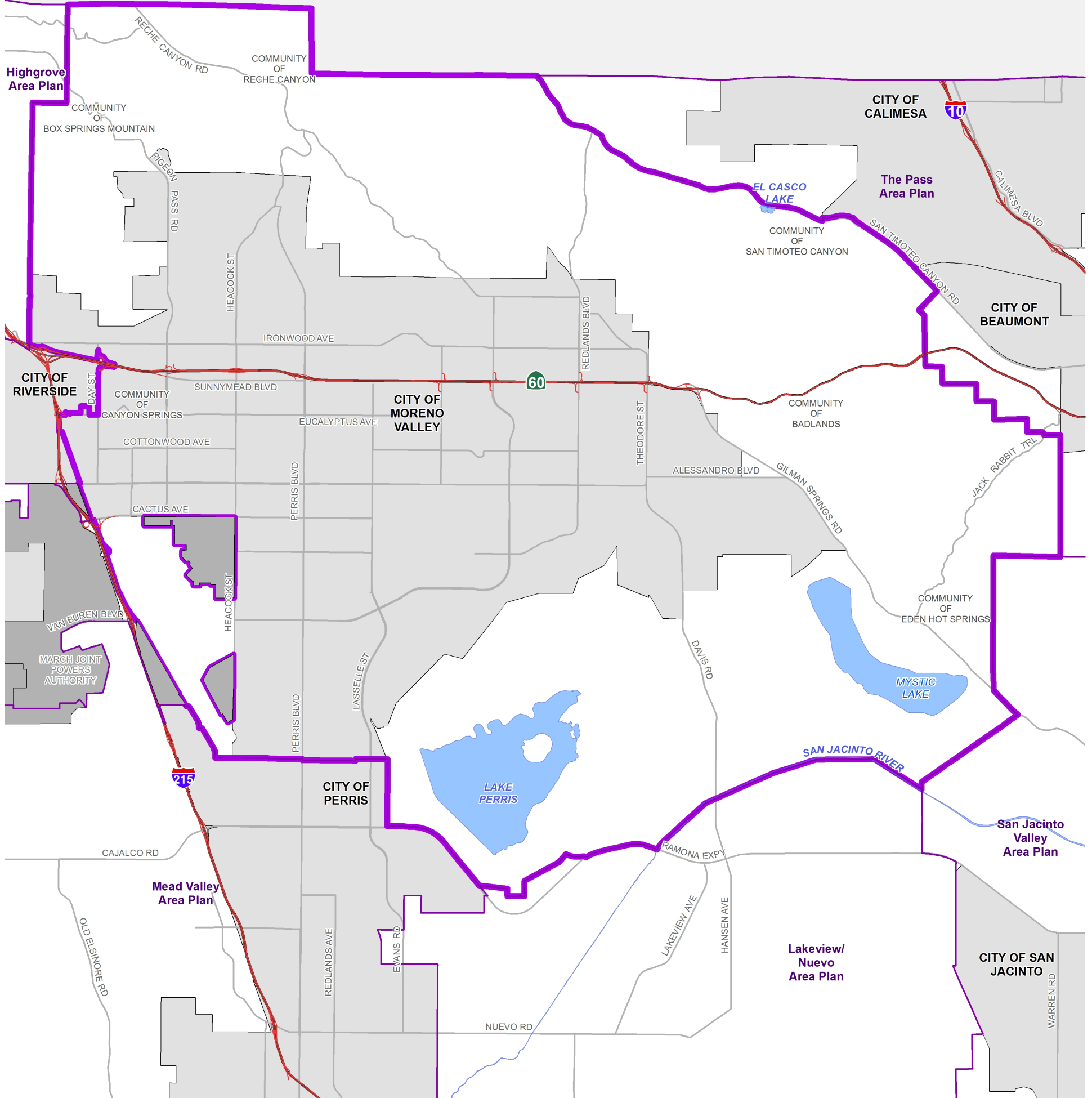
-RCIP Vision

Land Use Plan






The Reche Canyon/Badlands Land Use Plan focuses on preserving the unique features addressed by the Reche Canyon/Badlands Area Plan and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Reche Canyon/Badlands Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The plan is organized around 26 area plan land use designations. These area plan 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.

SAN BERNARDINO COUNTY



Data Source: Riverside County

-  Highways
-  Area Plan Boundary
-  March Joint Powers Authority
-  City Boundary
-  Waterbodies

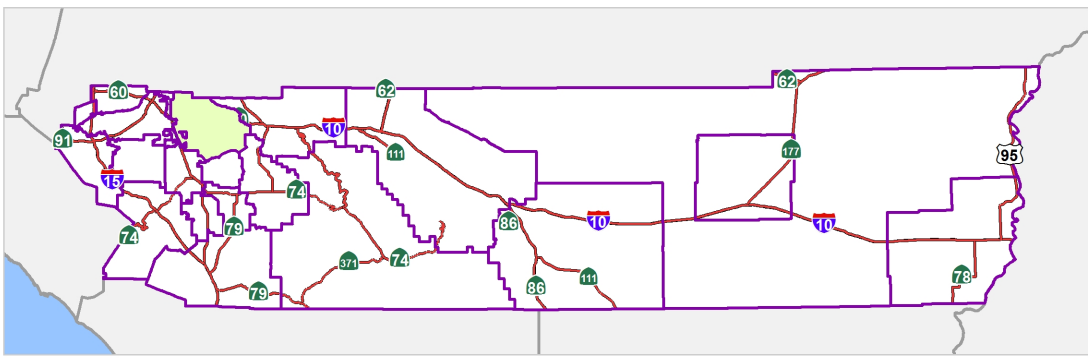
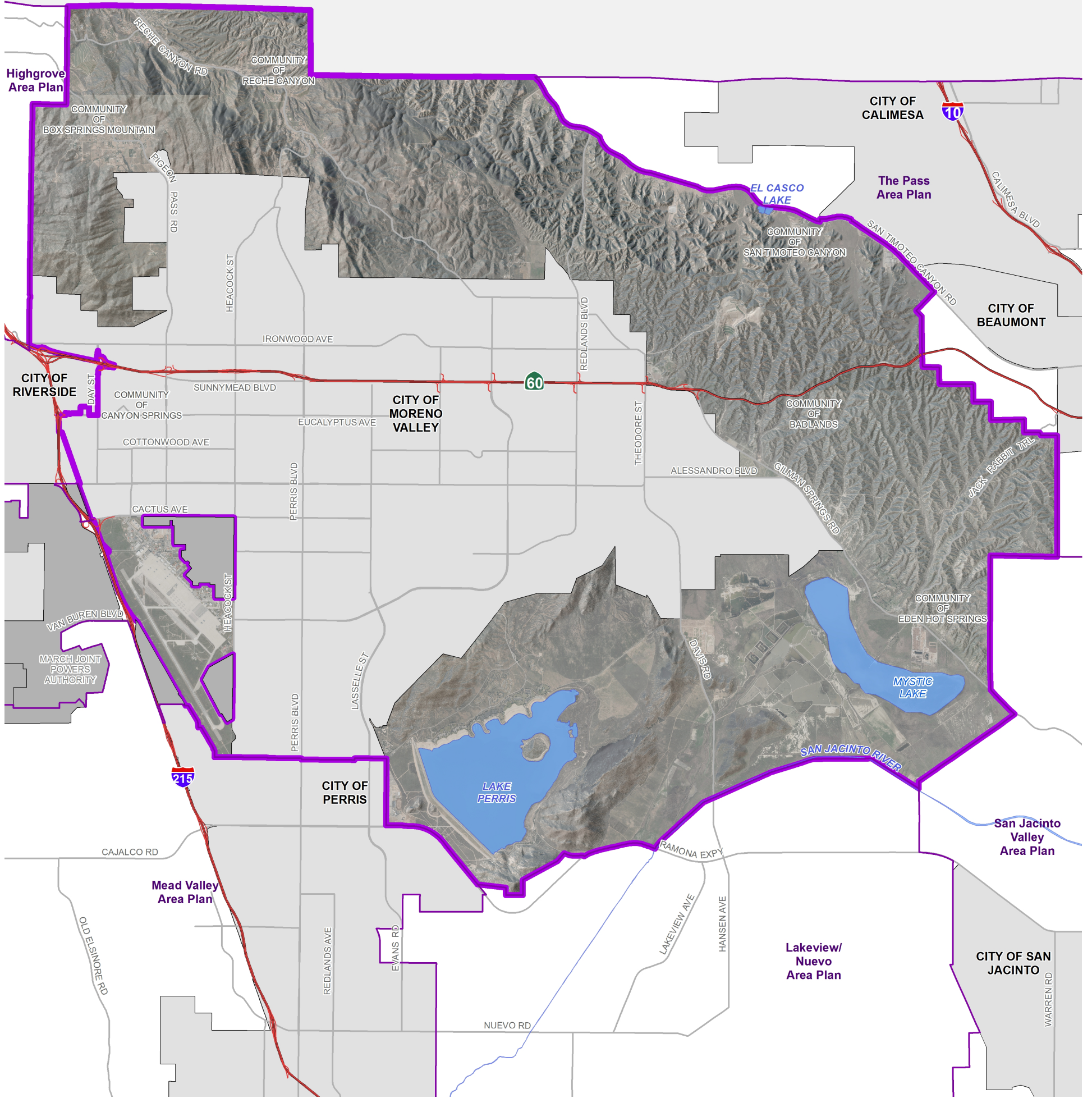


Figure 1

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Data Source: Riverside County






