Multipurpose Open Space Element

Draft General Plan Amendment No. 1153

TABLE OF CONTENTS
Chapter 5: Multipurpose Open Space Element

LIST OF FIGURES

LIST OF TABLES

Chapter 5
Multipurpose Open Space Element

Introduction

Multipurpose Open Space Conceptual Framework

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

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

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

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

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

Setting

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

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

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

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

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

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

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

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

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

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

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

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

Conservation

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

Renewable Resources

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

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

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

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

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

Water Resources

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

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

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

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

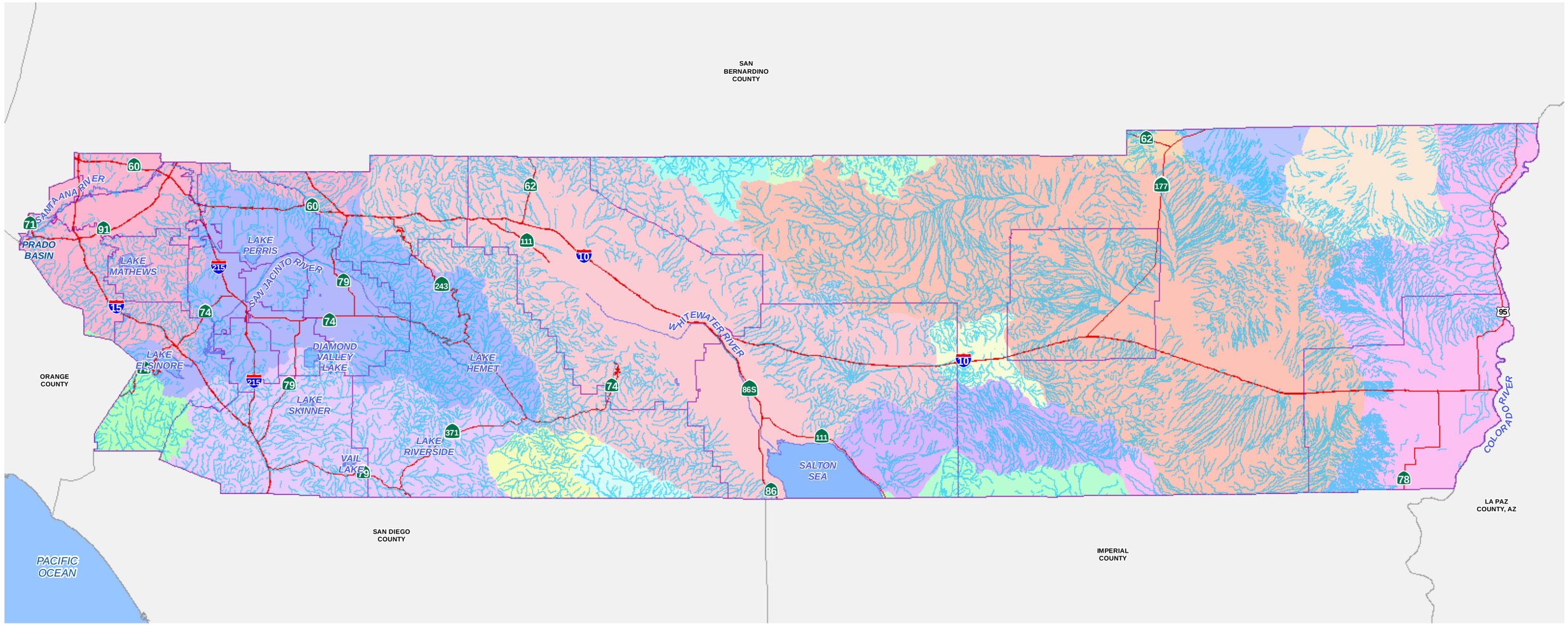
In 2004, the Board of Supervisors and the Riverside City Council appointed a joint County-City Arroyo-Watershed Advisory Committee (CCAC) to study the impacts of development and other human activities on the arroyos and watersheds that overlap the county and the city, and make recommendations for policies,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

Water Supply and Conveyance

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

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

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



Data Source: US Geological Survey (2008)

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

Figure OS-1

December 16, 2013

Miles
0 10 20

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERS, LAKES, RESERVOIRS, AND DRAINAGE AREAS

Path: \\agency\Umagis\Projects\Planning\OpenSpaceElement\660\WaterResources.mxd

This page intentionally left blank

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policies:

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

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

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

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

The General Plan policy and implementation item reference system:

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

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

Water Conservation

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

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

Policies:

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

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

OS 2.2	Encourage the installation of water-conserving systems such as dry wells and graywater systems, where feasible, especially in new developments. The installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms. (AI 57, 62)
OS 2.3	Seek opportunities to coordinate water-efficiency policies and programs with water service providers. (AI 4, 131, 58)
OS 2.4	Support and engage in educational outreach programs with other agencies, the public, homebuilders, landscape installers, and nurseries that promote water conservation and wide-spread use of water-efficient technologies. (AI 58)
OS 2.5	Encourage continued agricultural water conservation and recommend the following practices where appropriate and feasible: lining canals, recovering tail water at the end of irrigated fields, and appropriate scheduling of water deliveries. (AI 57)

Watershed Management

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

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

Water Quality

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

Policies:

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

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

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

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

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

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

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

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

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

Groundwater Recharge

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

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

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

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

Policies:

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

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

a. The groundwater quality would be reduced;

b. The available groundwater aquifers are full; or

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

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

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

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

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

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

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

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

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

Floodplain and Riparian Area Management

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

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

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

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

Policies:

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

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

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

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

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

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

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

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

a. stream scour;

b. erosion protection and sedimentation;

c. wildlife habitat and linkages;

d. cultural resources including human remains;

e. groundwater recharge capability;

f. adjacent property; and

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

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

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

a. public safety;

b. erosion;

c. riparian or wetland buffer;

d. wildlife movement corridor or linkage;

e. slopes;

f. type of watercourse; and

g. cultural resources.

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

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

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

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

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

Wetlands

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

Policies:

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

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

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

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

RCIP Vision Statement

Agricultural Resources

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

Soil Classifications

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

Prime Farmlands

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

Statewide Important Farmlands

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

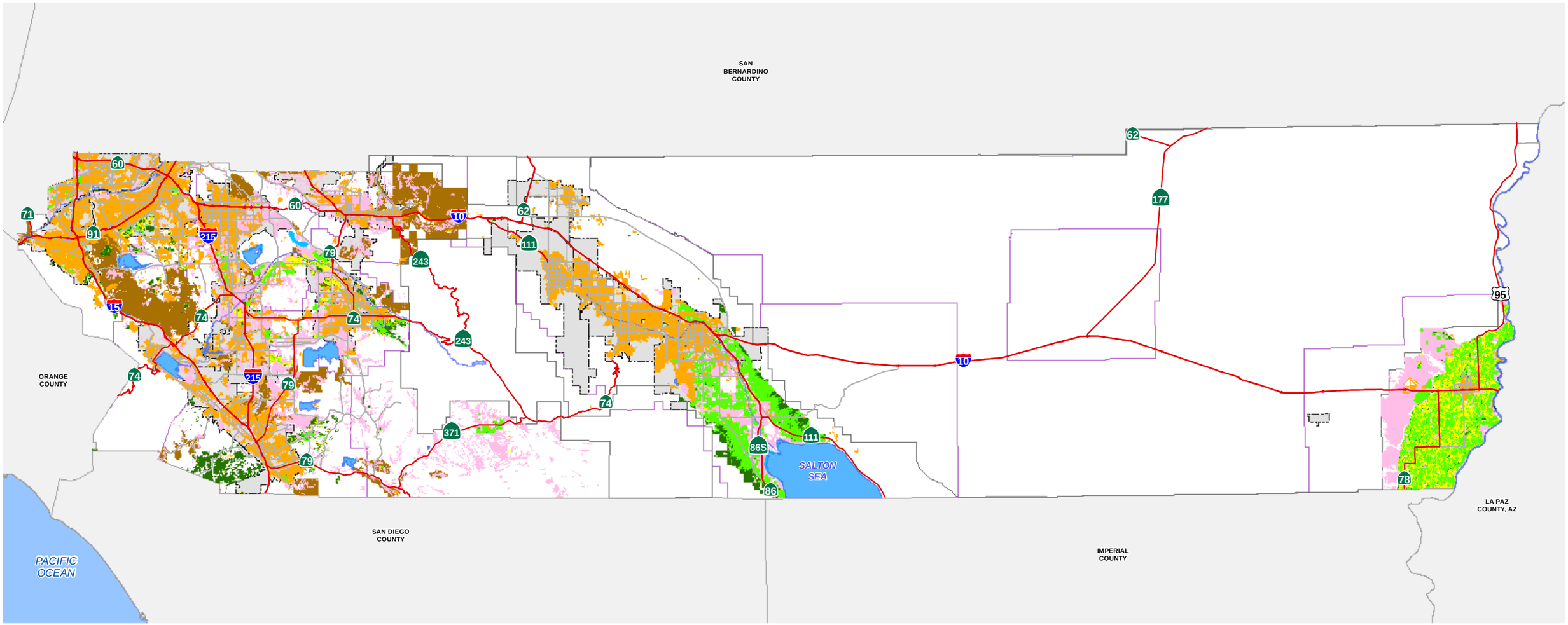
Unique Farmlands

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

Locally Important Farmlands

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

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



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

Highways
Area Plan Boundary
City Boundary
Waterbodies

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

Path: \\agency\Umagis\Projects\Planning\OpenSpaceElement\660\AgriculturalResources.mxd

December 16, 2013

Miles
0 10 20

ACIT GEOGRAPHIC INFORMATION SERVICES
RIVERSIDE COUNTY PLANNING DEPARTMENT
BOARD OF SUPERVISORS Riverside County California

Figure OS-2

AGRICULTURAL RESOURCES

This page intentionally left blank

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

Williamson Act

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

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

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

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

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

Policies:

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

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

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

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

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

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

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

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

Forest Resources

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

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

Policies:

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

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

Vegetation

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

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

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

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

Policies:

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

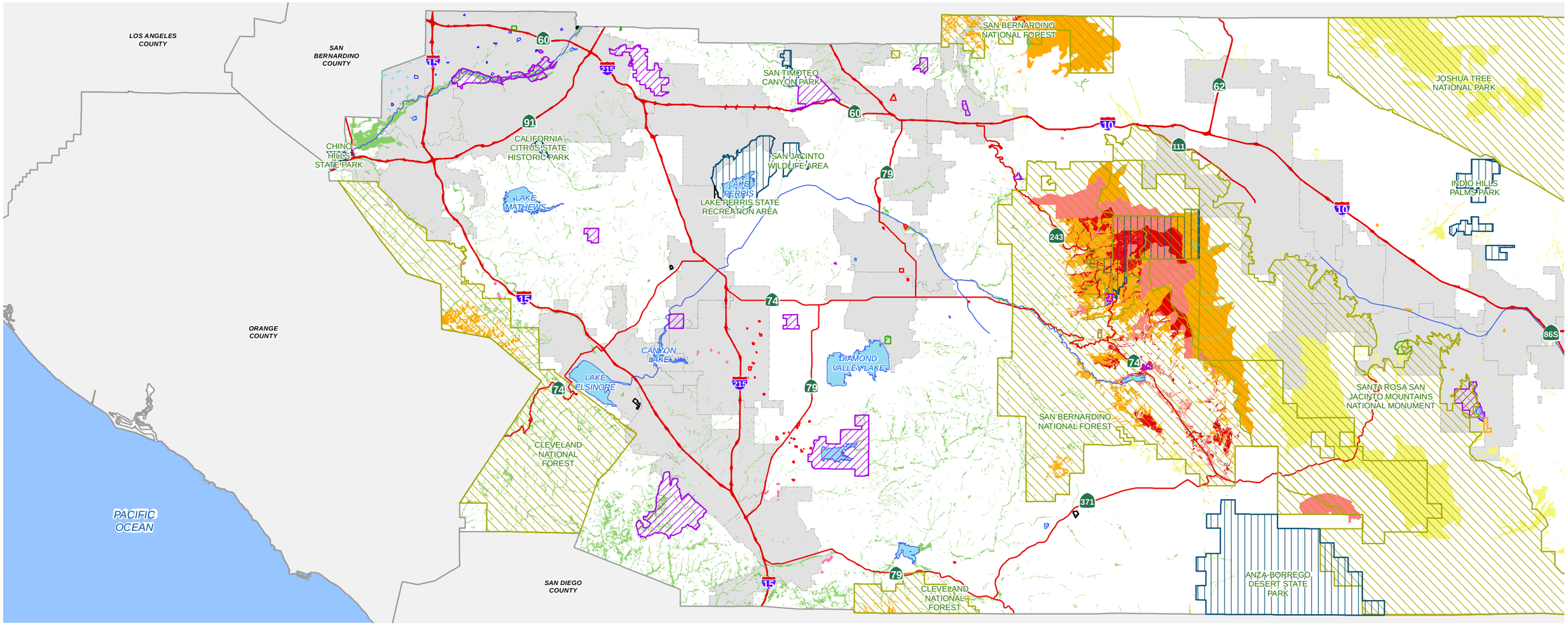
OS 9.2 Expand Vegetation mapping to include the eastern portion of the County of Riverside. (AI 11)