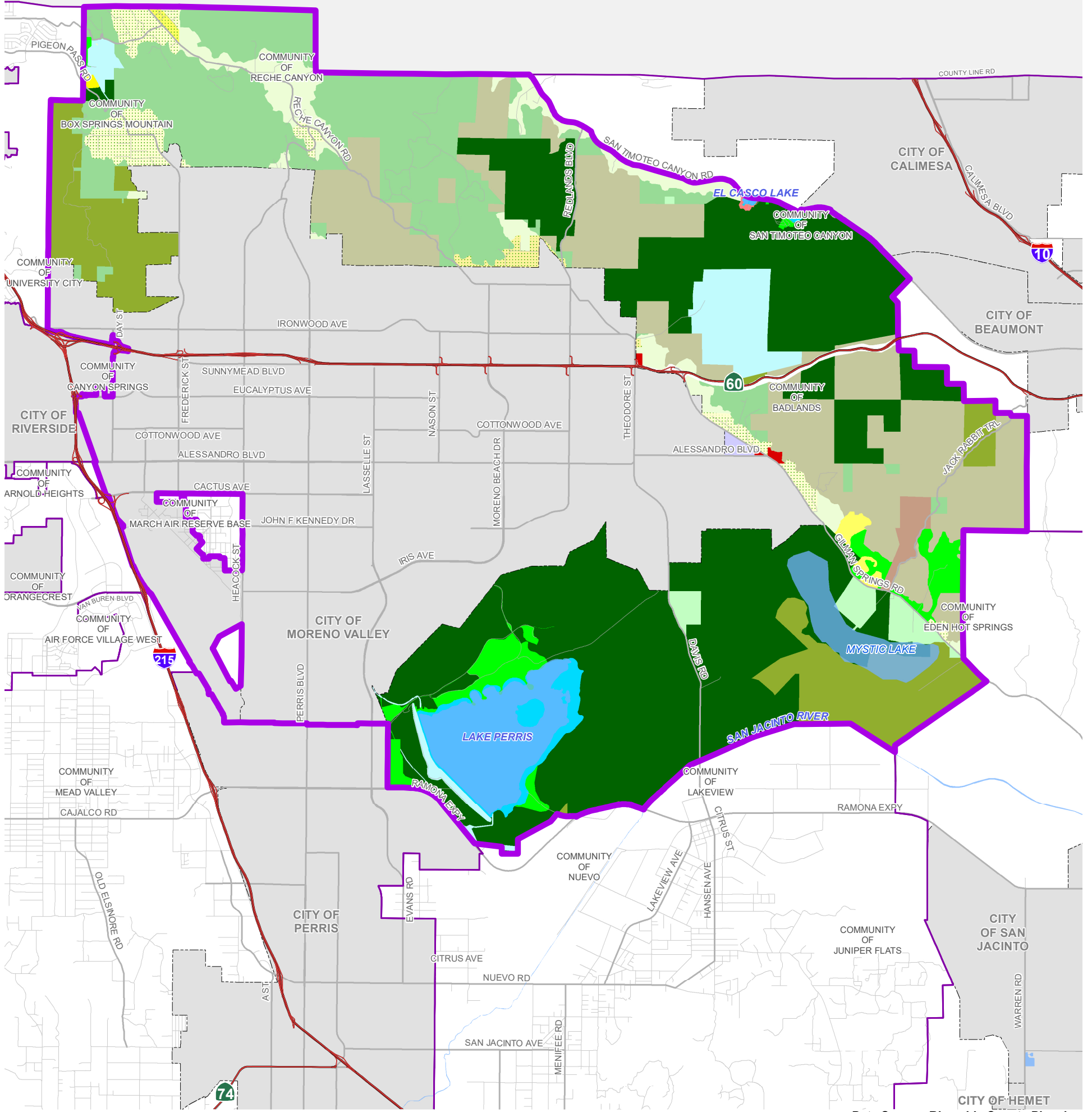
-  Highways
-  Area Plan Boundary
-  March Joint Powers Authority
-  City Boundary
-  Waterbodies

Figure 2

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SAN BERNARDINO COUNTY



Data Source: Riverside County Planning

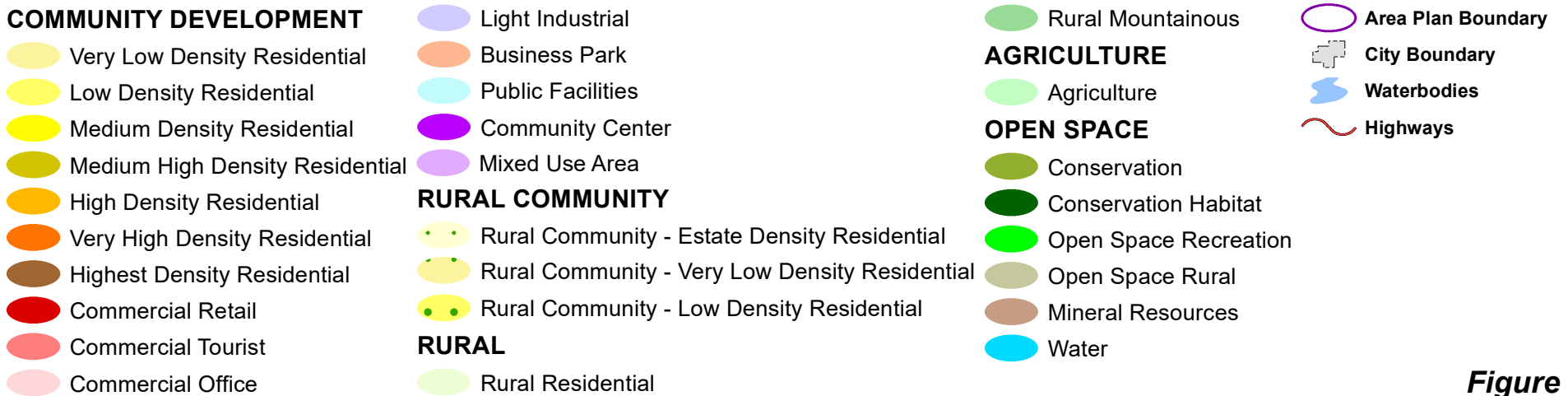


Figure 3

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Reche Canyon/Badlands Area Plan

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 Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Reche Canyon/Badlands 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 primary purpose of the Land Use Plan is to preserve the remote, rural nature of the Reche Canyon/Badlands area. Slope, habitat and other natural constraints severely limit opportunities to provide substantial areas for population or employment growth. Conservation of habitat, preservation of existing rural communities, and provision of areas for lower intensity residential and agricultural uses in keeping with the rural character of the planning area are the primary objectives of this Land Use Plan.

The Land Use Plan designates much of the land in the northern portion of the planning area as Rural Mountainous and Open Space Rural, in keeping with the mountainous character of the region. Very Low Density Residential and Estate Density Residential designations within the Rural Community Foundation Component are applied to areas adjacent to the City of Moreno Valley's northerly boundary. The Estate Density Residential designation is also applied along some major roadway corridors, including Gilman Springs Road, Reche Canyon Road, and Pigeon Pass Road. The Rural Residential designation is utilized along San Timoteo Canyon Road and outlying portions of Gilman Springs and Reche Canyon. Open space areas for the preservation of publicly owned habitat and park land are designated for the Lake Perris State Recreational Area, the San Jacinto Wildlife Reserve, the Norton Younglove Reserve, and the Box Springs Mountains Reserve. Areas designated for Agriculture uses are located adjacent to the San Jacinto Wildlife Reserve. The Riverside County Badlands Landfill facility and the closed Highgrove landfill are designated for Public Facility use. Additional areas have been designated for Open Space Mining, Open Space Recreation, and Commercial Tourist, primarily reflecting those corresponding existing uses.

“

The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.

”

-RCIP Vision

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

Table 1, continued

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Community Development	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	14 - 40 du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
Mixed-Use Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. 	

Table 1, continued

Overlays and Policy Areas

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

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

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)

Reche Canyon/Badlands Area Plan

Table 2: Statistical Summary of Reche Canyon/Badlands Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	624	31	89	31
<i>Agriculture Foundation Sub-Total:</i>	624	31	89	31
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,829	274	789	NA
Rural Mountainous (RM)	7,786	389	1,120	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	9,615	663	1,909	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,234	432	1,244	NA
Very Low Density Residential (RC-VLDR)	193	145	417	NA
Low Density Residential (RC-LDR)	59	88	253	NA
<i>Rural Community Foundation Sub-Total:</i>	1,486	665	1,914	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	4,535	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	17,360	NA	NA	NA
Open Space-Water (OS-W)	2,284	NA	NA	NA
Open Space-Recreation (OS-R)	1,327	NA	NA	199
Open Space-Rural (OS-RUR)	8,425	211	607	NA
Open Space-Mineral Resources (OS-MIN)	290	NA	NA	9
<i>Open Space Foundation Sub-Total:</i>	34,221	211	607	208
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	163	245	705	NA
Medium Density Residential (MDR)	68	240	691	NA
Medium-High Density Residential (MHDR)	0	0	0	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	16	NA	NA	237
Commercial Tourist (CT)	16	NA	NA	254
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	74	NA	NA	955
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	19	NA	NA	304
Public Facilities (PF)	3,574	NA	NA	3,574
Community Center (CC) ³	0	0	0	0
Mixed-Use Area (MUA)	0	0	0	0
<i>Community Development Foundation Sub-Total:</i>	3,930	485	1,396	5,324
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	49,876	2,055	5,915	5,563
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	32,994	---	---	---
Indian Lands	0	---	---	---
Freeways	249	---	---	---
<i>Other Lands Sub-Total:</i>	33,243			
TOTAL FOR ALL LANDS:	83,119	2,054	5,915	5,563

Table 2, continued

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 ⁵				
March Joint Air Reserve Base Influence Area	14,538	---	---	---
<i>Total Area Within Policy Areas:⁴</i>	<i>14,538</i>			
TOTAL AREA WITHIN SUPPLEMENTALS:⁵	14,538			

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 include GPA Nos. 917 and 803; 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
- * Table was updated to change Rural Residential to Estate Density Residential, to be consistent with GPA No. 1221 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. The location and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

One Policy Area is designated within the Reche Canyon/Badlands area. Policy Areas are important locales that have special significance. Its boundary is shown on Figure 4, Overlays and Policy Areas.

March Joint Air Reserve Base Influence Area

The former March Air Force Base is located immediately southwest of the Reche Canyon/Badlands area. This facility was established in 1918 and was in continual military use until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprised of the County of Riverside and the cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The JPA’s land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The boundary of the March Joint Air Reserve Base Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are three Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, March Joint Air Reserve Base Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use, 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 3, Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1, and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

Reche Canyon/Badlands Area Plan

Policy:

RCBAP 1.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 3, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

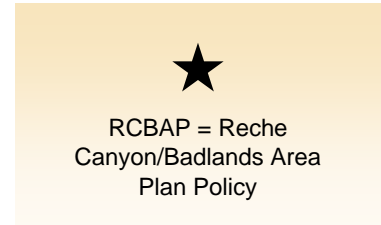


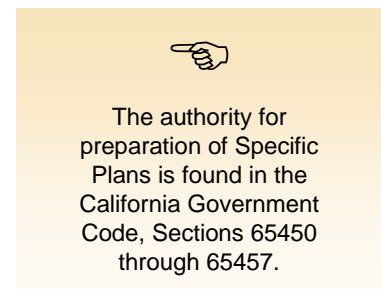
Table 3: Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base)^{1,2}

Safety Zone	Maximum Population Density	Land Use
Area I	No Residential ³	No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities. <ul style="list-style-type: none"> • Places of Assembly, such as churches, schools, and auditoriums. • Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores. • High Patronage Services, such as restaurants, theaters, banks, and bowling alleys. • Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels. • Communication Facilities for use by emergency response and public information activities. • Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.
Area II	Residential 2.5 acre minimum lots	
Area III	Not Applicable	

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 Except at densities less than 0.4 DU/acre within specified areas as designated by the Airport Land Use Commission.
 Source: Extracted from Riverside County Airport Land Use Plan

Specific Plans

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



Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. A portion of Specific Plan No. 323 (Spring Mountain Ranch) extends into the Reche Canyon/Badlands Area Plan. This specific plan is determined to be a Community Development Specific Plan.