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

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

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

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



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

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

Figure OS-3a

December 24, 2014

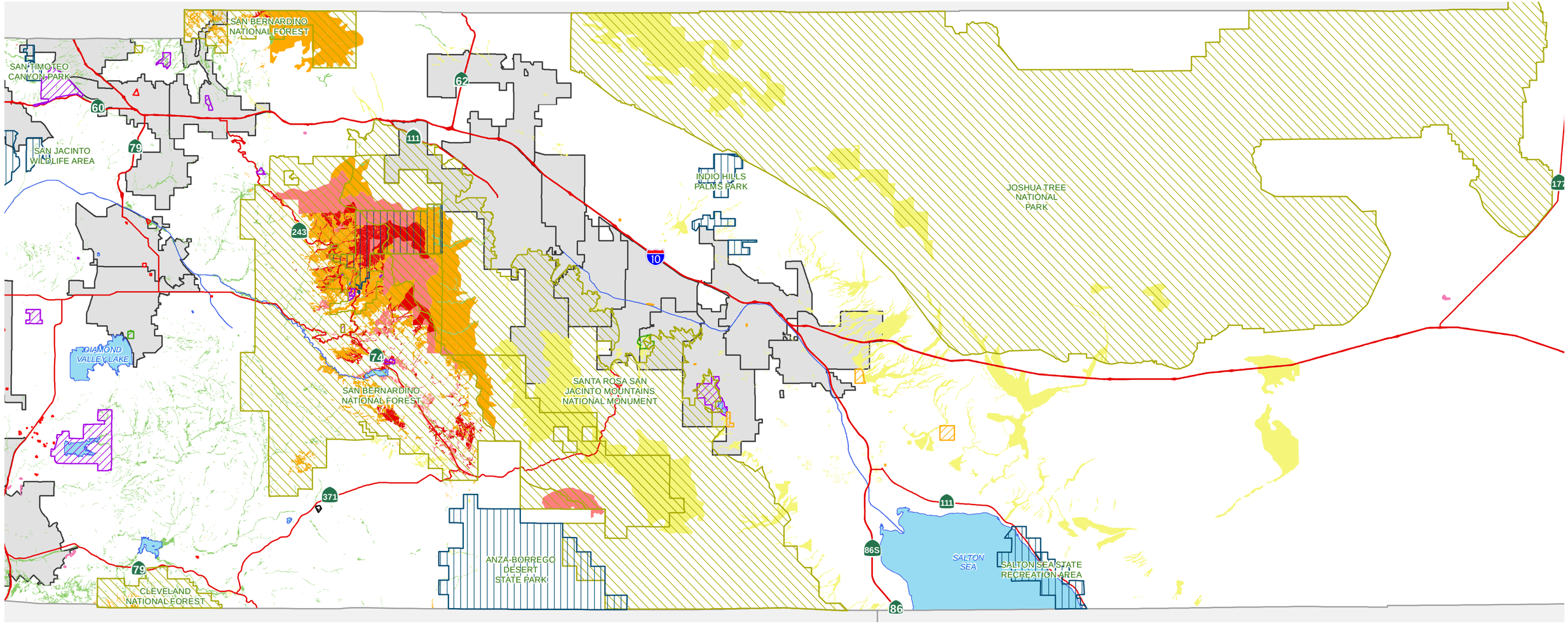
Miles
0 5 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Path:\Agency\TLMAGIS\Projects\Planning\OpenSpaceElement9060\ForestryResources_Wes_New.mxd

This page intentionally left blank



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

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

Figure OS-3b

December 24, 2014

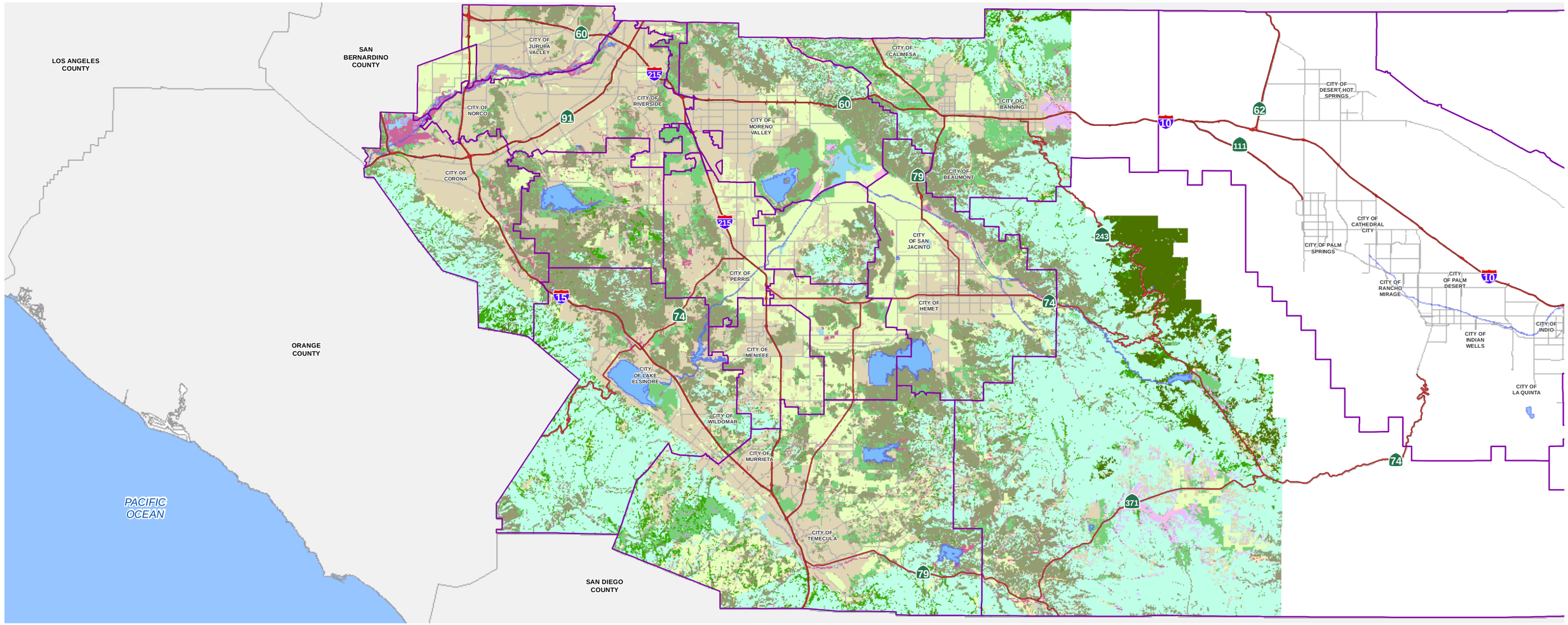
Miles
0 5 10

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

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

Path: \\agency\TLMAGIS\Projects\Planning\OpenSpaceElement9960\ForestryResources_East_New.mxd

This page intentionally left blank



Data Source: California Native Plant Species Survey (2005)

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

Figure OS-4a

December 16, 2013

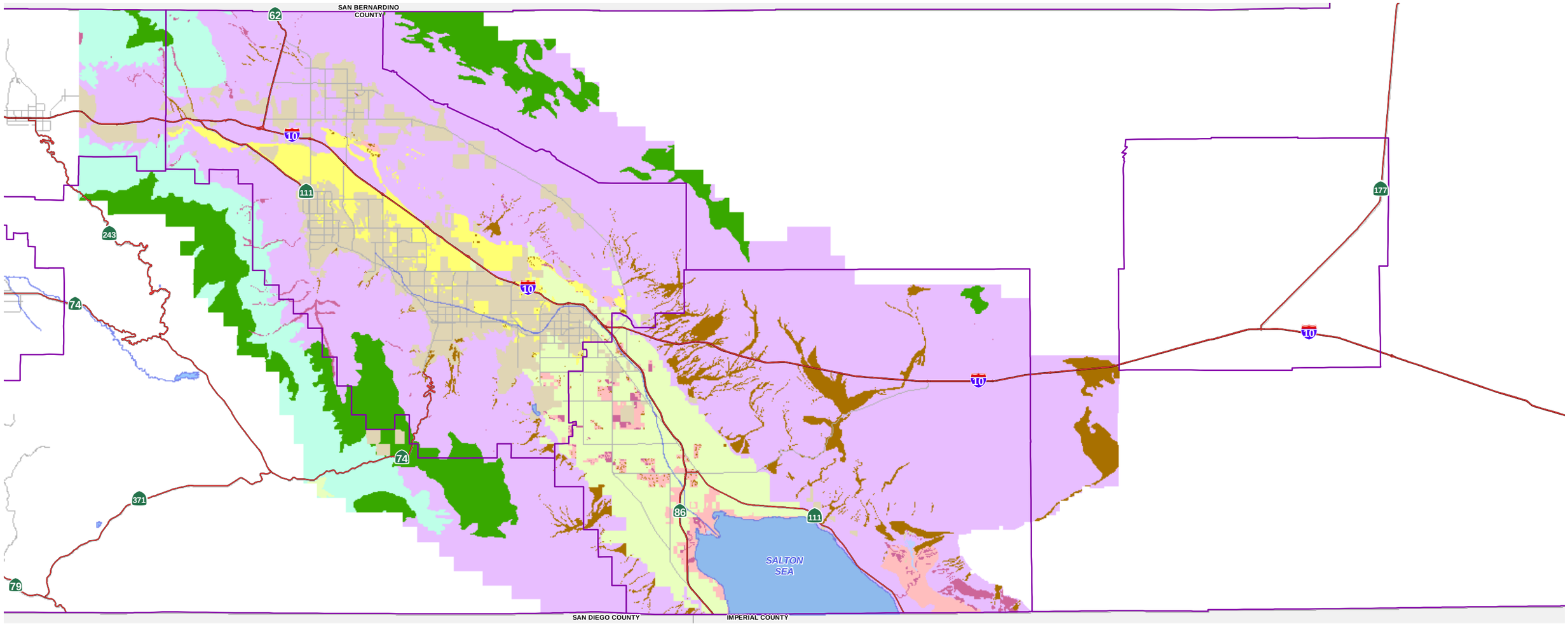
Miles
0 5 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

WESTERN RIVERSIDE COUNTY NATURAL COMMUNITIES VEGETATION

\\agency\timagis\Projects\Planning\SafetyElement\Subsidance.mxd

This page intentionally left blank



Data Source: California Native Plant Species Survey (2005)

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

Figure OS-4b

December 16, 2013

Miles

0 5 10

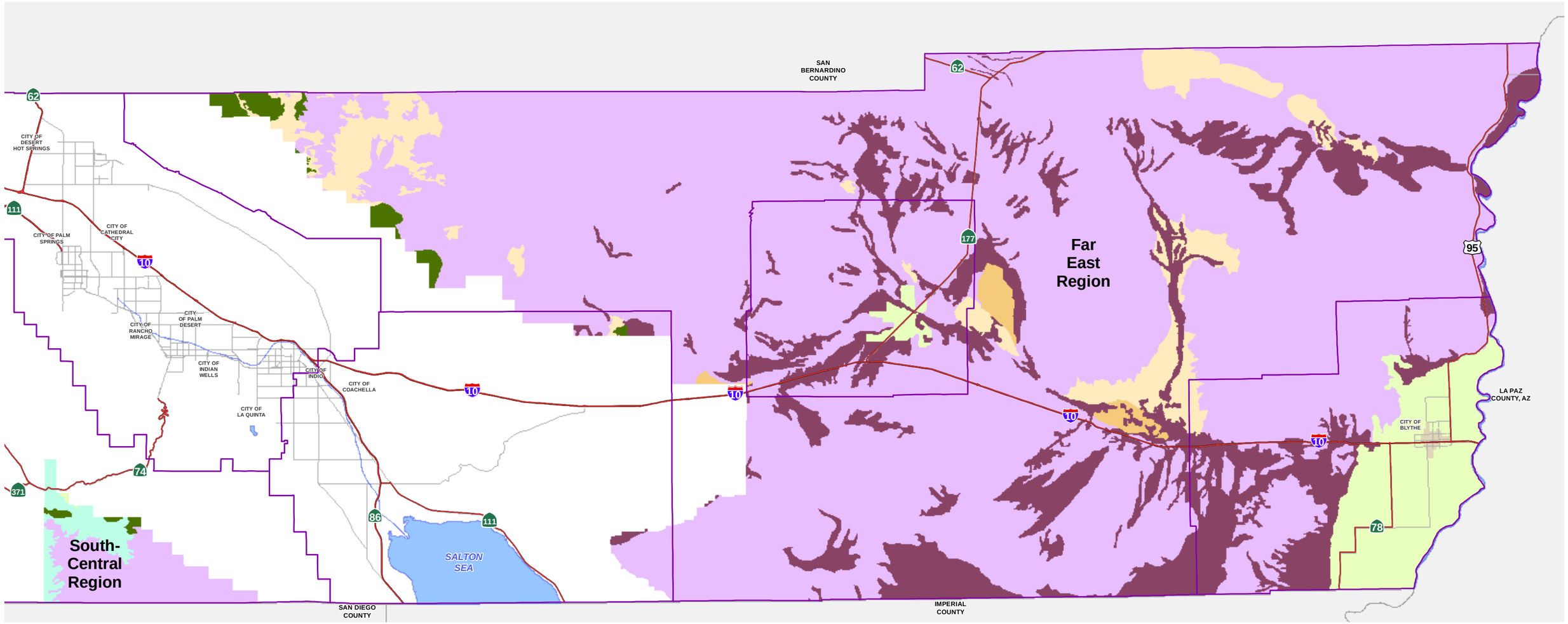
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

RIVERSIDE COUNTY PLANNING DEPARTMENT

COACHELLA VALLEY NATURAL COMMUNITIES

\\agency\timg\gis\Projects\Planning\SafetyElement\Subsidance.mxd

This page intentionally left blank



Data Source: LSA Associates (2011)

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

Figure OS-4c

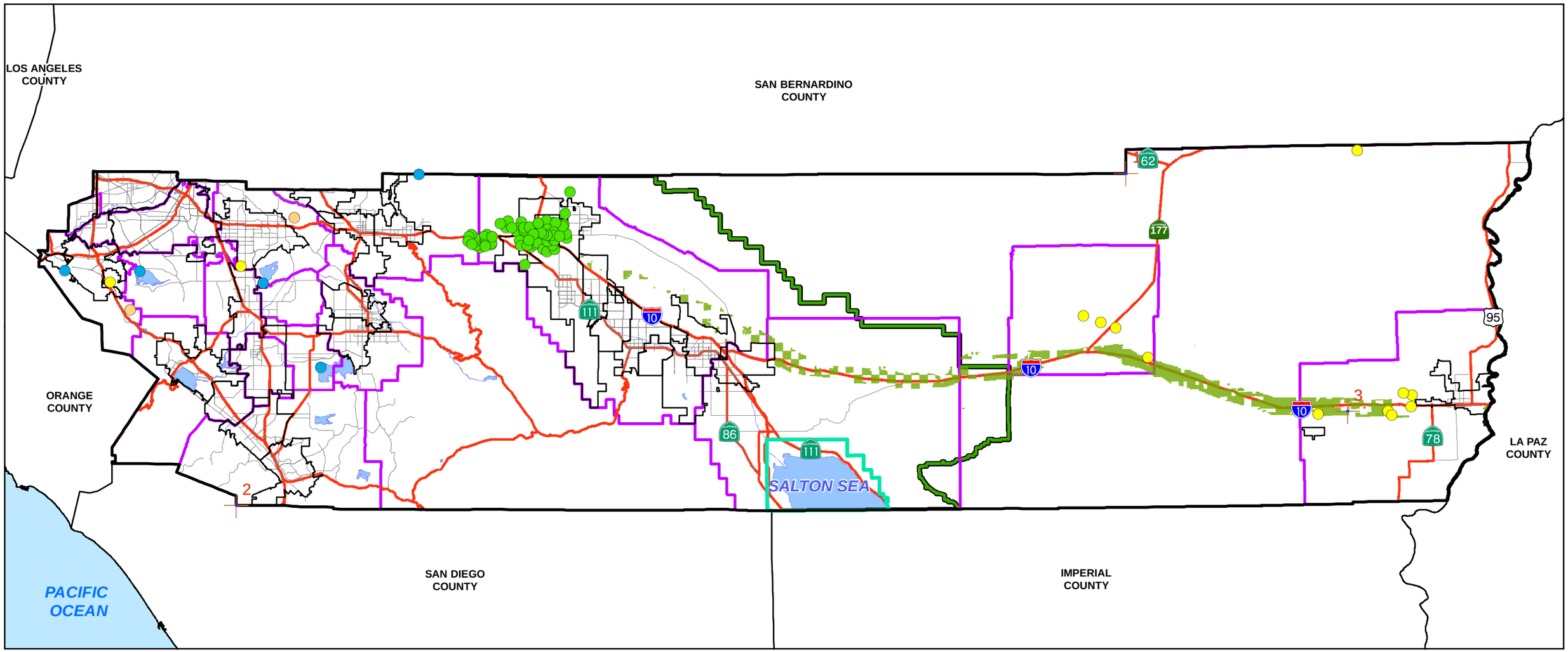
December 16, 2013

Miles
0 5 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

NON-MSHCP NATURAL COMMUNITIES

This page intentionally left blank



Legend

Renewable Energy Facilities

- Biomass
- Hydro
- Solar
- Wind
- Energy Right-of-Way Corridor

- California Desert Renewable Energy Conservation Plan (DRECP Boundary)
- Salton Sea Renewable Energy Policy Area (See Eastern Coachella Valley Area Plan)

- Area Plan Boundary
- City Boundary
- Highways
- Waterbodies

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

Figure OS-5

February 8, 2016

Miles
0 6 12

RENEWABLE ENERGY RESOURCES

2/9/2016 JN M:\Mdata\146322\GIS\MXD\October_2015\OS-5_Renewable Energy Resources_11x17L.mxd

This page intentionally left blank

Renewable Energy

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

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

Table OS-3: Renewable Energy Facilities in Riverside County

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

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

Source: CEC, California Energy Almanac. May 2014.