Land Use

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

Local Land Use Policies

Equestrian Uses

The Reche Canyon/Badlands area contains a significant rural residential component, with many residents of the rural communities engaged in equestrian activities. Increased urban development in the form of improved transportation facilities may negatively impact equestrian uses within these rural communities.

Policy:

RCBAP 2.1 Ensure the provision and/or preservation of equestrian trails and related facilities in the Reche Canyon/Badlands area.

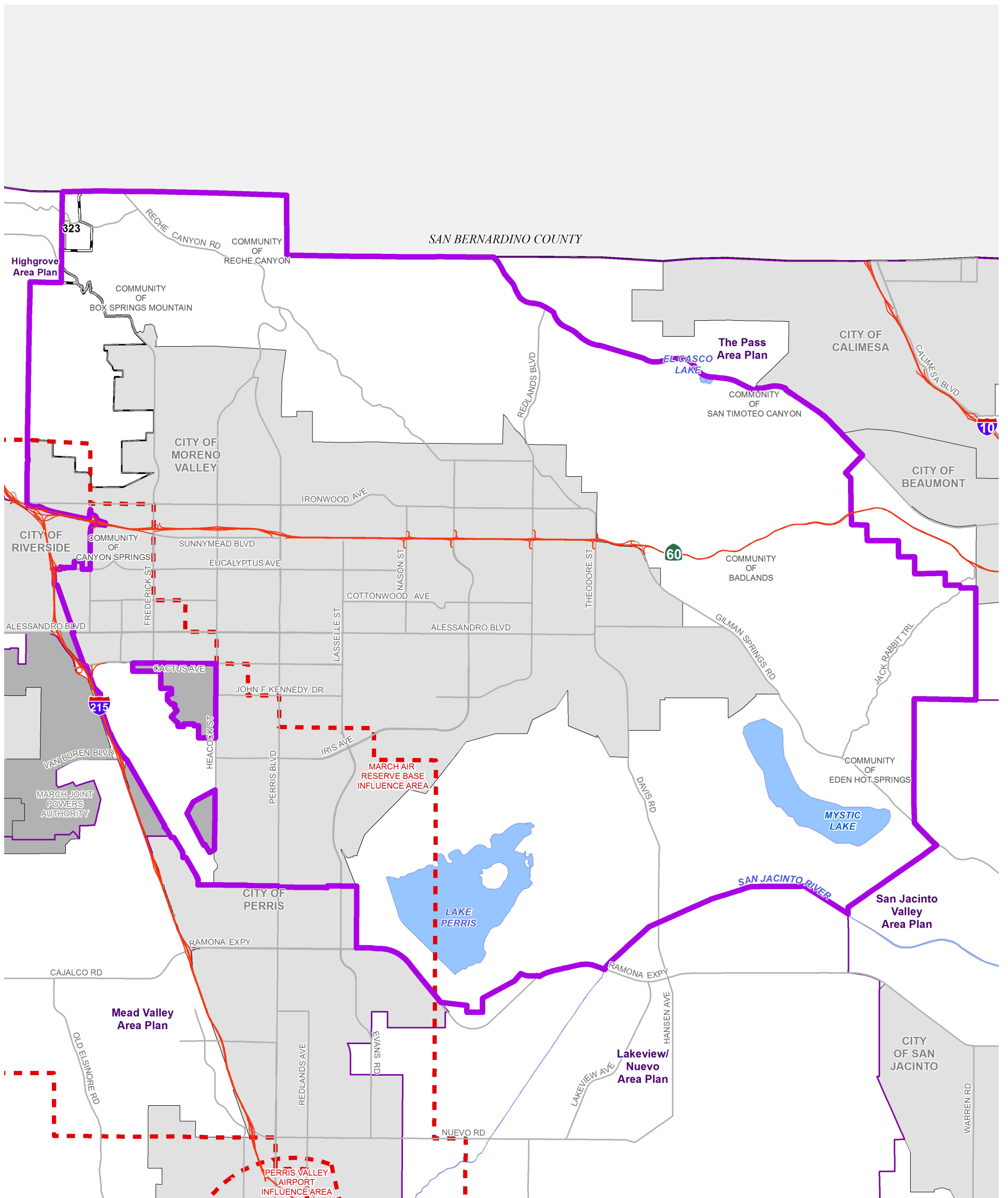
Agriculture

Agriculture has long been established in the Reche Canyon/Badlands area. This area plan, while limiting intense forms of urban development, also seeks to recognize existing and future agricultural activities as important and vital components to 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 Reche Canyon/Badlands 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:

RCBAP 3.1 Preserve the viability of agriculture in the region through adherence to policies found in the Agriculture Area Plan Designation section of the General Plan Land Use Element, and policies located in the Agricultural Resources section of the Multipurpose Open Space Element.

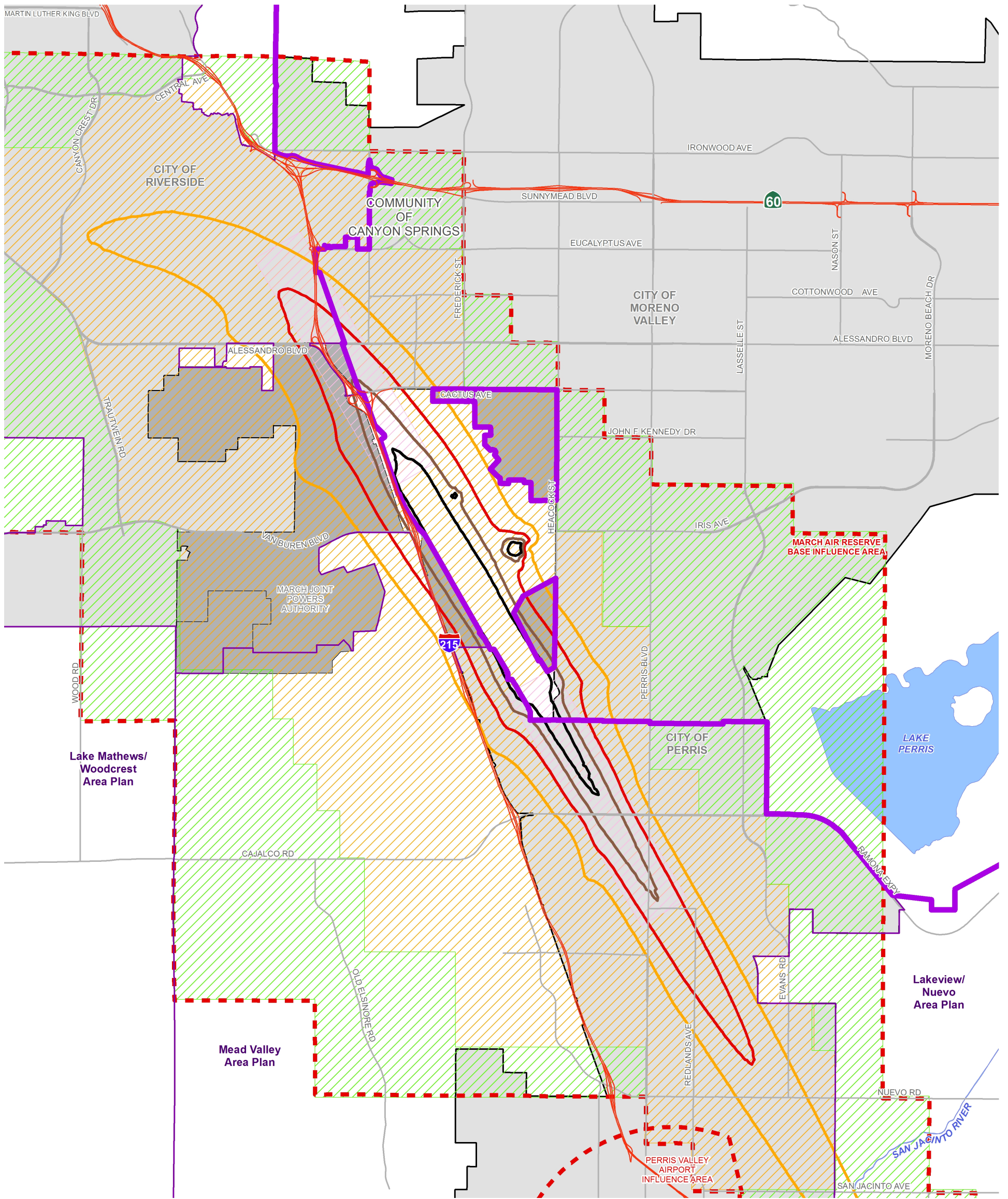


Data Source: Riverside County Planning

- ### Specific Plans
- Airport Influence Areas
- Highways
- Area Plan Boundary
- March Joint Powers Authority
- City Boundary
- Waterbodies

Figure 4

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Data Source: Riverside County ALUC (2010)

SAFETY ZONES

- 60 dB CNEL NOISE CONTOUR
- 65 dB CNEL NOISE CONTOUR
- 70 dB CNEL NOISE CONTOUR
- 75 dB CNEL NOISE CONTOUR
- Area 1
- Area 2
- Area 3
- Highways
- Area Plan Boundary
- Waterbodies
- March Joint Powers Authority
- City Boundary

Figure 5

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San Timoteo Canyon Schoolhouse

The San Timoteo Canyon Schoolhouse is located on a one-acre site off of San Timoteo Canyon Road along the northern edge of the planning area, between Fisherman’s Retreat and El Casco Lakes. Built in the late 1800s, the San Timoteo Canyon Schoolhouse is a one-room vernacular schoolhouse that is currently vacant and in disrepair. Plans are in place to restore the structure, though its ultimate use has not been determined. The Cahuilla Indian cemetery is located just south of the school location. The San Timoteo Canyon Schoolhouse and adjacent areas are an important cultural resource that should be preserved.

Policy:

RCBAP 4.1 Support the preservation of the San Timoteo Canyon Schoolhouse and its surrounding area.

Landfill Operations

The Riverside County Waste Management Badlands Landfill facility is located in the Badlands, adjacent to the Norton Younglove Reserve, and serves the north-central portion of Riverside County. With the Badlands area serving as an important regional habitat area and wildlife corridor, landfill expansion or intensification of use should be planned to minimize ecological effects.

Policies:

RCBAP 5.1 Maintain low intensity designations surrounding Riverside County Waste Management Badlands Landfill to avoid incompatibility with adjacent uses.

RCBAP 5.2 Minimize the impacts of landfill operations upon adjacent habitat areas through adherence to policies found in the Western Riverside County Multi-Species Habitat Conservation Plan.

Third and Fifth Supervisorial Districts Design Standards and Guidelines

In 2001, the County of Riverside prepared and adopted the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts. The guidelines have been adopted to advance several development goals, including promotion of high quality communities.