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

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

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

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

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

Policies:

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

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

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

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

Wind Energy *Resources*

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

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

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

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

Policies:

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

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

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

Solar Energy *Resources*

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

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

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

Policies:

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

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

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

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

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

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

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

Geothermal Resources

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

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

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

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

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

Policies:

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

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

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

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

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

Biomass Resources

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

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

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

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

Policies:

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

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

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

Emerging Technologies

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

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

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

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

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

Policies

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

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

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

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

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

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

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

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

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

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

Non-Renewable Resources

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

Mineral Resources

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

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

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

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

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

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

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

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

Policies:

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

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

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

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

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

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

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

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

Energy Resources

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

Petroleum Resources

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

Policies:

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

OS 15.2 Development of renewable resources should be encouraged.

Energy Conservation

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

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

Policies:

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

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

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

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

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

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

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

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

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

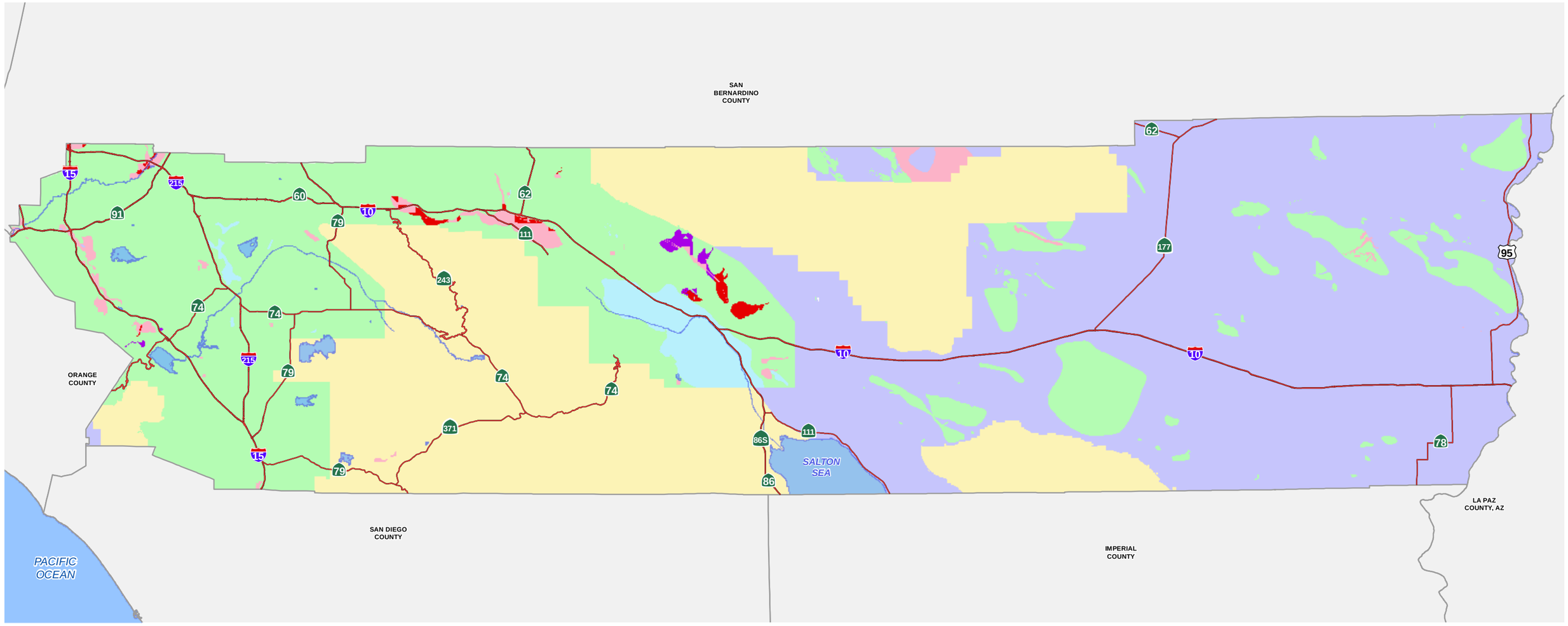
OS 16.10 Encourage installation and use of cogenerating systems where they are cost-effective and appropriate. (AI 62, 70)

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

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

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

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



Data Source: California Geological Survey (2009)

Mineral Resource Zones

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

State Designated Sectors

- Significant
- Proposed as Significant
- Highways
- Waterbodies

Figure OS-6

December 16, 2013

0 10 20 Miles

RIVERSIDE COUNTY PLANNING DEPARTMENT

MINERAL RESOURCE ZONES

This page intentionally left blank

Preservation

The RCIP Vision directs that,

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

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

Multiple Species Habitat Conservation Plans

HCP-Habitat Conservation Plan

NEPA-National Environmental Policy Act

NCCP-Natural Communities Conservation Plan

CEQA-California Environmental Quality Act

CESA-California Endangered Species Act

FESA-Federal Endangered Species Act

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

To address the issues of wildlife health and sustainability, the County of Riverside has participated in or directed the development of two Multiple Species Habitat Conservation Plans (MSHCP's). These MSHCP's are stake-holder driven, comprehensive, and multi-jurisdictional, and focus on the conservation of both species and associated habitats, in order to address biological and ecological diversity conservation needs and provide mitigation for the impacts of development in Riverside County. These plans are two of several large multi-jurisdictional habitat planning efforts within Southern California which have been developed under the overall goal of maintaining biological diversity within a rapidly urbanizing region. The Western Riverside County MSHCP has been adopted by the County of Riverside and approved by other jurisdictions and the Wildlife Agencies. The Coachella Valley Association of Governments' MSHCP has also been adopted and received its final permit from the U.S. Fish and Wildlife Service on October 1, 2008.

The MSHCPs allows the County of Riverside and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program that will facilitate the preservation of biological diversity as well as maintain the region's quality of life.

Coachella Valley Association of Governments MSHCP Program Description

The Coachella Valley Association of Governments (CVAG) has prepared, on behalf of its member agencies, the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) that covers 27 species of plants and animals in the Coachella Valley. Currently, this plan proposes to conserve between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards and an aggressive acquisition program, for a total conservation area of between 700,000 to 750,000 acres.

Relationship to Area Plans

The Pass, Eastern Coachella Valley, Western Coachella Valley and REMAP Area Plans are affected by the CVMSHCP. These area plans contain maps and general information about the MSHCP. Consult the area plans for further information.

Western Riverside County MSHCP Program Description

> *"In western Riverside, a high density of rare species coincides with one of the most swiftly urbanizing areas of the country."*
>
> *–Scott Ferguson, Trust for Public Land Senior Project Manager*

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

This MSHCP serves as a Habitat Conservation Plan pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan under the NCCP Act of 1991. It is used to allow incidental "take" of plant and animal species identified within the MSHCP. The purpose of the MSHCP is for the Wildlife Agencies to grant "take authorization" for otherwise lawful actions that may incidentally take or harm individuals of a species outside of preserve areas, in exchange for supporting assembly of a coordinated reserve system. Conservation and management duties, as well as implementation assurances, will be provided by the County of Riverside and other signatory agencies or jurisdictions identified as permittees through a corresponding Implementation Agreement.

A Stakeholder Driven Process

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

The Western Riverside County MSHCP affects the following area plans:

Eastvale

Elsinore

Harvest Valley/Winchester

Highgrove

Jurupa

Lake Mathews/Woodcrest Lakeview/Nuevo

Mead Valley

Reche Canyon/Badlands

REMAP

San Jacinto Valley

Southwest (SWAP)

Sun City/Menifee Valley

Temescal Canyon

The Pass

Relationship to Area Plans

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

Policies:

OS *17.1* Enforce the provisions of applicable MSHCP's when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. (AI 10)

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

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

The Coachella Valley MSHCP affects the following area plans:

The Pass

REMAP

Western Coachella Valley

Eastern Coachella Valley

East County - Desert Area

Environmentally Sensitive Lands

Riverside County's multipurpose open space system will be created and maintained using several different techniques, all related to preservation of significant environmental resources. By preserving multi-species habitat; by creating and maintaining active and passive parks, recreation areas and trail systems; by conserving natural, cultural and scenic resources; and avoiding natural hazard areas; a complete system of open space will be achieved that ensures Riverside County's "remarkable environmental setting" remains intact for future generations of citizens to enjoy. This section

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

identifies policies for the preservation of environmentally sensitive land within the County of Riverside, including, but not limited to, the land to be preserved through the MSHCPs.

Policies:

OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's. (AI 10)

OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the county beyond the preservation and/or conservation required to mitigate project impacts. (AI 9)

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

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

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

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

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

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

e. No lighting of watercourse area is permitted.

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

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

h. Prohibit use of recreational off-road vehicles.

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

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

Cultural Resources

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

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

★

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

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

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

RCIP Vision Statement

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

The County of Riverside also has a rich non-Native American history. Early explorers and settlers (Chinese, European, Mexican, Japanese, and many others) established communities, infrastructure (railroads, canals, etc.), and industries (ranching, mining, agriculture, forestry, recreation, etc.) that shaped the development and identity of the County. The vestiges of their many historic "marks on our land" can still be found today. An initial inventory of

Historical Resources in Riverside County was completed and mapped in the 1980's, as shown in Figure OS-7, but many more historic resources are known to exist that have not yet been documented. As objects, buildings, and structures continue to age, they may be considered historical resources under local, state, or national laws.

Technical studies prepared by professionally-qualified individuals are often required to identify and evaluate cultural resources as part of the environmental review process associated with proposed development and public project review. These studies have contributed a wealth of knowledge about the prehistory and history of Riverside County and assist the County of Riverside in identifying cultural resources worthy of preservation.

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

Policies:

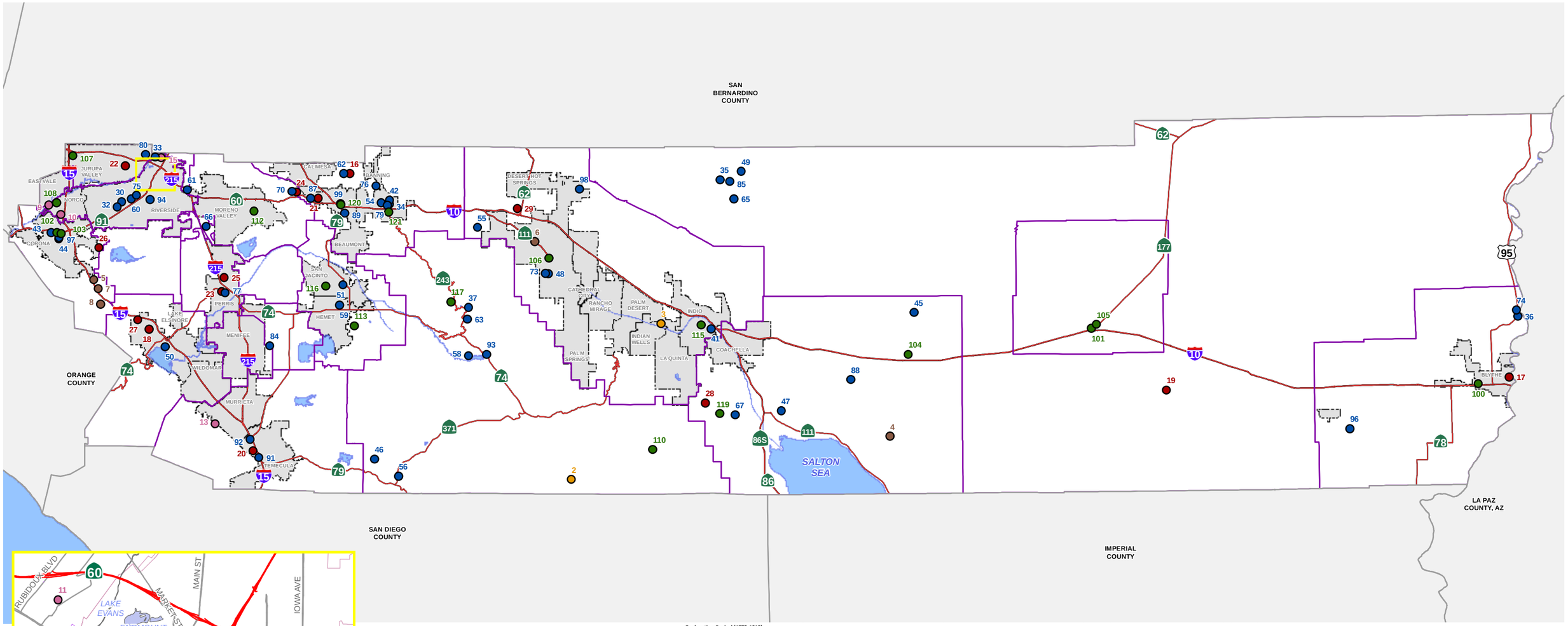
OS 19.1 Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.