Policy:

RCBAP 6.1 Require development to adhere to standards detailed in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

City of Moreno Valley Sphere of Influence

This Area Plan includes properties within the sphere of influence of the City of Moreno Valley. Areas within this sphere of influence shall be subject to the following policies in addition to those policies that are applicable areawide:

Policies

- RCBAP 7.1 Sanitary sewer service shall be provided to any new lots smaller than one acre in gross area tentatively approved through tract map or parcel map applications following the adoption of this General Plan. If sewer service is not available, a one-acre minimum lot size shall be required.
- RCBAP 7.2 The County of Riverside shall work with representatives of the City of Moreno Valley to provide for the establishment of development standards comparable to those required by the City of Moreno Valley. Such development standards may include, but are not necessarily limited to, design standards, density, street widths, setbacks, landscaping (including reverse frontage landscaping), residential lot development (including subdivision design and grading), parking, and undergrounding of utilities.
- RCBAP 7.3 The County of Riverside shall implement standards to provide that new development occurring in unincorporated areas will pay its own way. The County of Riverside will establish programs that will be continuing obligations of the County of Riverside (utilizing Community Facilities Districts, County Service Areas, or other ongoing funding mechanisms subject to the requirements of Proposition 218) to provide for community parks, recreation programs, and libraries. The use of homeowners' associations will be limited to services or facilities serving only that specific group of property owners.
- RCBAP 7.4 Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Moreno Valley sphere of influence shall be forwarded to the City of Moreno Valley for review. If the development application requires zoning that would be inconsistent with the City of Moreno Valley's General Plan, a meeting shall be arranged among City of Moreno Valley staff, County of Riverside staff, and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/ requirements.

Mount Palomar Nighttime Lighting Requirements

The Mount Palomar Observatory, located just outside of the Southwest Area Plan planning area in San Diego County, requires unique nighttime lighting standards in order to allow the night sky to be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the observatory's view. Please see Figure 6, Mt. Palomar Nighttime Lighting Policy for areas that may be impacted by these standards.

Policy:

Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

- RCBAP 8.1 Adhere to the lighting requirements of County of Riverside ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

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

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

While the following section describes the circulation system as it relates to the Reche Canyon/Badlands area, 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 Reche Canyon/Badlands area is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Reche Canyon/Badlands Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

“

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

”

- RCIP Vision



Look to the General Plan Circulation Element for Roadway Widths and Capacities.

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for Reche Canyon/Badlands is shown on Figure 7, Circulation. The vehicular circulation system in the Reche Canyon/Badlands area is anchored by State Route 60, Gilman Springs Road, Reche Canyon Road, San Timoteo Canyon Road, and Redlands Boulevard. Though urban uses are scant throughout this area, several secondary arterial and collector roads branch off from these major roadways and serve local uses.

Policies:

- RCBAP 9.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.
- RCBAP 9.2 Maintain Riverside County’s roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

Recreational Trails

Multi-purpose trails for hikers, bicyclists, equestrian enthusiasts, and other casual users can serve both as a means of recreation and leisure and as an alternate mode of transportation. The rural nature of the Reche Canyon/Badlands area along with its tremendous scenic qualities make trails a particularly attractive recreational amenity. The location and distribution of Area Plan and Regional Trails can be found in Figure 8, Trails and Bikeway System.

Policy:

- RCBAP 10.1 Develop a system of local trails that enhances recreational opportunities and connects with the Riverside County regional trails system.
- RCBAP 10.2 Ensure connectivity between local trails and the adjacent San Bernardino County trails system.

Scenic Highways

The Scenic Highways program adds to the pleasure of the traveling public. The fact is, most of us experience the remarkable environmental setting of Riverside County through the windows of an automobile. Moreover, scenic highways play an important role in encouraging the growth of recreation and tourism – both important aspects of the Reche Canyon/Badlands economy. Scenic Highways designations recognize this value and place restrictions on adjacent development to help protect these resources for future generations.

The Reche Canyon/Badlands area contains a number of County-Designated or County-Eligible scenic roadways, including San Timoteo Canyon Road, Redlands Boulevard, Gilman Springs Road, and SR-60. With the presence of dramatic and defining natural features such as the Badlands, Box Springs Mountains and the San Jacinto Wildlife Reserve, it is important to maintain the quality of views along those scenic corridors. The location of scenic highways can be found in Figure 9, Scenic Highways.

Policy:

- RCBAP 11.1 Protect the scenic highways in the Reche Canyon/Badlands area from change that would diminish the aesthetic value of adjacent properties through policies in the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

★

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.”

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

Reche Canyon/Badlands Area Plan

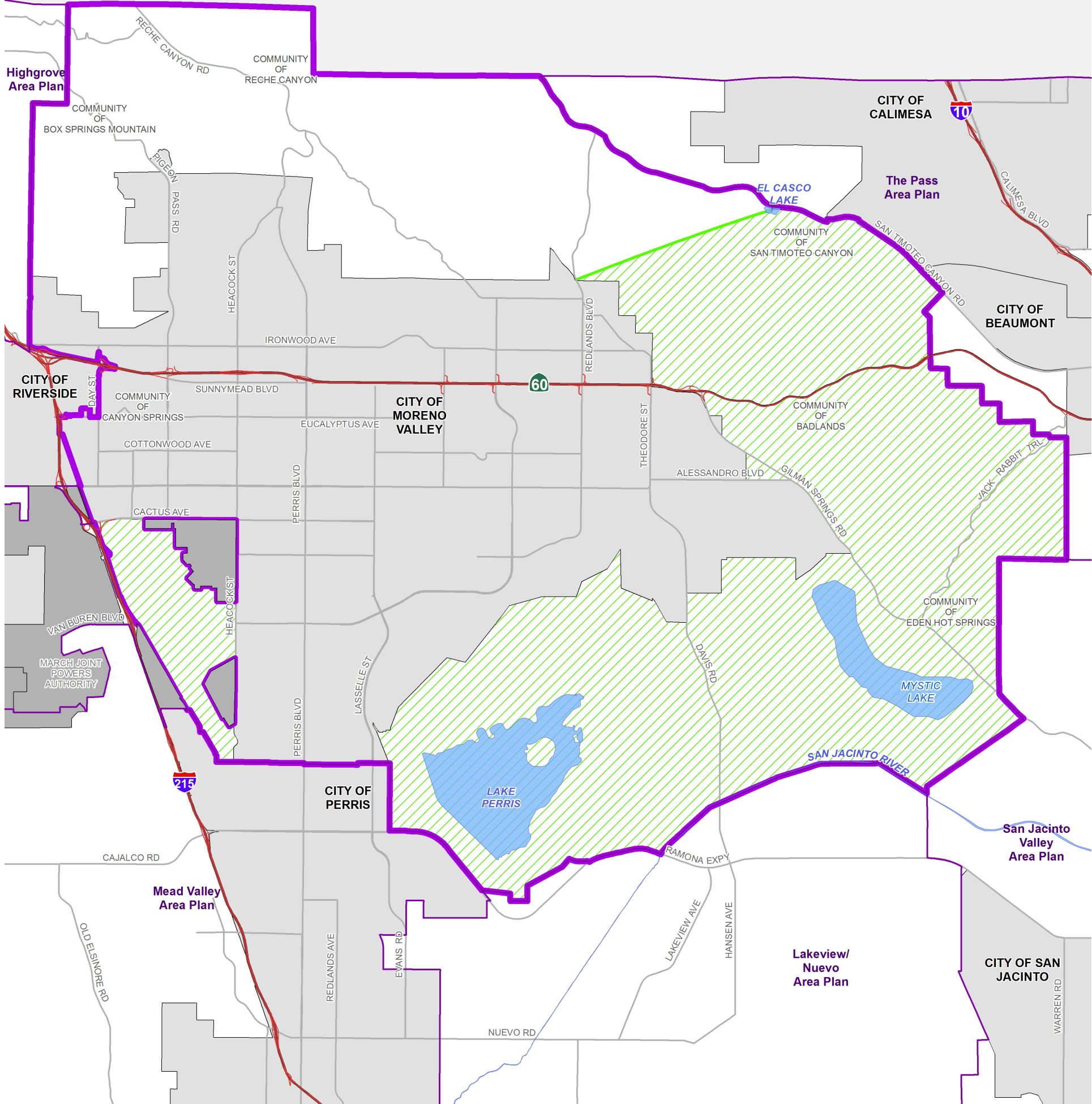
priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor and Riverside – Orange County Corridor.

The Moreno Valley to San Bernardino CETAP Corridor Alternative passes through the northwestern portion of the Reche Canyon/Badlands area, extending northerly from its junction with SR-60, across Reche Canyon Road and into San Bernardino County. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes, and is conceptually depicted on Figure 7.

Policy:

RCBAP 12.1 Accommodate the Moreno Valley to San Bernardino CETAP Corridor Alternative in accordance with the Scenic Corridors, Local Agency and Property Owner Coordination sections of the General Plan Circulation Element.

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Data Source: Riverside County (2010)