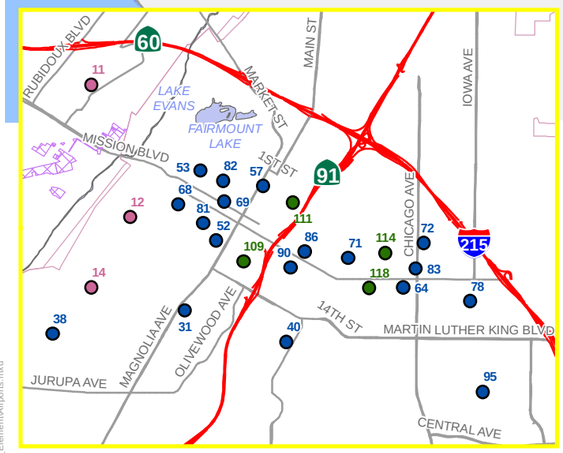
OS 19.2 The County of Riverside shall establish a Cultural Resources Program in consultation with Tribes and the professional cultural resources consulting community that, at a minimum, would address each of the following: application of the Cultural Resources Program to projects subject to environmental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

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

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

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





- Exploration
- Mission
- Mexican/Rancho
- Early Californian
- Early Statehood
- Post WWI to WWII

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Exploration Period (1772-1818)

1 Anza crossing of Santa Ana River
2 Anza Camp and Crossing
3 Indian Wells

Mission Period (1769-1833)

4 Dos Palmas
5 Old Temescal Road
6 The Original Palm Springs
7 Serrano Boulder
8 Serrano Tanning Vats

Mexican/Rancho Period (1833-1848)

9 Bandini-Cota Adobe
10 Bandini Adobe Site
11 Louis Rubidoux House
12 Mt Roubidoux
13 Rancho Santa Rosa
14 Rubidoux Grist Mill
15 Trujillo Adobe

Early Californian Period (1848-1869)

16 Weaver Adobe
17 Bradshaw Ferry Crossing
18 Butterfield Stage Station
19 Corn Springs
20 First Post Office, Temecula
21 Frink Ranch
22 Jensen Alvarado Ranch
23 Pinacate Mining District
24 SAAHATAPA
25 Southern Hotel
26 Temescal Tin Mines
27 Third Serrano Adobe
28 Toro Village
29 Whitewater

Early Statehood (1869-1919)

30 Administration Building, Sherman Institute
31 All Souls Universalists Church
32 Arlington Library and Fire Hall
33 Armory Hall
34 Banning Woman's Club
35 Barker Dam
36 Blythe Intake
37 Camp Emerson
38 Chinatown
39 Citrus Experiment Station
40 Citrus Machinery Pioneering
41 Coachella Valley Water District
42 Coplin House
43 Carnegie Andrew Library
44 Corona High School
45 Cottonwood Oasis
46 Cottonwood School
47 Date Industry Birthplace
48 Desert Inn
49 Desert Queen Mine
50 Elsinore's Hottest Sulphur Spring
51 Estudillo Mansion
52 First Church of Christ
53 First Congregational Church of Riverside
54 Gilman Ranch
55 Hall City & Grade
56 Hamilton School
57 Harada House
58 Hemet Dam & Lake Hemet
59 Hemet Depot
60 Heritage House
61 Highgrove Hydroelectric Plant
62 Highland Springs
63 Idyllwild
64 Loring Opera House
65 Lost Horse Mine
66 March Field Historic District
67 Martinez Historic District
68 Masonic Temple
69 Mission Inn
70 Nobles Ranch
71 North Park
72 Old YWCA Building
73 Palmdale Railroad Site
74 Palo Verde Diversion Dam
75 Parent Navel Orange Tree
76 Pedley-Type Dam
77 Perris Depot
78 Peter Weber House
79 Henderson/Reid Building
80 Riverside Cement Co
81 Riverside County Courthouse
82 Federal Post Office
83 Riverside-Arlington heights Fruit Exchange
84 Garbani Rocco Homestead
85 Ryan House & Lost Horse Well
86 San Pedro, LA and Salt Lake Railroad Depot
87 San Timoteo Canyon Schoolhouse
88 Shaver's Well
89 St Boniface School
90 Sutherland Fruit Company
91 Temecula Old Town Historic District
92 Temecula Quarries
93 Thomas-Garner Ranch
94 Victoria Avenue
95 William Childs House
96 Wiley's Well
97 Woman's Improvement Club
98 Yerxa's Discovery
99 Beaumont Carnegie Library

Post WWI to WWII Period (1920-1945)

100 Blythe Depot
101 Site of Contractor's Hospital
102 Corona Founders Monument
103 Corona Theater
104 Desert Training Center
105 Eagle Mountain Iron
106 El Mirador Hotel and Tower
107 Galleano Winery
108 Lake Norconian Club
109 M.H. Simon Undertaking Chapel
110 Martinez Canyon Rockhouse
111 Mission Court Bungalows
112 Old Moreno School
113 Ramona Bowl
114 Riverside Municipal Auditorium and Soldier's Memorial Building
115 Smiley Place
116 Soviet Transpolar Landing Site
117 Speed of Light Experiment
118 University Heights Jr. High School
119 Valerie Jean Date Garden
120 Bogart House
121 Old Banning High School

Data Source: Riverside County (2011)

Figure OS-7

December 16, 2013

Miles
0 10 20

RIVERSIDE COUNTY PLANNING DEPARTMENT

HISTORICAL RESOURCES

\\agency\tmaps\Projects\Planning\Safety_Element\Airports.mxd

This page intentionally left blank

Paleontological Resources

Paleontological resources are the fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the earth and its past ecological settings. Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with high, low or undetermined potential for finding paleontological resources are mapped on Figure OS-8, the Paleontological Sensitivity Resources Map. This map is used in the environmental assessment of development proposals and the determination of required impact mitigation.

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

OS 19.6 Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.

OS 19.9 Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet.

Open Space, Parks and Recreation

Riverside County incorporates a wide range of open space, parks and recreational areas, including Joshua Tree National Park and major state parks such as Anza-Borrego, the Salton Sea State Recreation Area, and Chino Hills State Park. A variety of county parks also serve residents and visitors in the western portion of Riverside County, as well as in the desert, mountain and Colorado River regions. Riverside County maintains 35 Regional Parks, encompassing roughly 23,317 acres. Other local parks fall under the jurisdiction of Riverside County Recreation and Park Districts and serve the following areas: the Beaumont-Cherry Valley area; the Coachella Valley; the Jurupa area; the Valleywide area incorporating the San Jacinto Valley, the Winchester area, the Menifee Valley, and the Anza Valley. Parks and Recreation Areas in Riverside County have been mapped earlier in this element on Figure OS-3.

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

Open space and recreation areas offer residents and visitors myriad recreational opportunities while providing a valuable buffer between urbanized areas. The protection and preservation of open space areas from urbanization is an increasingly important issue for the County of Riverside.

The following policies relate to the preservation, use and development of a comprehensive open space system consisting of passive open space areas, and parks and recreation areas that have recreational, ecological and scenic value.

Policies:

The following policies pertain to open space:

OS 20.1 Preserve and maintain open space that protects County environmental and other nonrenewable resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.

OS 20.2 Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas. (AI 74)

The following policies pertain to parks and recreation:

OS 20.3 Discourage the absorption of dedicated park lands by non-recreational uses, public or private. Where absorption is unavoidable, replace park lands that are absorbed by other uses with similar or improved facilities and programs. (AI 74)

OS 20.4 Provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.

OS 20.5 Require that development of recreation facilities occurs concurrent with other development in an area. (AI 3)

OS 20.6 Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. (AI 3)

Scenic Resources

Scenic resources are an important quality of life component for residents of Riverside County. In general, scenic resources include areas that are visible to the general public and considered visually attractive. In addition to scenic corridors, described below, scenic resources include natural landmarks and prominent or unusual features of the landscape. For example, the Santa Rosa National Monument includes mountains or other natural features with high scenic value. Scenic backdrops include hillsides and ridges that rise above urban or rural areas or highways. Scenic vistas are points, accessible to the general public, that provide a view of the countryside. Following are policies to protect these resources and ensure that future development enhances them.

Policies:

OS 21.1 Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)

Scenic Corridors

Many roadway corridors in Riverside County traverse its scenic resources. Enhancing aesthetic experiences for residents and visitors to Riverside County promotes tourism, which is important to Riverside County's overall economic future. Enhancement and preservation of Riverside County's scenic resources will require careful application of scenic highway standards along Official Scenic Routes.

Policies that seek to protect and maintain resources in corridors along scenic highways are incorporated into this section. State and county eligible and designated scenic highways are included and mapped in the Circulation Element of the General Plan, as well as in the Circulation section of those area plans where scenic corridors are located.

Policies:

OS 22.1 Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses. (AI 3)

OS 22.2 Study potential scenic highway corridors for possible inclusion in the Caltrans Scenic Highways Plan.

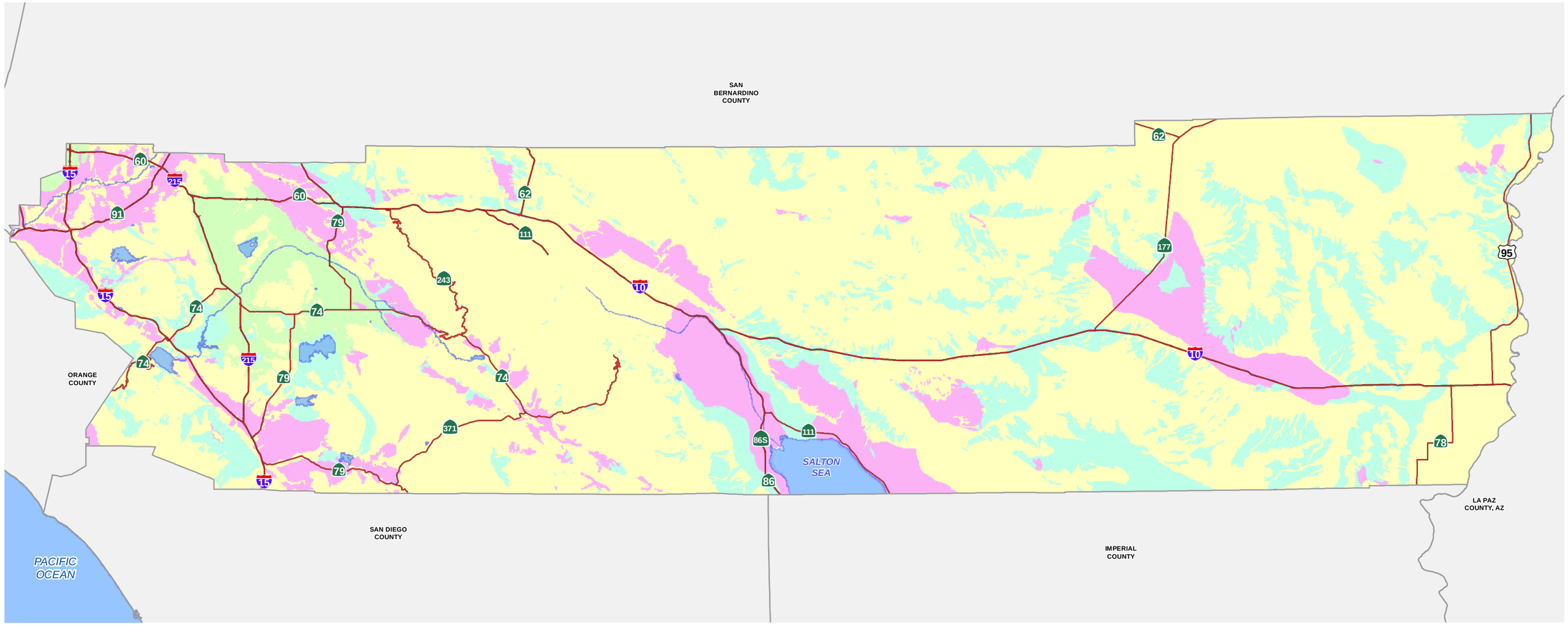
OS 22.3 Encourage joint efforts among federal, state, and county agencies, and citizen groups to ensure compatible development within scenic corridors.

Also refer to the Scenic Corridor Sections of the Circulation and Land Use Elements.

OS 22.4 Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features. (AI 3)

OS 22.5 Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.

This page intentionally left blank.



Data Source: LSA Associates (1999)

High A (Ha)
High B (Hb)
Low
Undetermined

Highways
Waterbodies

Figure OS-8

December 16, 2013

0 10 20 Miles

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PALEONTOLOGICAL SENSITIVITY

\\agency\ltmaps\Projects\Planning\SafetyElement\Subsidiance.mxd

This page intentionally left blank

Eastern Coachella Valley Area Plan

Draft General Plan Amendment No. 1153

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

This page intentionally left blank

Eastern Coachella Valley 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 the unincorporated Eastern Coachella Valley as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

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

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

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

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

Population Growth

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

Air Quality

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

Jobs and Economy

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

Agricultural Lands

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

Educational System

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

Plan Integration

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

Financial Realities

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

Intergovernmental Cooperation

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

Introduction

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

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

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

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

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

The Eastern Coachella Valley encompasses a variety of man-made and natural environments. It is a stronghold of agricultural production, features a developing Riverside County airport, is framed by spectacular mountain ranges, boasts numerous special communities, encompasses large reaches of the Colorado Desert, and is located at the northern end of the State of California's largest inland sea. The area plan that governs this diverse valley, therefore, must recognize, preserve and even enhance its most important features and components.

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 to guide development and conservation within the entire unincorporated Riverside County territory, while the Area Plan details standards and policy direction specifically for Eastern Coachella Valley.

This 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 this distinctive region to understand where the future is headed. Background information also provides insights that help in understanding the issues that require special focus in this plan and the reasons for the more localized policy direction found in this document.

Each section of the area plan addresses critical issues facing the Eastern Coachella Valley. 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 and Tribal Governments that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in this plan, 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 area plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

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

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 Eastern Coachella Valley 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:

- Land use designations of severely constrained lands and lands subject to natural hazards reflect their limited development potential;
- Community development land uses are generally restricted to areas adjacent to the existing urban fabric, while rural, agriculture and open space uses are on the periphery;
- Additional lands with the potential to accommodate farmworker housing in the valley have been designated for residential uses;
- The majority of the Prime, Statewide, Local and Unique Importance agricultural lands are designated Agriculture; and
- A Community Center has been designated on a vacant parcel in the community of Mecca that could provide employment, services and housing for the local population in this area.

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

Location

From this nearly 670-square mile area plan, one looks west to the Santa Rosa Mountains, REMAP and western Riverside County, and east to the Colorado Desert, as shown in Figure 1, Location. Imperial County lies to the south of this area, while the Western Coachella Valley Area Plan area (and the rest of the Coachella Valley) and the expanse of the Colorado Desert and Joshua Tree National Park are located to the north. Many other features and locales, including the tribal reservations of Torres Martinez Desert Cahuilla Indians, the Augustine Band of Mission Indians, the 29 Palms Band of Mission Indians, and the Cabazon Band of Mission Indians, play an important part in understanding the character of this area. These components can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity.