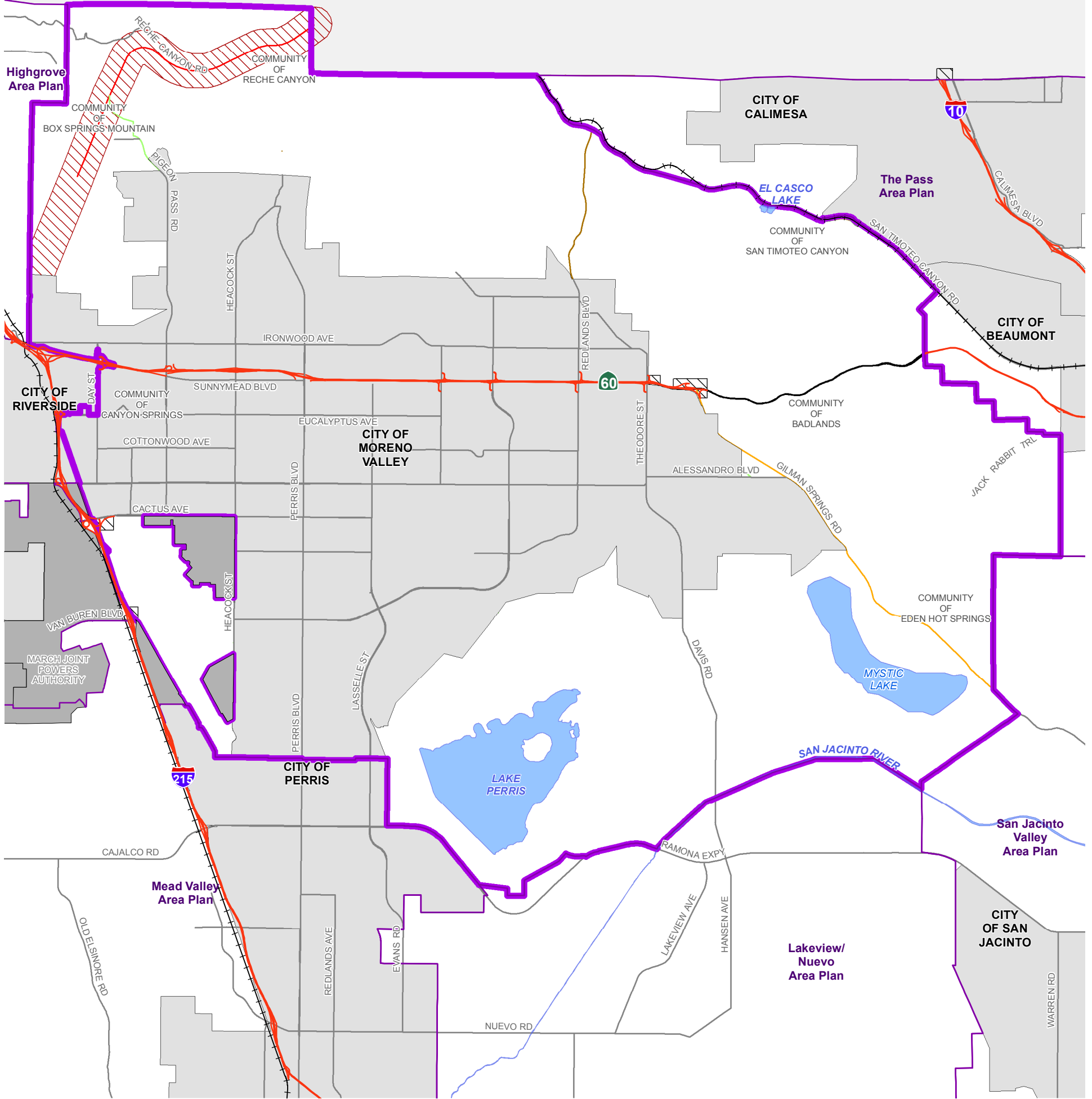
-  Zone B
-  Highways
-  Area Plan Boundary
-  March Joint Powers Authority
-  City Boundary
-  Waterbodies

Figure 6

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SAN BERNARDINO COUNTY



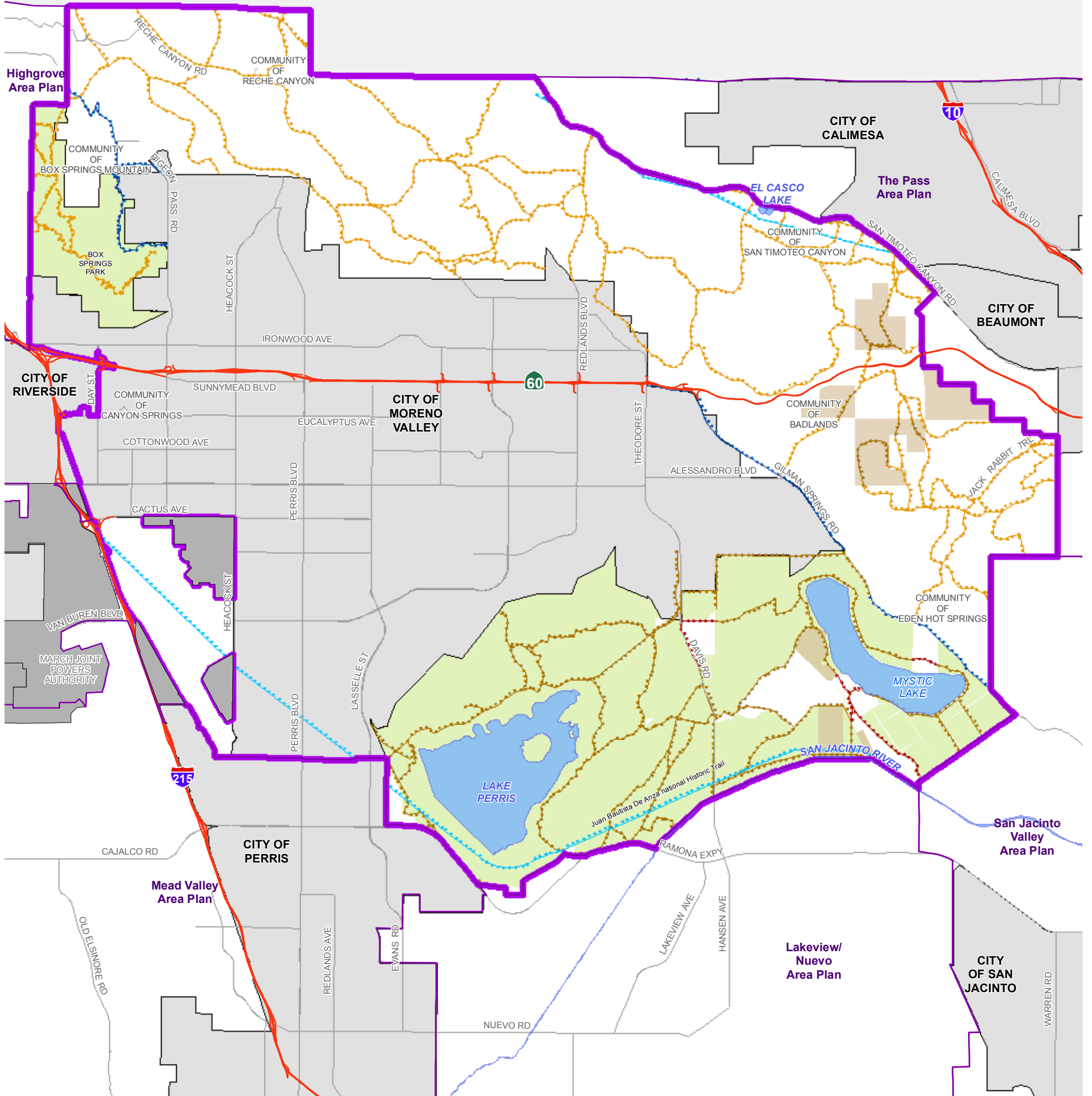
Data Source: Riverside County Transportation

- | | | |
|------------------------------|--|------------------------------|
| Freeway | Rail | Highways |
| Expressway (220' ROW) | Moreno Valley to San Bernardino Corridor | Area Plan Boundary |
| Arterial (128' ROW) | Cajalco Romona Corridor | March Joint Powers Authority |
| Mountain Arterial (110' ROW) | Existing Interchange | City Boundary |
| Secondary (100' ROW) | | Waterbodies |

Figure 7

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Data Source: Riverside County Parks

- Regional Trail: Urban/Suburban
- Community Trail
- Regional Trail: Open Space
- Historic Trail (Juan Bautista De Anza National Historic Trail, Bradshaw Trail)
- Non-County Land (Public and Quasi-Public Lands)
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands
- Highways
- Area Plan Boundary
- March Joint Powers Authority
- City Boundary
- Waterbodies

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

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

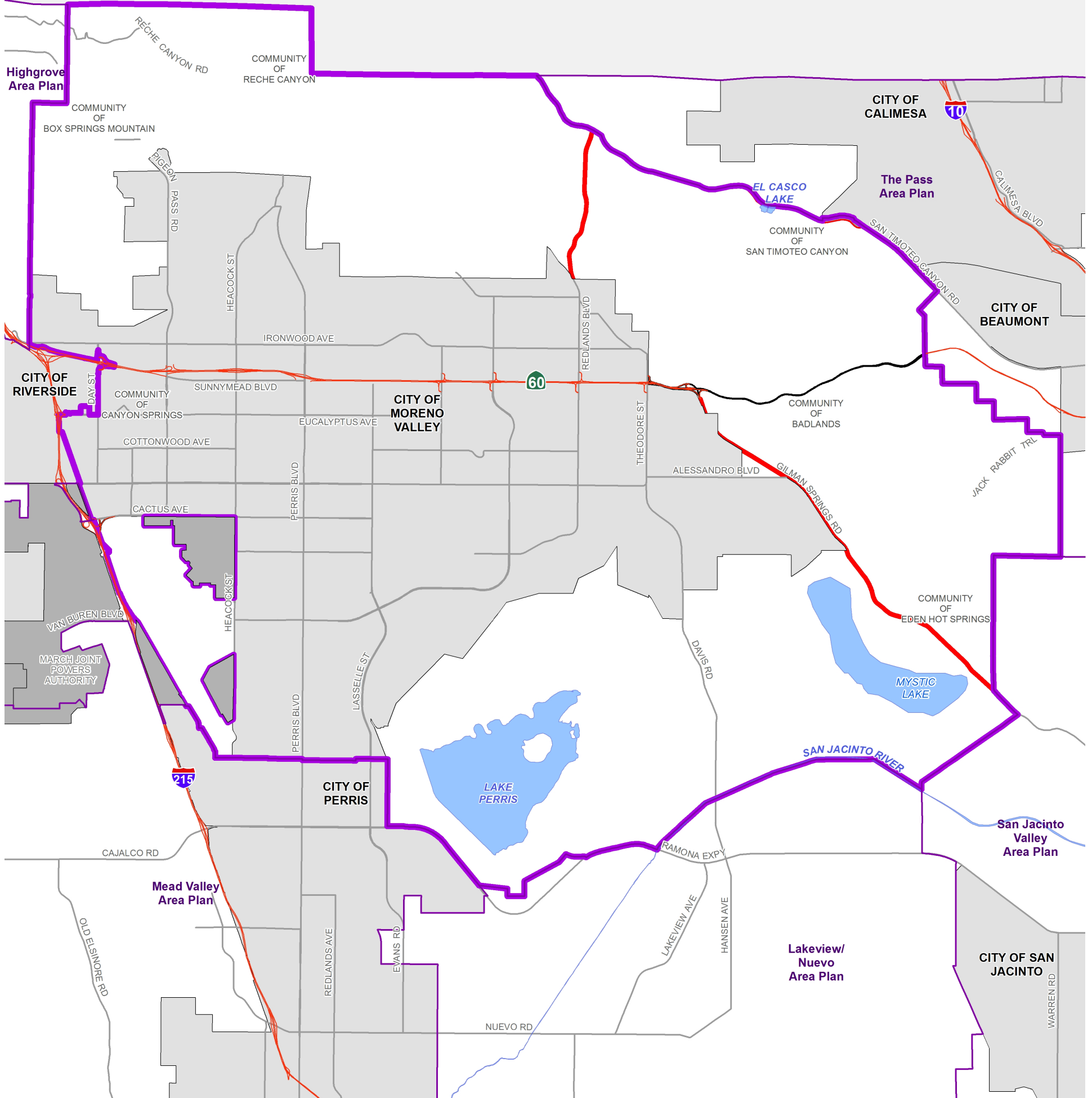
Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside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

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SAN BERNARDINO COUNTY



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








-  County Eligible
-  Not Designated
-  Highways
-  Area Plan Boundary
-  March Joint Powers Authority
-  City Boundary
-  Waterbodies

Figure 9

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Multipurpose Open Space

The Reche Canyon/Badlands open spaces perform a multitude of functions, hence the label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Reche Canyon/Badlands natural open space resources are quite extensive. Each resource requires thoughtful preservation and, in some cases, restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Reche Canyon/Badlands Area Plan. Preserving the scenic background and natural resources of this special area 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.