Features

This section describes the setting, features and functions that are unique to the Eastern Coachella Valley Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

Setting

The Eastern Coachella Valley Area Plan is set within the southeast portion of the Coachella Valley, south and east of the City of Indio, and east of the City of La Quinta and the Santa Rosa Mountains, stretching to the Imperial County line on the south. The area plan boundary extends east of the All American Canal, north and south of Interstate 10, taking in Chiriaco Summit. The Metropolitan Water District of Southern California's Colorado River Aqueduct traverses from east to west along the majority of the Area Plan, paralleling Interstate 10 north and west of Chiriaco Summit. The southeastern edge of the Eastern Coachella Valley Area Plan is bounded by the Chocolate Mountain Aerial Gunnery Range. The Torres Martinez Desert Cahuilla Indians Reservation occupies significant portions of the southwestern Eastern Coachella Valley Area Plan. This reservation is designated in a checkerboard pattern extending south from 62nd Avenue on through to the Riverside County border into Imperial County.

Unique Features

Physically, the Eastern Coachella Valley is bounded by the Santa Rosa Mountains to the west, and the Mecca Hills and the edge of Joshua Tree National Park to the northeast. The portion of the planning area east of the All American Canal is either desert or mountainous terrain.

Salton Trough and Salton Sea

The area west of the All-American Canal is contained within the Salton Trough, a small section of the junction between the North American and Pacific tectonic plates. Roughly the northernmost quarter of the Salton Sea is

located in the southern portion of the area and forms a good part of Eastern Coachella Valley's southern boundary, flowing into Imperial County to the south. The Salton Sea was formed when an irrigation canal accidently erupted in 1905. The eruption filled a natural endorheic (closed) desert basin recreating an ancient saline sea. The surface elevation of the sea is 227 feet below mean sea level, and the deepest area of the sea's bed is only 5 feet higher than the lowest point in Death Valley. The sea is home to large bird and fish populations, and is bordered by the Salton Sea State Recreation Area to the east, which provides camping, fishing, hiking and boating opportunities. The Whitewater River channel runs north to south through the plan area and empties into the sea. The water's only outlet is through evaporation and seepage resulting in the Sea's salinity concentration to continually increase. The reduction of inflow into the Salton Sea will lead to a wide range of impacts to the Sea, wildlife and human health due to decrease water volume, increased salinity concentration and exposed salt beds.

Whitewater River Stormwater Evacuation Channel

The Whitewater River is the primary drainage course in the area, spanning the length of the Coachella Valley. The river has perennial flow in the north, becoming dry as water percolates the groundwater basin or is diverted for use. The river is fed by several tributaries, including the Box Canyon Wash. The channel also carries stormwater and agricultural runoff and supports some riparian vegetation and marsh habitat at the north end of the Salton Sea.

The Colorado River Aqueduct

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

Santa Rosa and San Jacinto Mountains National Monument

The Santa Rosa and San Jacinto Mountains National Monument encompasses more than 272,000 acres and overlaps the boundary between the REMAP and the Eastern Coachella Valley Area Plan. The Federal Bureau of Land Management administers the monument cooperatively with the U.S. Forest Service, California Department of Fish and Wildlife, Agua Caliente Band of Cahuilla Indians, California Department of Parks and Recreation, county-city regional agencies, private land owners, and the Coachella Valley Mountains Conservancy.

Peninsular Ranges

Composed mainly of the Santa Rosa Mountains and the San Jacinto Mountains, this system of bold, high mountains runs northwest from this portion of the Valley and includes the 8,716-foot-high Toro Peak in the Santa Rosa Mountains and 10,831-foot San Jacinto Peak in the San Jacinto Mountains. The Peninsular Ranges act as an effective barrier to the eastward moving storms and cooler air masses of the southern California coastal area.

Painted Canyon

The Painted Canyon, an important scenic resource in the plan area, is located within the 41,300 acres of the Mecca Hills and Orocopia Mountains Wilderness.

Dos Palmas Preserve

The Dos Palmas Preserve is located east of the Salton Sea Recreation Area and, together with the Salt Creek Area of Critical Environmental Concern, encompasses over 20,000 acres. The Preserve is managed by the Bureau of Land Management. Management and ownership of the Salt Creek Area of Critical Environmental Concern is shared with the Center for Natural Land Management, the California Department of Fish and *Wildlife* ~~Game~~, and the California Department of Parks and Recreation.

Joshua Tree National Park

Joshua Tree National Park encompasses 794,000 acres in north-central Riverside County. Joshua Tree, proclaimed a National Monument in 1936 and designated a National Park in 1994, spans the transition between the Mojave and Colorado deserts in Southern California. The park has a rich human history and a pristine natural environment. Visitor activities within the park include hiking, rock climbing, picnicking, wildflower viewing, birding, interpretive walks and talks, and camping.

Agriculture

The majority of the planning area within the Salton Trough, surrounding the Salton Sea to the west and stretching north toward the City of Coachella, is devoted to agriculture and planted in such crops as date palms, grapes, citrus and seasonal row crops. The Eastern Coachella Valley is one of California's most important agricultural producing areas. In 1999, the annual value of Coachella Valley crops increased from $398.2 million to $427.6 million. Riverside County was the ninth largest agricultural producing county in the state in 1999, according to Riverside County's Agricultural Commissioner. The residential uses within the area primarily provide housing for the agricultural workers in the valley.

Chocolate Mountain Aerial Gunnery Range

Nearly 108,370 acres of the Chocolate Mountain Aerial Gunnery Range (CMAGR) is located in Riverside County. Of that amount, approximately 12,660 acres is located within the Eastern Coachella Valley Area Plan. Since its creation in World War II, the CMAGR continues to operate as a critical military training facility. The primary mission is to provide training in air-to-ground attack and air-to-air combat. Military exercises include training aircrews in flights of one, two, and four aircrafts, and training personnel in the use of conventional explosive and inert ordnance. CMAGR provides realistic terrain setting for air-to-ground targets, landing zones, observation posts and other sites for ground training. CMAGR also supports large force-on-force aviation training and hosts the Navy Seal desert training range.

The Coachella Canal and the Bradshaw Trail delineates its northern boundary between the Eastern Coachella Valley Area Plan and East County Desert Areas. The areas surrounding CMAGR has been identified as conservation areas per the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP) and are designated as Open Space-Rural and Open Space-Conservation Habitat.

Unique Communities

The Eastern Coachella Valley encompasses several small unincorporated communities:

Thermal

The community of Thermal is located west of State Route 111, south of the City of Coachella, and contains light industrial uses as well as some residential and commercial uses. The Riverside County-owned Jacqueline Cochran Regional Airport is located in the westerly part of Thermal.

Mecca

The small residential community of Mecca is located southeast of Thermal east of State Route 111, and predominantly houses permanent residents working in the Valley's agricultural sector. Areas are also set aside for light industrial and commercial uses.

North Shore

The North Shore resort community is located northeast of State Route 111 near the north shore of the Salton Sea. This area is largely undeveloped, with some pockets of residential and commercial tourist uses.

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

Unincorporated Community (UC) within two years of status obtainment.

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

Vista Santa Rosa

The Vista Santa Rosa Community was recognized by Riverside County's Board of Supervisors in 2001. The community's boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66.. The area is an important producer of date crops. Rural residential uses are also prevalent, with an emphasis on equestrian activities including polo facilities.

Valerie Jean

The community of Valerie Jean is located at the junction of State Route 86 and 66th Avenue. The area incorporates mobile and single family detached homes and historic agricultural land uses. The Coachella Valley Fish Traps, an archaeological site listed on the National Register of Historic Places, is also located west of this area. The site includes the scattered remains of prehistoric granite rock fish traps constructed by the Desert Cahuilla Indians, as well as rock art, trails and artifacts that testify to their traditional use of the area. These archaeological resources are protected within a County of Riverside Park.

Oasis

Oasis, another Valley agricultural community, is located along State Route 86 southeast of Valerie Jean. The community benefits from the realigned State Route 86 trade route to Mexico.

Chiriaco Summit

A community of approximately 70 residents, Chiriaco Summit is located off of Interstate 10, about 30 miles east of Indio. The summit is the location of the General George S. Patton Museum, which was built to honor General George S. Patton and his establishment of the Desert Training Center in 1942. The Chiriaco Summit Airport, located within walking distance of the museum, serves both the local community and visitors. It is owned by the County of Riverside.

Indian Lands

The Augustine Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the 29 Palms Band of Mission Indians, and the Cabazon Band of Mission Indians maintain reservations (approximately 14,500 acres total) throughout the area. Land uses on Indian Lands in this agricultural and desert area are low intensity, with the exception of a power generation plant northeast of Mecca and a tire recycling facility. Further, given the success of Indian gaming in the Valley immediately to the north of this area along Interstate 10, other entertainment uses of this type on reservation lands within the plan would not be impossible to imagine in the future. The Torres Martinez reservation in particular includes a significant amount of land owned by persons who are not Tribal members; however, the individual tribes retain land use jurisdiction over land within reservation boundaries.

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.

Incorporated Cities

City of Coachella

The City of Coachella was incorporated in 1946 at the southernmost end of the urbanized Coachella Valley. As of 2009, the city limits encompassed nearly 29 square miles, not including the city's sphere of influence. The City of Coachella is located in the northwest corner of the Eastern Coachella Valley, along its boundary with the Western Coachella Valley Area Plan. The city's sphere of Influence encompasses slightly more than 23 square miles and incorporates territory southward to Avenue 62, to the western Area Plan boundary, and eastward beyond State Route 111. Land uses within the city's sphere of influence area include agriculture, open space rural, residential, industrial and conservation habitat.

Land Use Plan

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

The Eastern Coachella Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 28 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the

development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; ongoing habitat conservation planning through the Coachella Valley Association of Governments CV MSHCP process; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. Furthermore, the Plan recognizes the importance of preserving the Valley's agricultural resources in order to protect the area's largest industry. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Eastern Coachella Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

Land Use Concept

The land use plan is designed to maintain the predominantly rural, agricultural, and open space character of the Eastern Coachella Valley and to focus growth adjacent to where it currently exists and in areas where growth is desirable in order to bolster the economic base of the local communities. The majority of the area within the Salton Trough, surrounding the Salton Sea to the west and stretching north toward the City of Coachella, is designated Agriculture. It is important to note that Indian lands are also located throughout this area in a noncontiguous checkerboard pattern.

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

The majority of the area east of the All-American Canal is designated Open Space Conservation Habitat and Open Space-Rural to reflect the area's remoteness and lack of services.

Considerable acreage in the Thermal area has been designated Light Industrial and Heavy Industrial. Higher density residential designations are provided in Thermal and in an area east of the airport. Commercial Tourist designations are provided in the vicinity of the new State Route 86/State Route 111 interchange. Areas of potential residential development have been expanded around Mecca.

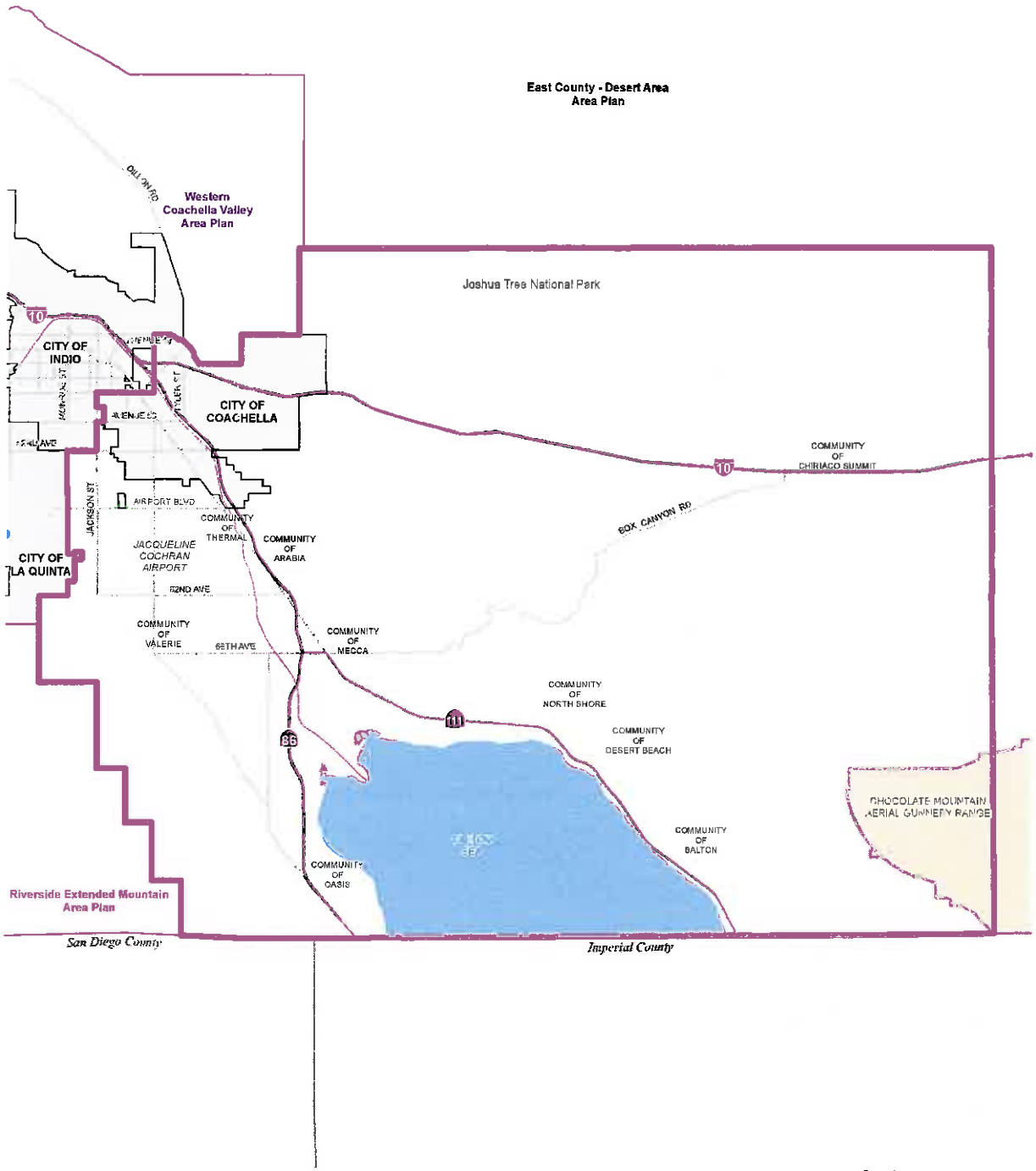
Another Commercial Tourist designation is located adjacent to the Salton Sea, west of State Route 111, in the North Shore area, and is intended to capitalize on the scenic and recreational opportunities of both the Salton Sea and the surrounding desert area. Its location at North Shore allows for contiguous development in an effort to preserve the area's natural attributes and assets, and at the same time, avoids the areas of potential liquefaction north of the sea, which remain designated agriculture. Commercial Retail designations in this area are generally restricted to existing uses.