The appeal of the Reche Canyon/Badlands area lies in its dramatic and expansive natural setting. The Reche Canyon/Badlands area contains a unique open space network that encompasses a diverse variety of habitats, including riparian corridors, vernal pools, grasslands, foothills and mountains, wetlands and agricultural fields. These open space areas provide visual relief, serve as habitat for plants and animals, provide recreational opportunities, and otherwise establish the area's unique character. Open space areas also are important in protecting citizens from natural hazards.

Due in part to its location within the growing Inland Empire, the Reche Canyon/Badlands area continues to experience growth and development pressures threatening the very setting that makes this such a unique region. Establishing a balance between preserving open space areas and accommodating additional population needs is essential to maintaining the open space and rural character of the area.

Policy:

RCBAP 13.1 Protect visual and biological resources in the Reche Canyon/Badlands area through adherence to General Plan policies found in the Multipurpose Open Space Element.

Local Open Space Policies

Floodplains and Watercourses

Reche Canyon Creek and San Timoteo Canyon Creek serve as the major drainage features for the northern portion of the planning area. The San Jacinto River and Mystic Lake accommodate drainage patterns in the region's southern portion. Due to the area's mountainous terrain, there are several major drainage courses throughout the planning area. These and smaller perennial streams create a system of ever-changing channels within the Reche Canyon/Badlands area, which gradually change its physical appearance.

“

The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.

”

- RCIP Vision



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



Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, natural or channelized.

Policy:

RCBAP 14.1 Protect the watercourse and floodplain areas, and provide recreational opportunities and flood protection through adherence to policies in the Open Space, Habitat and Natural Resources Preservation section of the General Plan Land Use Element, and the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

Mining Operations

The Reche Canyon/Badlands Land Use Plan designates the current Valley Rock & Sand Company mining operations on Jack Rabbit Road as Open Space-Mineral Resources. Mining operations are expected to continue through the 20-year planning horizon of this area plan.

Policy:

RCBAP 15.1 Limit the future conversion of mining operations to uses that are compatible with the surrounding area.

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.

MSHCP Program Description



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

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

Reche Canyon/Badlands Area Plan

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:

- RCBAP 16.1 Conserve habitat that captures the diversity of the Riverside Lowlands bioregion within the Reche Canyon/Badlands area. The Reche Canyon/Badlands region includes substantial areas of remaining natural habitat within the Riverside Lowlands, including a portion of the San Jacinto River, the Badlands, Reche Canyon area, and the Mystic Lake/San Jacinto Wildlife Area.
- RCBAP 16.2 Conserve existing habitat values in the Reche Canyon/Badlands portion of the San Jacinto River with a focus on conservation of flood plain areas supporting Traver-Domino-Willows soils. Conservation should focus on maintaining habitat for sensitive plant species and maintaining and enhancing linkage values along this portion of the San Jacinto River between the San Jacinto and Santa Ana Mountains.
- RCBAP 16.3 Conserve existing vernal pool complexes associated with the San Jacinto River flood plain, in the Mystic Lake/San Jacinto Wildlife Area. Conservation should focus on vernal pool surface area and supporting watersheds.
- RCBAP 16.4 Conserve existing, intact upland habitat blocks between Sycamore Canyon Park area, Box Springs Mountain Reserve, and San Bernardino County to the north, focusing on sage scrub, grassland, and chaparral habitat.
- RCBAP 16.5 Provide for a connection of intact habitat between San Jacinto Wildlife Area/Mystic Lake and adjacent Badlands area to the north.
- RCBAP 16.6 Provide for connection of intact habitat between the Badlands and San Bernardino National Forest to the south.
- RCBAP 16.7 Conserve high quality sage scrub and chamise chaparral in order to protect core population of Bell's sage sparrow in Badlands area.
- RCBAP 16.8 Conserve San Jacinto Valley crownscale, vernal barley, Davidson's saltbush, Coulter's goldfields, and spreading navarretia. Conservation should focus on the Traver-Domino-Willows soil series



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

loggerhead shrike
least Bell's vireo
cactus wren
peregrine falcon
mountain plover
thread-leaved brodiaea
bobcat
Stephen's kangaroo rat
granite spiny lizard
orange-throated whiptail
California gnatcatcher
Bell's sage sparrow
arroyo toad
smooth tarplant
San Jacinto Valley crownscale
Coulter's goldfields
Wright's trichocoronis
Davidson's saltscale
spreading navarretia
California Orcutt grass

occurring in the San Jacinto River flood plain. Key populations of these three species are known to exist within this section of the San Jacinto River.

- RCBAP 16.9 Conserve vernal pool complexes supporting thread-leaved brodiaea and California Orcutt grass known to exist within the Reche Canyon/Badlands Area Plan.
- RCBAP 16.10 Conserve alluvial scrub and alkali vernal plain habitat supporting a key population of smooth tarplant, Wright’s trichocoronis, and little mousetail within this section of the San Jacinto River system.
- RCBAP 16.11 Conserve sandy-granitic soils within chaparral and coastal sage scrub habitats capable of supporting Payson’s jewelflower and prostrate spineflower known to exist within the Reche Canyon/Badlands area.
- RCBAP 16.12 Conserve existing populations of the California gnatcatcher in the Reche Canyon/Badlands area.
- RCBAP 16.13 Provide for and maintain a continuous habitat corridor linkage along the San Jacinto River.
- RCBAP 16.14 Protect sensitive biological resources in the RCBAP 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.

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 Reche Canyon/Badlands area may 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 Reche Canyon/Badlands area at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The Riverside County General Plan Safety Element provides general policy direction dealing with natural hazards throughout Riverside County. The following policies provide additional direction for relevant issues specific to the Reche Canyon/Badlands area.

Local Hazard Policies

Flooding

The Reche Canyon/Badlands area contains three 100-year flood zones, as identified in Figure 10, Flood Hazard Zone. These zones include Reche Canyon Creek, San Timoteo Creek, and the San Jacinto River.

Policies:

- RCBAP 17.1 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- RCBAP 17.2 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.



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

Wildland Fire Hazard

Due to the rugged and vegetated nature of the Badlands and Box Springs Mountains regions, much of the Reche Canyon/Badlands area is subject to a high risk of wildland fires. 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.



Fire Fact:

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

Policy:

- RCBAP 18.1 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/Liquefaction

The Reche Canyon/Badlands area is traversed by several active and potentially active fault zones, and has experienced several earthquakes of moderate magnitude since records have been kept. The primary seismic hazards which result are ground-shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground-shaking with existing soil and bedrock conditions, and include liquefaction, settlement, and landslides.



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.

Policy:

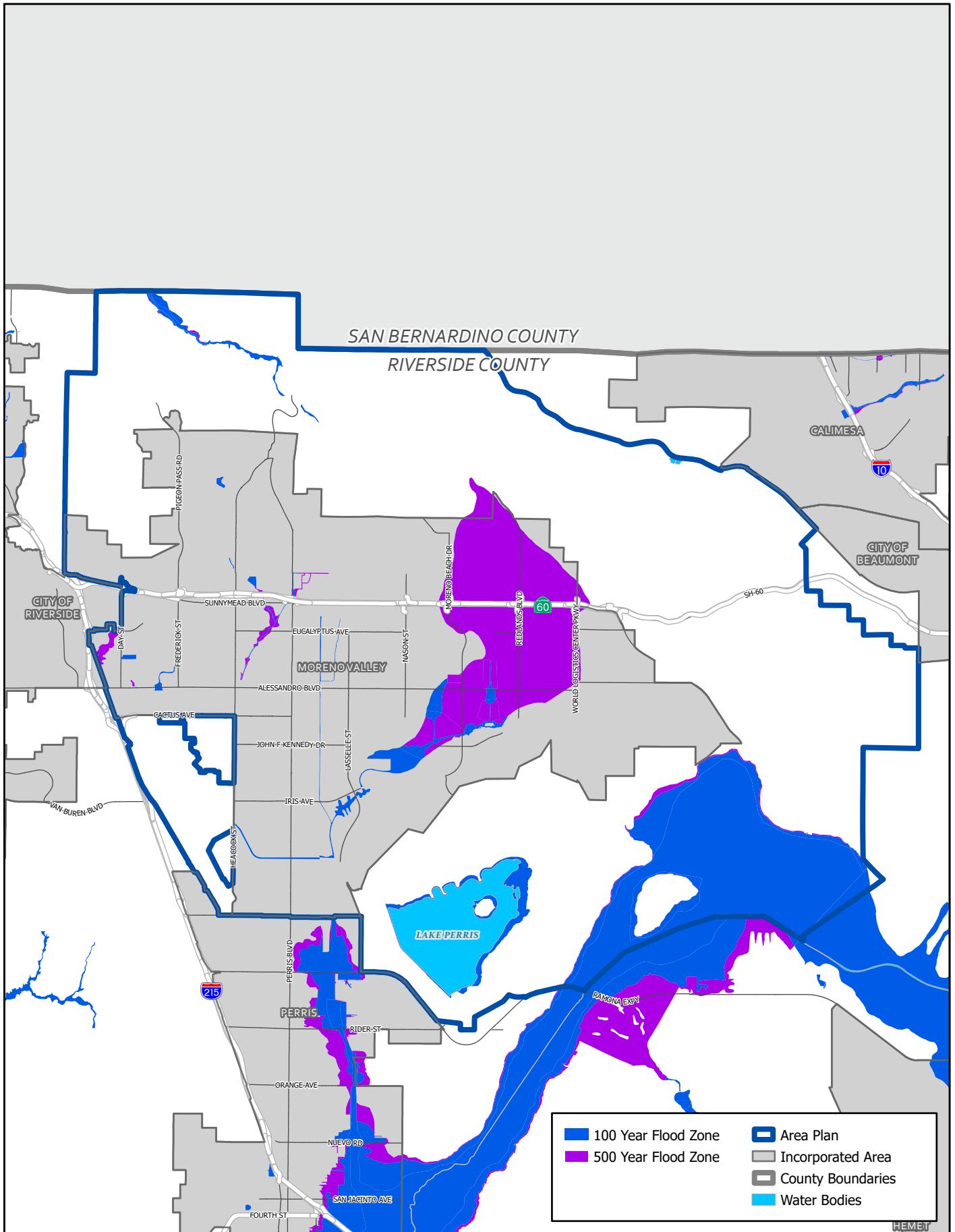
RCBAP 19.1 Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Slope

The large extent of mountainous terrain making up the Reche Canyon/Badlands area raises a number of land use and safety concerns regarding slope, including drainage, erosion, fire, and vehicular access. Though the presence of large areas of significant slope severely limits the amount of developable land in the area, development on hillsides (even at rural densities) can lead to increased risk and damage from erosion and slope failures. The probability of landslides and mud slides can be affected by hillside development and associated site designs, grading and landscaping techniques, particularly in areas inherently prone to such slope failures. Development of hillside areas can also impact the extraordinary scenic values of the Badlands and Box Springs Mountains areas.