The Open Space Rural land use designation in the southwest corner of the Eastern Coachella Valley area is a compatible land use designation with the surrounding Agriculture and Open Space-Conservation Habitat designations. This land use designation is appropriate in this arid area in the coves along the Santa Rosa Mountains, which is subject to blowsand and flash flood hazards.

Community Centers

A Community Center has been designated at the northwestern edge of the community development area in Mecca. This is intended to be of the Village Center type and could accommodate a mix of residential, commercial, public facility and recreation uses to serve the local community. Creation of this type of self-contained commercial/residential center could be especially useful in this community.

It is also anticipated that a Community Center would be appropriate for the Vista Santa Rosa community as land uses within that area transition from Agriculture to Community Development. While there is no mapped Community Center or Community Center Overlay here, a 460-acre area located both northerly and southerly of Airport Boulevard, between Jackson and Van Buren Streets, is envisioned as a future Village Center. This is the only area of Vista Santa Rosa that would be a possible location for residential densities in excess of three dwelling units per acre.



Data Source: Riverside County

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

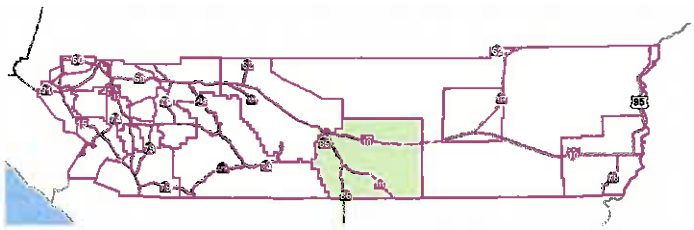


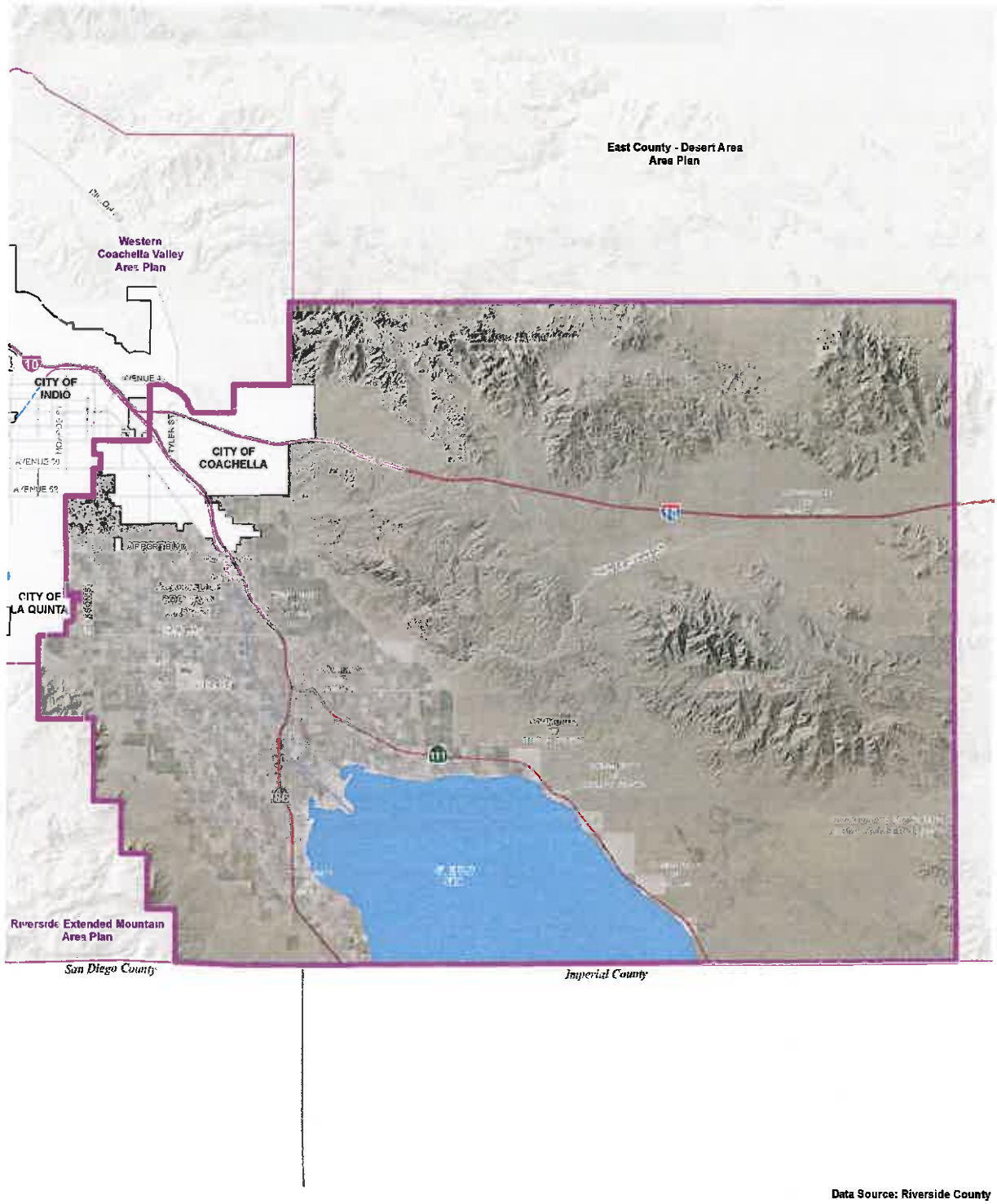
Figure 1

December 16, 2013

Miles
0 2.5 5

EASTERN COACHELLA VALLEY AREA PLAN LOCATION

This page intentionally left blank



Data Source: Riverside County

Highways

Area Plan Boundary

City Boundary

Waterbodies

Figure 2

December 16, 2013

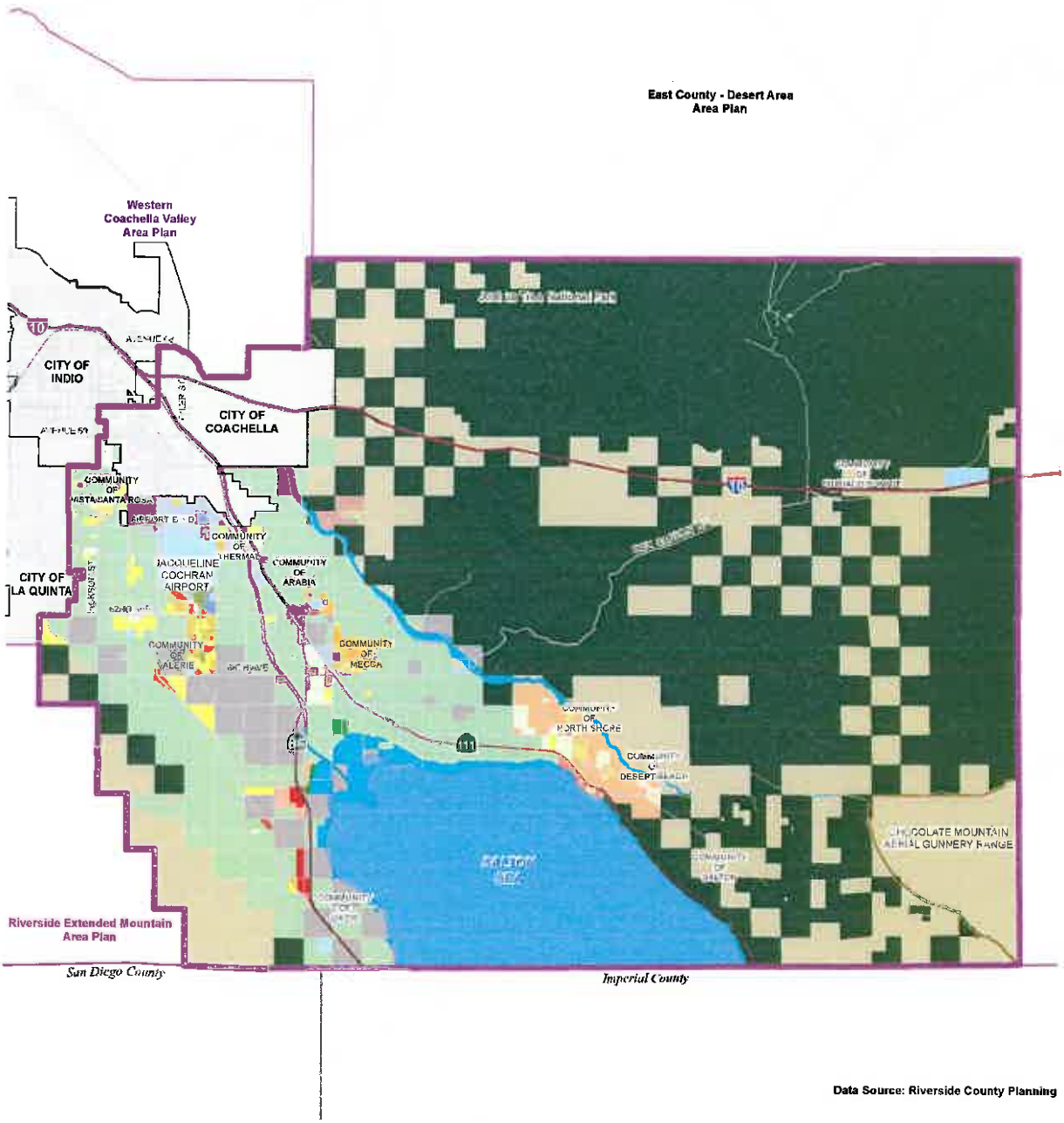
Miles

0 2.5 5

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

EASTERN COACHELLA VALLEY AREA PLAN PHYSICAL FEATURES

This page intentionally left blank



Data Source: Riverside County Planning

COMMUNITY DEVELOPMENT
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Community Center

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

RURAL
- Rural Residential
- Rural Desert

AGRICULTURE
- Agriculture

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

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

Figure 3

December 16, 2013

0 2.75 5.5 Miles

EASTERN COACHELLA VALLEY AREA PLAN LAND USE PLAN

This page intentionally left blank

Table 1: Land Use Designations Summary

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

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

Overlays and Policy Areas

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

Community Development Overlay (CDO)	▫ Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	▫ Allows for either a Community Center or the underlying designated land use to be developed.

Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	• The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. • The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. • In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	• This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	• Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	• Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

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.

Table 2: Statistical Summary of Eastern Coachella Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS[1]		
	ACREAGE[7]	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS[9]				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	45,413	2,554	11,936	2,271
Agriculture Foundation Sub-Total:	*45,413*	*2,554*	*11,936*	*2,271*
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,210	181	848	*NA*
Rural Mountainous (RM)	0	0	0	*NA*
Rural Desert (RD)	3,879	194	907	*NA*
Rural Foundation Sub-Total:	*5,089*	*375*	*1,755*	*0*
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	306	107	500	*NA*
Very Low Density Residential (RC-VLDR)	8	6	28	*NA*
Low Density Residential (RC-LDR)	160	240	1,122	*NA*
Rural Community Foundation Sub-Total:	*474*	*353*	*1,650*	*0*
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	447	*NA*	*NA*	*NA*
Open Space-Conservation Habitat (OS-CH)	199,316	*NA*	*NA*	*NA*
Open Space-Water (OS-W)	50,281	*NA*	*NA*	*NA*
Open Space-Recreation (OS-R)	517	*NA*	*NA*	78
Open Space-Rural (OS-RUR)[10]	93,880	2,347	10,970	*NA*
Open Space-Mineral Resources (OS-MIN)	737	*NA*	*NA*	22
Open Space Foundation Sub-Total:	*345,178*	*2,347*	*10,970*	*100*
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	292	102	478	*NA*
Very Low Density Residential (VLDR)	482	361	1,689	*NA*
Low Density Residential (LDR)	388	581	2,718	*NA*
Medium Density Residential (MDR)[8]	5,404	19,020	88,902	*NA*
Medium-High Density Residential (MHDR)	6,405	41,632	194,589	*NA*
High Density Residential (HDR)	1,120	12,321	57,590	*NA*
Very High Density Residential (VHDR)	351	5,964	27,875	*NA*
Highest Density Residential (HHDR)	115	3,457	16,160	*NA*
Commercial Retail[2] (CR)	1,124	*NA*	*NA*	15,004
Commercial Tourist (CT)	991	*NA*	*NA*	16,182
Commercial Office (CO)	75	*NA*	*NA*	3,568
Light Industrial (LI)	4,643	*NA*	*NA*	59,695
Heavy Industrial (HI)	496	*NA*	*NA*	4,324
Business Park (BP)	574	*NA*	*NA*	9,379
Public Facilities (PF)	2,596	*NA*	*NA*	2,596
Community Center (CC)[3,4]	41	212	991	470
Mixed Use Planning Area (MUPA)	0	0	0	0
Community Development Foundation Sub-Total:	*25,098*	*83,653*	*390,992*	*111,219*
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	**421,252**	**89,282**	**417,303**	**113,589**

LAND USE	AREA ACREAGE[7]	STATISTICAL CALCULATIONS[1] D.U.	POP.	EMPLOY.
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	18,562	---	---	---
Indian Lands	14,469	---	---	---
Freeways	1,344	---	---	---
Other Lands Sub-Total:	*34,375*			
TOTAL FOR ALL LANDS:	**455,627**	**89,282**	**417,303**	**113,589**
SUPPLEMENTAL LAND USE PLANNING AREAS				

These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.

OVERLAYS AND POLICY AREAS				
OVERLAYS[4, 5]				
Community Development Overlay	4,009	42,484	198,570	37,502
Community Center Overlay[1]	474	2,182	10,201	5,471
Total Area Subject to Overlays:[4, 5]	*4,484*	*44,666*	*208,771*	*42,973*
POLICY AREAS[6]				
Vista Santa Rosa	5,615	---	---	---
Salton Sea Renewable Energy Policy Area	*72,247*	---	---	---
Santa Rosa Wilderness Policy Area[11]	*9,679*	---	---	---
Joshua Tree Wilderness Policy Area[11, 12]	*77,971*	---	---	---
Mecca Hills Wilderness Policy Area	*33,347*	---	---	---
Orocopia Mountains Wilderness Policy Area[11]	*50,650*	---	---	---
Jacqueline Cochran Airport Influence Area	19,278	---	---	---
Chiriaco Summit Airport Influence Area	2,950	---	---	---
Planning Community Policy Area	674	---	---	---
Total Area Within Policy Areas:[6]	~~*28,517*~~ *272,411*	---	---	---
TOTAL AREA WITHIN SUPPLEMENTALS[7]	~~*32,001*~~ *281,376*			

FOOTNOTES:

1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.

2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.

3 Note that "Community Center" is used both to describe a land use designation *and* a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.

4 Overlays provide alternate land uses that may be developed *instead of* the underlying base use designations.

5 Policy Areas indicate where additional policies or criteria apply, *in addition* to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.

6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.

7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.

8 218.57 acres is under Community Development Overlay (55th Vista Santa Rosa) which has an assumption of 2 du/ac

9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

10 Including 12,655 acres of the Chocolate Mountain Aerial Gunnery Range.

11 Only the portion within this Area Plan listed.

12 Includes 16,623 acres within the Joshua Tree National Park.

Policy Areas

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

Policy Areas

Vista Santa Rosa Community

The Vista Santa Rosa community was recognized by the Riverside County Board of Supervisors in 2001. The community's boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. The community is adjacent to the cities of Coachella, Indio, and La Quinta; Jacqueline Cochran Regional Airport; and major polo facilities, and includes portions of the Torrez-Martinez Indian Reservation. It is also connected, via trails, to Lake Cahuilla. Vista Santa Rosa is a special community where country club and residential development interface with agricultural and rural, equestrian-oriented lifestyles. In order to ensure that the community develops in a harmonious manner that protects and enhances its value to area residents and landowners and Riverside County, the County of Riverside has begun the preparation of a detailed Vista Santa Rosa community land use plan that will be incorporated into the Eastern Coachella Valley Area Plan. The area is an important producer of date crops. Rural Residential and Rural Community uses are also prevalent, with an emphasis on equestrian lifestyles.

Policies:

ECVAP 1.1

a. Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community.

★ **ECVAP** = Eastern Coachella Valley Area Plan Policy

b. Establish an Incentive Program to encourage development to occur that is consistent with the plan.

c. Within the Vista Santa Rosa Policy Area, the minimum lot size in the Agriculture designation is 5 acres, not 10 acres, and the allowable intensity of land use is 0.2 dwelling units per acre, not 0.1 dwelling units per acre.

d. Several portions of the Vista Santa Rosa community, including a large area generally between Avenue 55 and Avenue 62, and smaller areas located along Avenue 66, Harrison Street, and Van Buren Street, are designated as Agriculture, 5-acre minimum parcel size, with a Community Development Overlay. It is the intent of these designations to encourage agricultural uses to remain in the area as long as area landowners desire, while providing for a gradual, orderly transition to other land use types.

When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. The overall density range of the Community Development Overlay area shall be 1-3 dwelling units per acre. Continuous buffer areas of minimum one-acre,

rural residential lifestyle parcels shall be provided within all residential development proposals located within the Community Development Overlay area, where such development proposals would be adjacent to areas located outside the Community Development Overlay area and designated Agriculture, Rural Residential, or Estate Density Residential, in the following locations: 1) the east side of Monroe Street, between Avenues 55 and 62, 2) Avenue 55 between Monroe Street and a point located one-quarterly mile west of Van Buren Street, and protrusions of the Community Development Overlay located to the north of this segment along the west side of Jackson Street and between Jackson and Calhoun Streets, and 3) Avenues 60 and 62, Calhoun Street between Avenues 60 and 61, and the north-south midsection line of Section 35, Township 6 South, Range 7 East, between Avenues 60 and 62, all of which are located between Monroe and Harrison Streets.

Except where significant environmental effects would occur due to road noise, and no other feasible mitigation measures are available, walls, earthen berms, and similar types of project elements that present barriers to a general open, rural-in-character view into a development when the development is viewed from the street, shall not be permitted along the following roads where they are classified by a Circulation Element designation: Airport Boulevard, Avenues 50, 52, 54, 58, 60, 62, and 66, and Monroe, Jackson, Van Buren, and Harrison Streets. Split-rail fences and other edge features that allow for an open view and evoke a rural character are encouraged.

e. All development proposals within the Vista Santa Rosa Policy Area shall include multi-purpose recreational trails and shall provide for potential linkages of such trails to Riverside County's planned trail system as shown in the Non-motorized Transportation section of the Circulation Element.

ECVAP 1.2 Provision for a Community Center or Community Center Overlay may be made in the Vista Santa Rosa community. Residential densities in such a Community Center may exceed three dwelling units per acre.

Salton Sea Renewable Energy Policy Area

The Salton Sea is the largest lake is California, covering roughly 376 square miles of Riverside and Imperial counties. The sea is widely recognized as one of California's "environmental treasures." However, equally well-known are the environmental and economic woes that have plagued the region as the once-plentiful water essential in creating the area's recreational mecca has become increasingly scarce for a variety of reasons. Increasing demand for urban water, agriculture use and drought have all contributed to the problem.

In the early 2000s, agreements made under the "Law of the River"[1] triggered a series of water reductions to reduce California's usage of Colorado River water. As a result, water usage patterns were shifted to conserve agricultural water in the Coachella and Imperial valleys, resulting in less water flowing into the Salton Sea. To lessen the immediate impact of these water reductions, the Imperial Irrigation District has allotted special water deliveries to the Sea. In 2018 this program will end and impacts to the Sea will escalate rapidly.

[1] The Colorado River is managed and operated under numerous compacts, federal laws, court decisions and decrees, contracts, and regulatory guidelines collectively known as the "Law of the River."

Receding waters, emerging playas....

As water supplies dwindle, receding water will expose more than 100,000 acres of lakebed, known as "playa." The playa consists of silt, fine-grain soil and salt particles that can form a toxic dust when dried out and carried aloft by desert winds. This airborne dust can degrade air quality and exacerbate respiratory conditions in downwind residents and visitors alike

By mid-century, the Salton Sea is expected to shrink by approximately 100 square miles, creating newly exposed playa that will increase the amount of caustic dust in the region. Lack of water will also lead to the collapse of the sea's ecosystem which is vital to the many species of birds using the Pacific Flyway and further economic woes for an impoverished area if no action occurs. To address the challenging environmental issues of the Salton Sea, a number of federal, state and local agencies have been working on a variety of programs and initiatives. In particular, the State of California is in the process of implementing planning requirements arising out of the Quantification Settlement Agreement (QSA), which settled various outstanding water rights issues, and several State laws that affected inflows to the Sea and restoration efforts. As these plans are finalized and implemented over the coming years, the policies and plans of the Riverside County General Plan, particularly this Area Plan and Policy Area, will need to be examined and adjusted as needed to reflect the most compatible land uses and long-range plans for the Riverside County portion of the Salton Sea and its surrounding area.

With the Salton Sea Renewable Energy Policy Area, the County of Riverside seeks to focus attention on a region with potential for renewable energy development. Renewable energy from geothermal resources and solar resources, both of which are abundant around the Salton Sea basin, will be essential for California as the State moves to meet its Renewable Portfolio Standards, which call for 50% of the State's retail electricity to be generated from renewable resources by 2030. The goal is to encourage appropriate renewable energy development in a manner that provides both economic and environmental benefits to the region.

The following policies are designed to further the renewable energy, environmental and economic goals for the region. It should be noted that these policies only apply to unincorporated lands under the County's jurisdiction.

Policies:

ECVAP 2.1 *To aid in reducing exposed playa, support renewable energy projects that would contribute to covering the playa, including, but not limited to, photovoltaic arrays, solar gradient ponds, biofuel ponds (namely, algae) and geothermal power plants, where appropriate in an environmentally responsible manner.*

ECVAP 2.2 *Allow utility and transmission corridors along the Salton Sea and support plans to construct transmission facilities necessary to convey renewable energy generated in the region.*

ECVAP 2.3 *Coordinate with state and federal agencies and investor-owned utilities to plan for transmission line development north-south along the Salton Sea.*

ECVAP 2.4 *Cooperate with State and federal agencies that are working to create contiguous pieces of land under single ownership to address the checkboard land ownership in and around the sea that creates barriers to infrastructure and energy development.*

A **solar gradient pond** is a pool of saltwater which acts as a large-scale solar thermal energy collector. The resultant thermal energy can be put to work to generate electricity or for applications, such as heating, desalination, refrigeration or drying

ECVAP 2.5 Encourage public-private partnerships and environmental alliances to encourage development of new renewable energy sources in a fiscally and environmentally responsible manner.

ECVAP 2.6 Encourage development of demonstration projects, where appropriate, designed to promote new ideas, methods and facilities that offer new means of restoration or innovative methods of renewable energy generation.

ECVAP 2.7 Prioritize renewable energy projects that would also assist in reducing fugitive dust or preventing water evaporation from the Salton Sea.

ECVAP 2.8 Encourage development of solar gradient pond technology along the Salton Sea, where appropriate, to generate solar energy while preventing particulate pollution (dust).

ECVAP 2.9 Consider pilot projects developing algae aquaculture, including algae dewatering mechanisms, and algae-wells if deemed suitable for development in the Salton Sea as part of its overall restoration plans.

ECVAP 2.10 Encourage development of floating solar photovoltaic systems along the Salton Sea if the technology proves suitable for the region and compatible with overall restoration plans for the Salton Sea.

ECVAP 2.11 Coordinate with Coachella Valley Water District, Imperial Irrigation District, Imperial County and other involved agencies in seeking ways to augment water supplies available for municipal, agricultural, industrial and environmental uses.

ECVAP 2.12 Support plans to address fugitive dust emissions by creating shoreline pools and shallow water habitat, riparian habitat and wetlands to keep playas covered with water or vegetation that also provide food and cover to shorebirds and other species.

ECVAP 2.13 Continue supporting restoration efforts through participation in the Salton Sea Authority and coordinating with stakeholder agencies, such as the California Natural Resources Agency, the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, the California Air Resources Board and local Air Quality Management Districts.

ECVAP 2.14 Coordinate with local Indian Tribes to ensure that renewable energy plans for the region accommodate traditional tribal cultural resources and protect any sensitive traditional cultural resources in the area.

ECVAP 2.15 As water recedes and additional Salton Sea playa is exposed, periodically reexamine available data on Known Geothermal Resource Areas (KGRAs) to determine if geothermal energy development, or other uses of geothermal heat (spas, fish farms or other uses), are potentially appropriate within the Riverside County portion of the Salton Sea basin.

ECVAP 2.16 Track the status of the Salton Sea's shoreline (playa) as water recedes. When necessary, address land use designations for newly emerged lands during the General Plan update cycle.

Wilderness Policy Areas

Under the Wilderness Act of 1964, the U.S. Congress is empowered to designate lands as "Wilderness" to ensure special protection of their unique values as lands "affected primarily by the forces of nature," "untrammeled by man" and with "outstanding opportunities

for solitude." These Wildernesses are strictly managed, generally by the U.S. Bureau of Land Management (BLM), according to an adopted management plan.

Much of the eastern half of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

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

As shown on Table LU-7 (on page LU-79), there are a number of Wilderness Policy Areas designated through the eastern half of Riverside County. Within the Eastern Coachella Valley Area Plan the Wilderness Policy Area designation is applied to the following areas to recognize and coordinate future development:

- *Santa Rosa Wilderness*
- *Mecca Hills Wilderness*
- *Orocopia Mountains Wilderness*
- *Joshua Tree Wilderness (including portions of Joshua Tree National Park)*

Policies:

The following policies apply to properties within a Wilderness Policy Area within the Eastern Coachella Valley Area Plan:

ECVAP 3.1 *When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*

ECVAP 3.2 *To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*

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

b. Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to

named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.

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

ECVAP 3.3 *Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*

ECVAP 3.4 *Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.*

Planned Communities

While the overall emphasis in this General Plan directs medium density residential and higher density residential housing and commercial, industrial, and civic uses to areas designated for Community Development, it is recognized that new towns and planned communities will also play a role in the future development of Riverside County, particularly in the eastern portion of Riverside County, including areas of the Eastern Coachella Valley Area Plan that are not adjacent to existing cities or developed areas. Such development proposals will require rigorous review to ensure that the development that occurs will be (a) provided with a full range of necessary public services, including the assurance of a long-term, reliable water supply; (b) designed to provide for a range of housing needs; and (c) designed to further the goals of the CVMSHCP, or, if outside Plan boundaries, designed in a manner that will not obstruct the achievement of conservation goals of state and federal agencies or tribal authorities.

In the course of the public hearing process for this General Plan, concepts for three such communities were presented to the Planning Commission and Board of Supervisors. These communities would be located in areas that are presently characterized by very low levels of population density. It was decided that, given the proposed locations of these communities and the fact that the proposals were still in the conceptual or preliminary stage with no environmental review having been completed, it would be premature to assign these properties to the Community Development Foundation component or to apply a Community Development Overlay. However, it was also determined that the concepts had sufficient merit that further study was warranted, and that these proposals should be permitted to be considered for approval without being subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

Policies:

ECVAP ~~2.1~~ 4.1 Notwithstanding the Agriculture and Open Space - Rural designations of properties in this area, any proposal to establish a planned community not less than 450 acres in size in the area bordered by Avenue 72 on the north, Avenue 80 on the south, Polk Street and its southerly extension on the east, and the Santa Rosa Mountains on the north shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as provided above, provided that:

a. The project provides for preservation of open space and habitat values in Martinez Canyon, including provision for a Bighorn Sheep recovery area at a site determined appropriate by the Bighorn Sheep Institute.

b. The project is compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife, and the United States Fish and Wildlife Service.

c. The project provides for riding and hiking trails along the base of the Santa Rosa Mountains or at other locations as determined to meet the needs of the equestrian community in the Eastern Coachella Valley.

d. The project provides for a sufficient number of dwelling units affordable to persons who would be employed by business establishments within the project boundaries.

e. The project is designed in such a manner as to minimize impacts on the viability of adjacent agricultural lands.

f. The project provides offsite roadway improvements at a level sufficient to mitigate its impacts on traffic and contributes its fair share to funds for paving of roads to control PM_{10} particulate levels in the surrounding area.

g. The project provides for water and sewer service to the site in the event that lots smaller than one-half acre, multifamily housing, or mobile home parks are included therein.

ECVAP ~~2.2~~ 4.2 Notwithstanding the Open Space - Rural designation of properties in the area of Chiriaco Summit, any proposal to establish, through a General Plan amendment and a specific plan or other application format comprehensively addressing the matters described herein, a planned community of approximately 720 acres located in Sections 9 and 10, Township 6 South, Range 12 East, SBB&M, and lying along both sides of I-10, in the immediate vicinity of the Chiriaco interchange, shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component General Plan amendments as provided above, provided that:

a. The project is designed to be compatible with Joshua Tree National Park, and other adjacent and nearby scenic and wildlife resources.

b. The project design and the types and locations of planned land uses are compatible with the adjacent Chiriaco Summit Airport.

c. The project will provide for the range of housing needs generated by the project, and make provisions for the provision of the water, sewer, and other facilities and services needed to support the project in what is otherwise a relatively remote area.