Policy:

RCBAP 20.1 Protect life and property through adherence to the Hillside Development and Slope policies of the Land Use Element, the policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element and the Slope and Soil Instability Hazards policies of the General Plan Safety Element.



3/2/2022

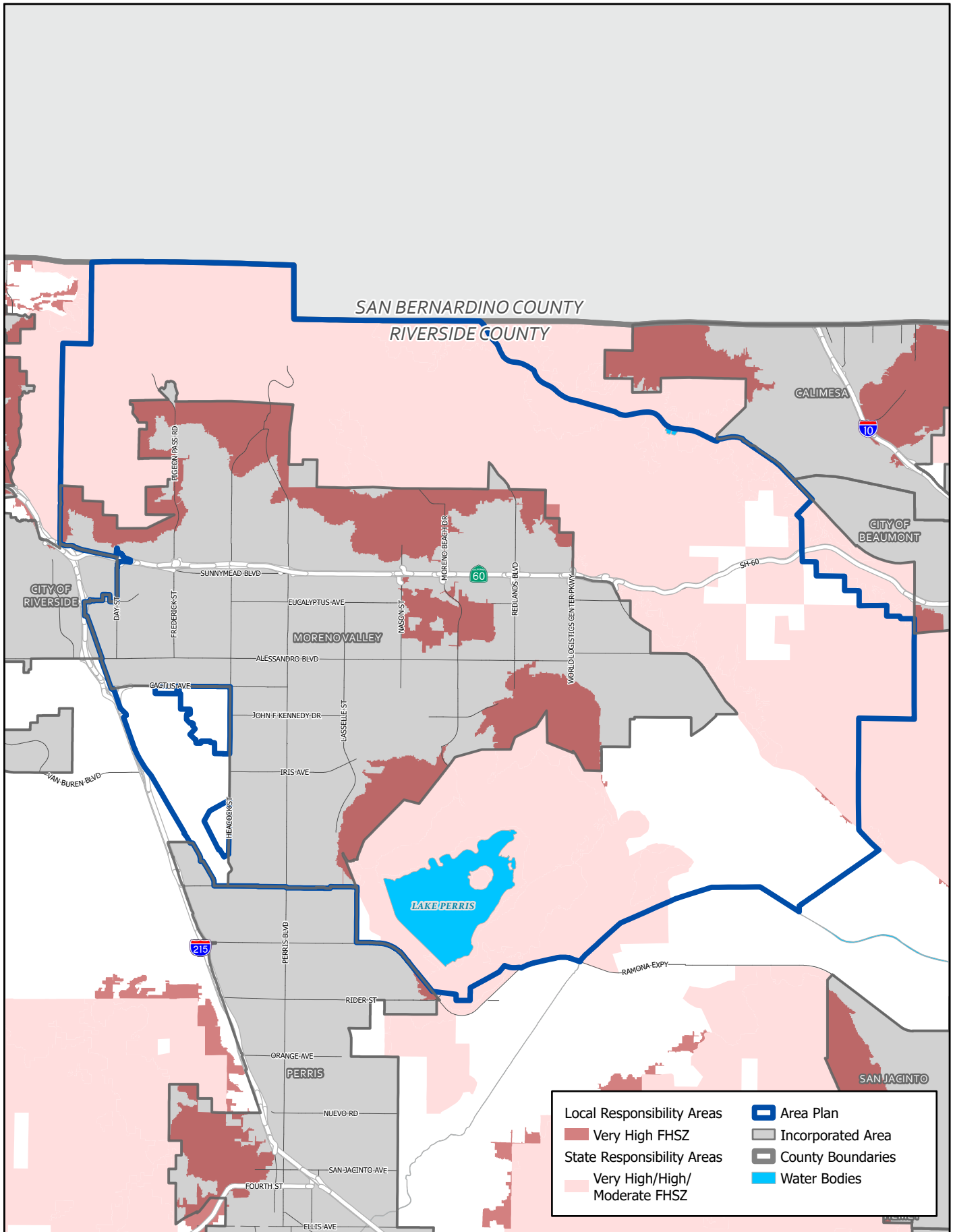


Source: ESRI, Riverside County, FEMA

Reche Canyon/Badlands Area Plan Special Flood Hazard Areas Map

Figure 10

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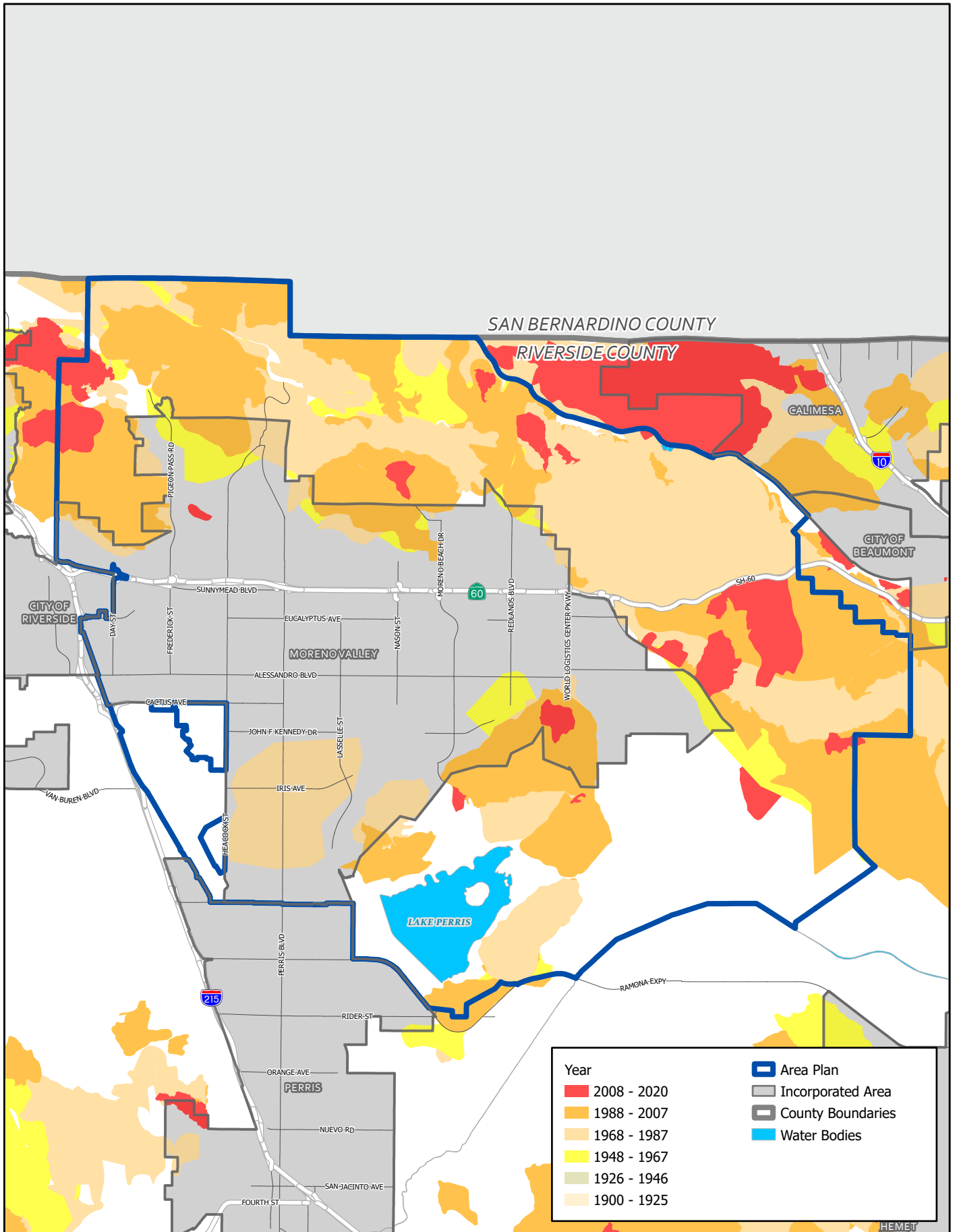


Source: ESRI, Riverside County, FRAP

Reche Canyon/Badlands Area Plan Wildfire Susceptibility Map

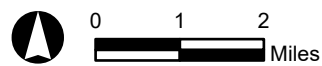
Figure 11

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Year	Area Plan
2008 - 2020	Incorporated Area
1988 - 2007	County Boundaries
1968 - 1987	Water Bodies
1948 - 1967	
1926 - 1946	
1900 - 1925	

3/3/2022

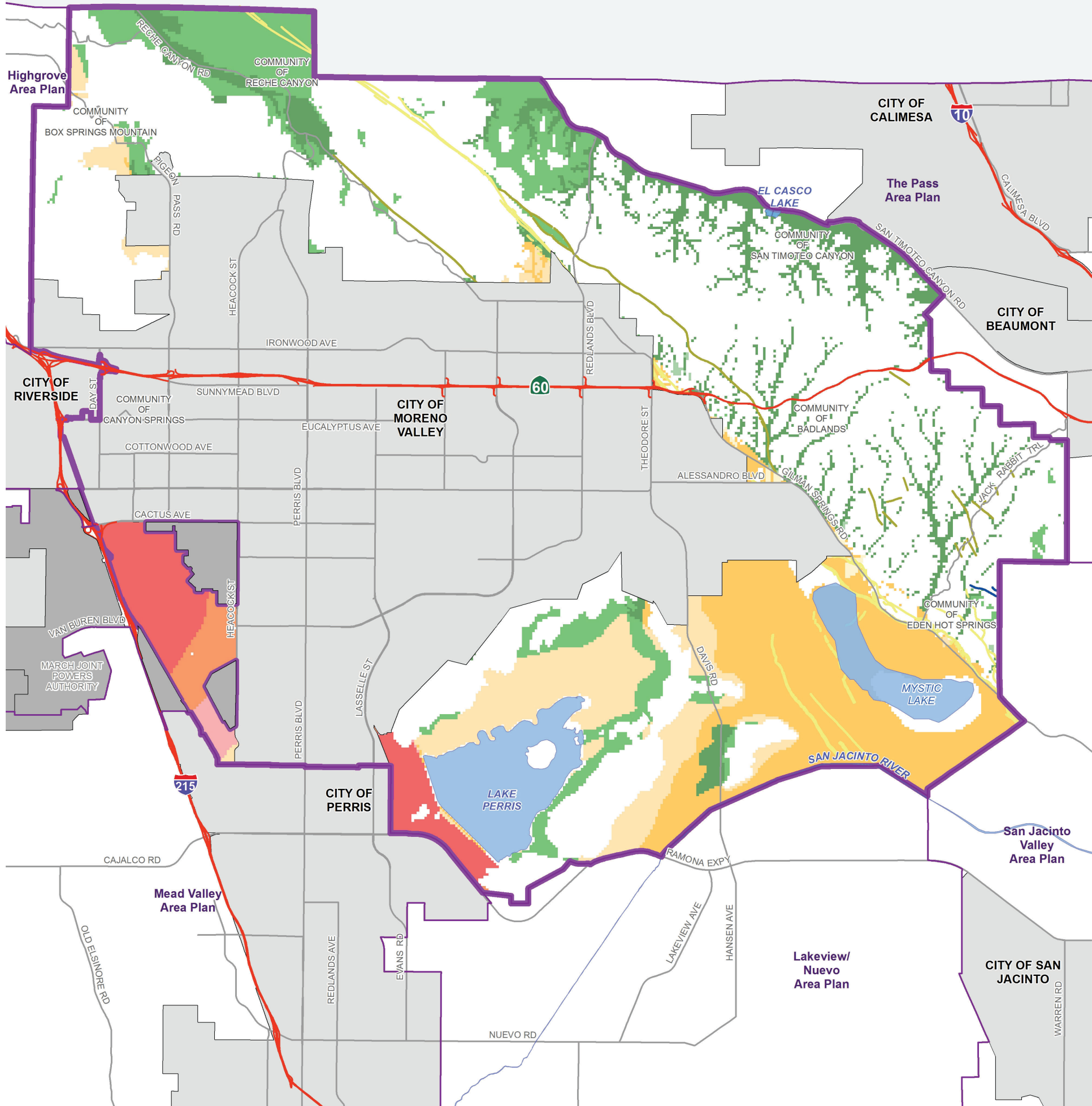


Reche Canyon/Badlands Area Plan Historic Wildfire Areas

Source: ESRI, Riverside County, FRAP

Figure 12

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

Faults Activity

- Holocene
- Late Quaternary
- Quaternary

Liquefaction Susceptibility

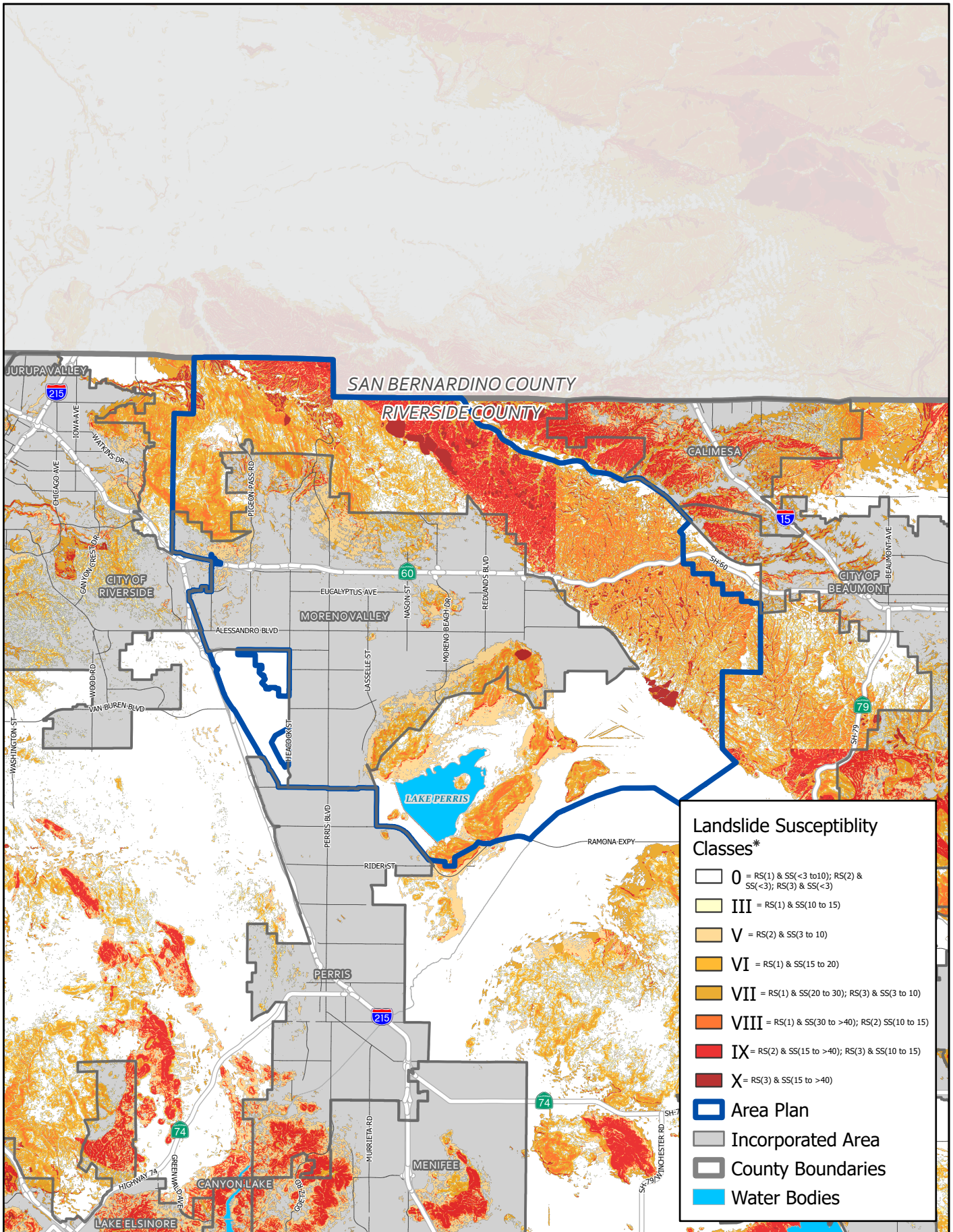
Shallow Groundwater Susceptible Sediments	Deep Groundwater Susceptible Sediments	No Groundwater Data Susceptible Sediments
High	Moderate	Moderate
Moderate	Low	Low
Low	Very Low	Very Low

- Highways
- Area Plan Boundary
- March Joint Powers Authority
- City Boundary
- Waterbodies

Figure 13

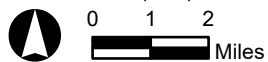
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*The landslide susceptibility matrix based on rock strength (RS) and slope steepness (SS) in degrees.

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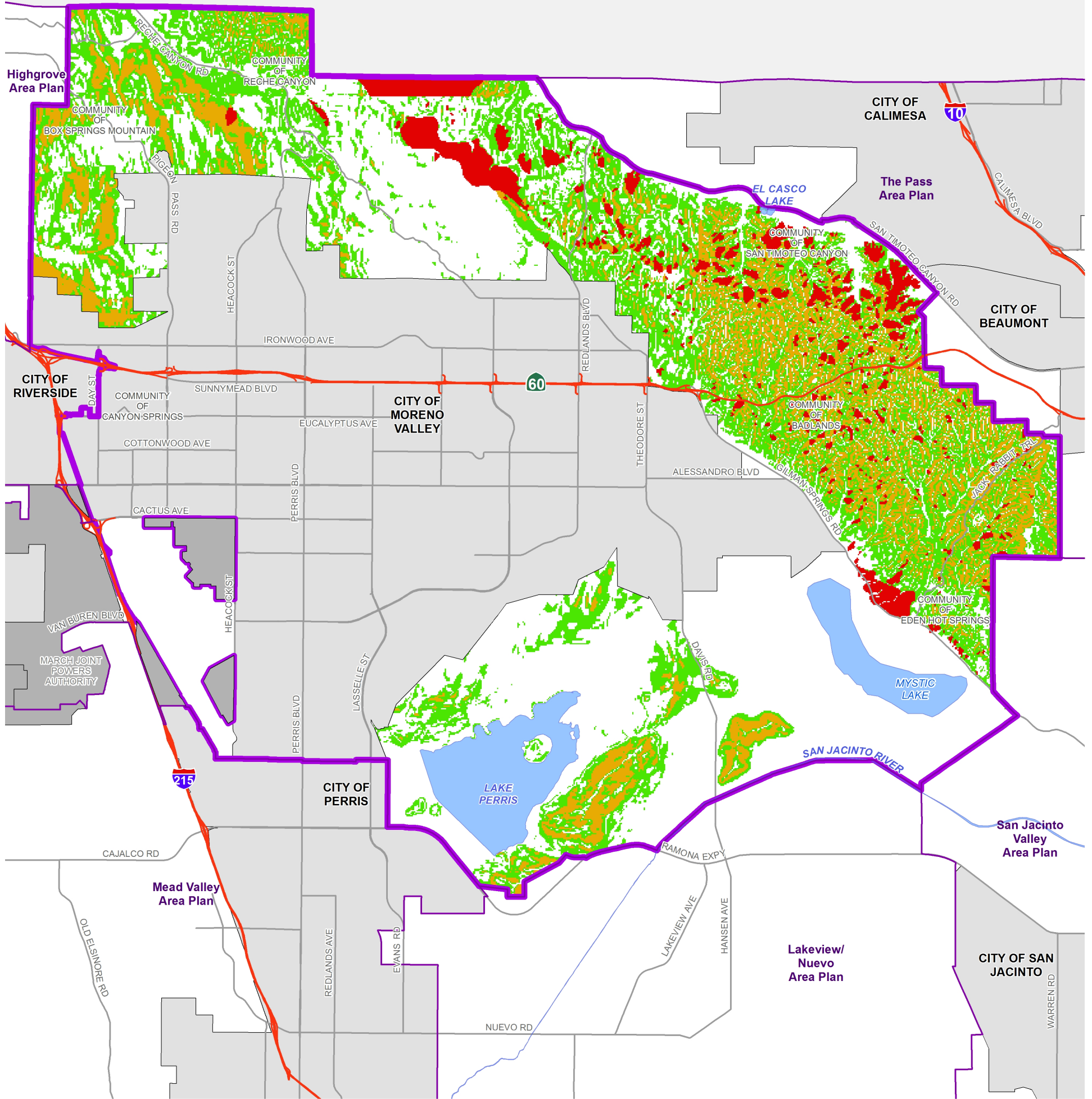


Reche Canyon/Badlands Area Plan Steep Slope Map

Source: ESRI, Riverside County, DOC/CGS

Figure 15

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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
- March Joint Powers Authority
- City Boundary
- Waterbodies

Figure 14

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