ECVAP ~~2.3~~ 4.3 The General Plan Vision and Principles recognize that the new towns and planned self-sustaining communities will play a role in the growth and development of Riverside County. These development proposals will require vigorous reviews to ensure compatibility with surroundings, consistency with environmental policies, a full range of public services, and fiscal stability.

Lands adjacent to Interstate 10, from the easterly edge of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services. Clearly the availability and assurance of a long term and reliable water supply will be the pivotal issue for development in this area. Proposed planned communities in this area are not subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments as provided above, provided that:

a. Planned community proposals may have urban characteristics with thematic elements (i.e., golf, equestrian opportunities, etc.), but also will have a rigid and permanent urban boundary.

b. The plan must include a comprehensive water service program that addresses the long-term requirements of the project, conservation, and reliability.

c. The proposed community must be located within a district that provides water and sewer services or a water and sewer district has agreed to annex and serve the project; and there is an agreement that such services will not be expanded beyond the limits of the proposed community.

d. The proposed community must provide for all relevant public facilities and services, including public protection, road maintenance, library services, education facilities, and waste disposal; and, it must be demonstrated that such service can be efficiently delivered within the proposed community.

e. The proposed community must provide a full range of parks and if necessary, parks large enough to accommodate organized sports activities.

f. The proposed community must be consistent with, and advance the goals of, the Riverside County Housing Element and provide for a range of housing opportunities including low and moderate-income housing.

g. At least 50% of the proposed community must be devoted to open space and recreation.

h. The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of

Governments, the California Department of Fish and Wildlife, and the United States Fish and Wildlife Service.

i. The plan must be based on "new urbanism" principles, and include elements that facilitate internal transit programs and encourage pedestrian mobility.

j. The plan, to the extent feasible, must contain provisions for the use of innovative and state-of-the-art technology to reduce energy and resource consumption.

Jacqueline Cochran Regional Airport and Chiriaco Summit Airport Influence Areas

Jacqueline Cochran Regional Airport (formerly known as Thermal or Desert Resorts Regional Airport) is operated by the County of Riverside. The airport is located near the community of Thermal, south of the City of Coachella. Additionally, the Chiriaco Summit Airport, which serves Chiriaco Summit and Riverside County, is owned by the County of Riverside. The boundaries of the Jacqueline Cochran Regional Airport and Chiriaco Summit Airport Influence Areas are shown in Figure 4, Overlays and Policy Areas. There are a number of Compatibility Zones associated with the Airport Influence Areas. These Compatibility Zones are shown in Figure 5, Jacqueline Cochran Regional Airport Influence Area, and in Figure 6, Chiriaco Summit Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise.

These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Jacqueline Cochran Regional Airport) and Table 5, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Chiriaco Summit Airport). 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.

Policies:

ECVAP ~~3.1~~ 5.1 To provide for the orderly development of Jacqueline Cochran Regional Airport and Chiriaco Summit Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plans for Jacqueline Cochran Regional Airport and Chiriaco Summit Airport as fully set forth in Appendix L-1 and as summarized in Tables 4 and 5, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

ECVAP ~~3.2~~ 5.2 Height Restrictions - When reviewing any application proposing structures within 20,000 feet of any point on the runway of Chiriaco Summit Airport, the County of Riverside Planning Department shall consult with the Riverside County Airport Land Use Commission if the projected elevation at the top point of said structure would exceed 1,670 feet above mean sea level, in order to allow for a determination as to whether review by Federal Aviation Administration (FAA) through the Form-7460-1 review process is required. In such situation, no building permit shall be granted until the FAA has issued a determination of "No Hazard to Air Navigation."

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. The three specific plans located in the Eastern Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Eastern Coachella Valley Area Plan. Specific Plan No. 303 (Kohl Ranch) is determined to be a Community Development Specific Plans. Specific Plan No. 113 is determined to be a Rural Specific Plan. Specific Plan No. 113 was approved many years ago in conjunction with a "land project," but remains undeveloped.

Table 3: Adopted Specific Plans in Eastern Coachella Valley Area Plan

Specific Plan	Specific Plan #
Frank Domeno	113
Kohl Ranch	303
Panorama	362

Source: County of Riverside Planning Department.

Land Use

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

Local Land Use Policies

Light Pollution

The continued growth of urban activities throughout the Valley has many consequences. One of the attractions for residents is the brilliance of the nighttime sky on clear nights, unencumbered by lighting scattered over a large urban area. As development continues to encroach from established urban cores into both rural and open space areas, the effect of nighttime lighting on star-gazing and open space areas will become more pronounced. Wildlife habitat areas can also be negatively impacted by artificial lighting. Further, the Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area shown on Figure 7, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that

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

Policies:

ECVAP ~~4.1~~ *6.1* Require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.

ECVAP ~~4.2~~ *6.2* Adhere to Riverside County's lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Jacqueline Cochran Regional Airport)

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
			Other Uses (people/ac)[2]					
		Residential (d.u./ac)[1]	Aver-age[6]	Single Acre[7]	with Bonus[8]	Req'd Open Land[3]	Prohibited Uses[4]	Other Development Conditions[5]
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remain-ing	• All structures except ones with location set by aeronautical function • Assemblages of people • Objects exceeding FAR Part 77 height limits • Storage of hazardous materials • Hazards to flight [9]	• Avigation easement dedication
B1	Inner Approach/ Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	• Children's schools, day care centers, libraries • Hospitals, nursing homes • Places of worship • Bldgs with >2 aboveground habitable floors • Highly noise-sensitive outdoor nonresidential uses [10] • Aboveground bulk storage of hazardous materials[11] • Critical community infrastructure facilities [12] • Hazards to flight [9]	• Locate structures maximum distance from extended runway centerline • Minimum NLR of 25 dB in residences (including mobile homes) and office buildings [13] • Airspace review required for objects >35 feet tall [14] • Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	• Same as Zone B1	• Locate structures maximum distance from runway • Minimum NLR of 25 dB in residences (including mobile homes) and office buildings [13] • Airspace review required for objects >35 feet tall [14] • Avigation easement dedication
C	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	• Children's schools, day care centers, libraries • Hospitals, nursing homes • Bldgs with >3 aboveground habitable floors • Highly noise-sensitive outdoor nonresidential uses [10] • Hazards to flight [9]	• Minimum NLR of 20 dB in residences (including mobile homes) and office buildings [13] • Airspace review required for objects >70 feet tall [15] • Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	**(1)** ≤0.2 (average parcel size ≥5.0 ac.) *or* [16] **(2)** ≥5.0 (average parcel size ≤0.2 ac.)[19,20]	100	300	390	10%	• Highly noise-sensitive outdoor nonresidential uses [10] • Hazards to flight [9]	• Airspace review required for objects >70 feet tall [15] • Children's schools, hospitals, nursing homes discouraged [17] • Deed notice required

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
			Other Uses (people/ac)[2]					
		Residential (d.u./ac)[1]	Aver-age[6]	Single Acre[7]	with Bonus[8]	Req'd Open Land[3]	Prohibited Uses[4]	Other Development Conditions[5]
E	Other Airport Environs	No Limit	No Limit [18]			No Req't	• Hazards to flight [9]	◦ Airspace review required for objects >100 feet tall [15] ◦ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks [18]
▣	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	• Same as Underlying Compatibility Zone	◦ Airspace review required for objects >35 feet tall [14] ◦ Avigation easement dedication

Notes:

1. Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
2. Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
3. Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
4. The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
5. As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
6. The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
7. Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
8. An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
9. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
10. Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
11. Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
12. Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
13. NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
14. Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
15. This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not be obstructions. See Policies 4.3.3 and 4.3.4.
16. Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
17. Discouraged uses should generally not be permitted unless no feasible alternative is available.
18. Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
19. Residential densities in Compatibility Zone D shall be calculated on a "net" rather than "gross" acreage basis. For the purposes of this Compatibility Plan, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.
20. Maximum Average Residential Lot Size in Zone D Areas Southerly of Avenue 64: Projects located southerly of Avenue 64 shall be considered to be substantially consistent with the "higher intensity option" for Zone D if the average residential lot size (either the mean or median) is 8,712 square feet (0.2 acre) or less, excluding common area, public facility, drainage basin, recreational, and open space lots.

Table 5: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Chiriaco Summit Airport)

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
			Other Uses (people/ac)[2]					
		Residential (d.u./ac)[1]	Aver-age[6]	Single Acre[7]	with Bonus[8]	Req'd Open Land[3]	Prohibited Uses[4]	Other Development Conditions[5]
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remain-ing	• All structures except ones with location set by aeronautical function • Assemblages of people • Objects exceeding FAR Part 77 height limits • Storage of hazardous materials • Hazards to flight [9]	• Avigation easement dedication
B1	Inner Approach/ Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	• Children's schools, day care centers, libraries • Hospitals, nursing homes • Places of worship • Bldgs with >2 aboveground habitable floors • Highly noise-sensitive outdoor nonresidential uses [10] • Aboveground bulk storage of hazardous materials[11] • Critical community infrastructure facilities [12] • Hazards to flight [9]	• Locate structures maximum distance from extended runway centerline • Minimum NLR of 25 dB in residences (including mobile homes) and office buildings [13] • Airspace review required for objects >35 feet tall [14] • Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	• Same as Zone B1	• Locate structures maximum distance from runway • Minimum NLR of 25 dB in residences (including mobile homes) and office buildings [13] • Airspace review required for objects >35 feet tall [14] • Avigation easement dedication
C	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	• Children's schools, day care centers, libraries • Hospitals, nursing homes • Bldgs with >3 aboveground habitable floors • Highly noise-sensitive outdoor nonresidential uses [10] • Hazards to flight [9]	• Minimum NLR of 20 dB in residences (including mobile homes) and office buildings [13] • Airspace review required for objects >70 feet tall [15] • Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) *or* [16] (2) ≥5.0 (average parcel size ≤0.2 ac.)[19]	100	300	390	10%	• Highly noise-sensitive outdoor nonresidential uses [10] • Hazards to flight [9]	• Airspace review required for objects >70 feet tall [15] • Children's schools, hospitals, nursing homes discouraged [17] • Deed notice required

Zone	Locations	Maximum Densities / Intensities: Residential (d.u./ac)[1]	Other Uses (people/ac)[2]: Average[6]	Single Acre[7]	with Bonus[8]	Req'd Open Land[3]	Additional Criteria: Prohibited Uses[4]	Other Development Conditions[5]
E	Other Airport Environs	No Limit	No Limit [18]			No Req't	▫ Hazards to flight [9]	▫ Airspace review required for objects >100 feet tall [15] ▫ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks [18]
▫	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	▫ Same as Underlying Compatibility Zone	▫ Airspace review required for objects >35 feet tall [14] ▫ Avigation easement dedication

Notes:

1. Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
2. Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
3. Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
4. The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
5. As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
6. The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
7. Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
8. An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
9. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
10. Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
11. Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
12. Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
13. NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
14. Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
15. This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not be obstructions. See Policies 4.3.3 and 4.3.4.
16. Two options are provided for residential densities in Compatibility Zone D. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for Zone D apply to both options.
17. Discouraged uses should generally not be permitted unless no feasible alternative is available.
18. Although no explicit upper limit on usage intensity is defined for Zone E, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in Zone E if its usage intensity is such that it would be permitted in Zone D.
19. Residential densities in Compatibility Zone D shall be calculated on a "net" rather than "gross" acreage basis. For the purposes of this Compatibility Plan, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

Agricultural Lands

Agriculture is one of the five Foundation Components of the General Plan and also represents a significant component of this area plan. Much of the area here is devoted to agricultural uses. The RCIP Vision specifically seeks to protect agricultural lands not only because of their economic value but also because of their cultural and scenic values.

Policies:

ECVAP ~~5.1~~ *7.1* Retain and protect agricultural lands through adherence to the policies contained in the Agriculture section of the General Plan Land Use Element.

ECVAP ~~5.2~~ *7.2* Refer to the General Plan Certainty System in the General Plan Administration Element. An exception is provided allowing limited changes from the Agriculture designation to be processed and approved.

Farm Worker Housing

Because of the predominantly agricultural nature of the Eastern Coachella Valley, safe, healthy and affordable housing needs to be available for farm workers. Because farm work tends to be seasonal in nature, the associated housing may need to provide for seasonal occupancy.

Policies:

ECVAP ~~6.1~~ *8.1* Allow farmworker housing that meets basic safety standards in agriculturally designated areas per the land use designations section of the General Plan Land Use Element, and the Five-Year Action Plan and Special Housing Need sections of the Housing Element. Provided that adequate provisions for public services and compatibility with adjacent uses is achieved, farm worker housing projects of both 1-12 dwelling units and greater than 12 units are permitted in the Agriculture designation in the Eastern Coachella Valley Area Plan.

Recreational Vehicle Developments

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Eastern Coachella Valley area a haven for recreational vehicle (RV) enthusiasts. As with any other type of land use, RV developments require guidelines for provision of service, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Eastern Coachella Valley Area Plan is classified in two categories: Resort Recreational Vehicle and Remote Recreational Vehicle. Resort Recreational Vehicle developments are projects that offer improved facilities for recreational vehicles, including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control drainage. Resort recreational vehicle developments are appropriate primarily in urban areas, and require community water and sewer facilities in accordance with Community Development land use standards.

Remote Recreational Vehicle developments differ from Resort Recreational Vehicle projects in several ways:

- Spaces are not fully improved;
- Spaces may accommodate tent camping;
- Sewers are not available;
- Fully developed recreational facilities are not provided, though open space areas may be provided;
- Internal roads may not be paved; and
- The development site is designed to provide a campground appearance.
- Remote recreational vehicle developments are appropriate primarily in rural and outlying areas, and must be compatible with surrounding uses. The following policies shall apply to recreational vehicle development in the Eastern Coachella Valley Area Plan:

Policies:

ECVAP ~~7.1~~ *9.1* Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for recreational vehicle development in the Eastern Coachella Valley area through adherence to General Plan policies found in the Land Use Element.

ECVAP ~~7.2~~ *9.2* Allow Resort Recreational Vehicle developments within the following land use designations: Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Commercial Tourist, and Open Space-Recreation.

ECVAP ~~7.3~~ *9.3* Limit Resort Recreational Vehicle developments to a density of sixteen (16) spaces per acre.

ECVAP ~~7.4~~ *9.4* Allow Remote recreational vehicle developments within the following land use designations: Very Low Density Residential, Estate Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space-Recreation, and Open Space-Rural.

ECVAP ~~7.5~~ *9.5* Limit Remote recreational vehicle developments to a density of seven (7) spaces per acre.

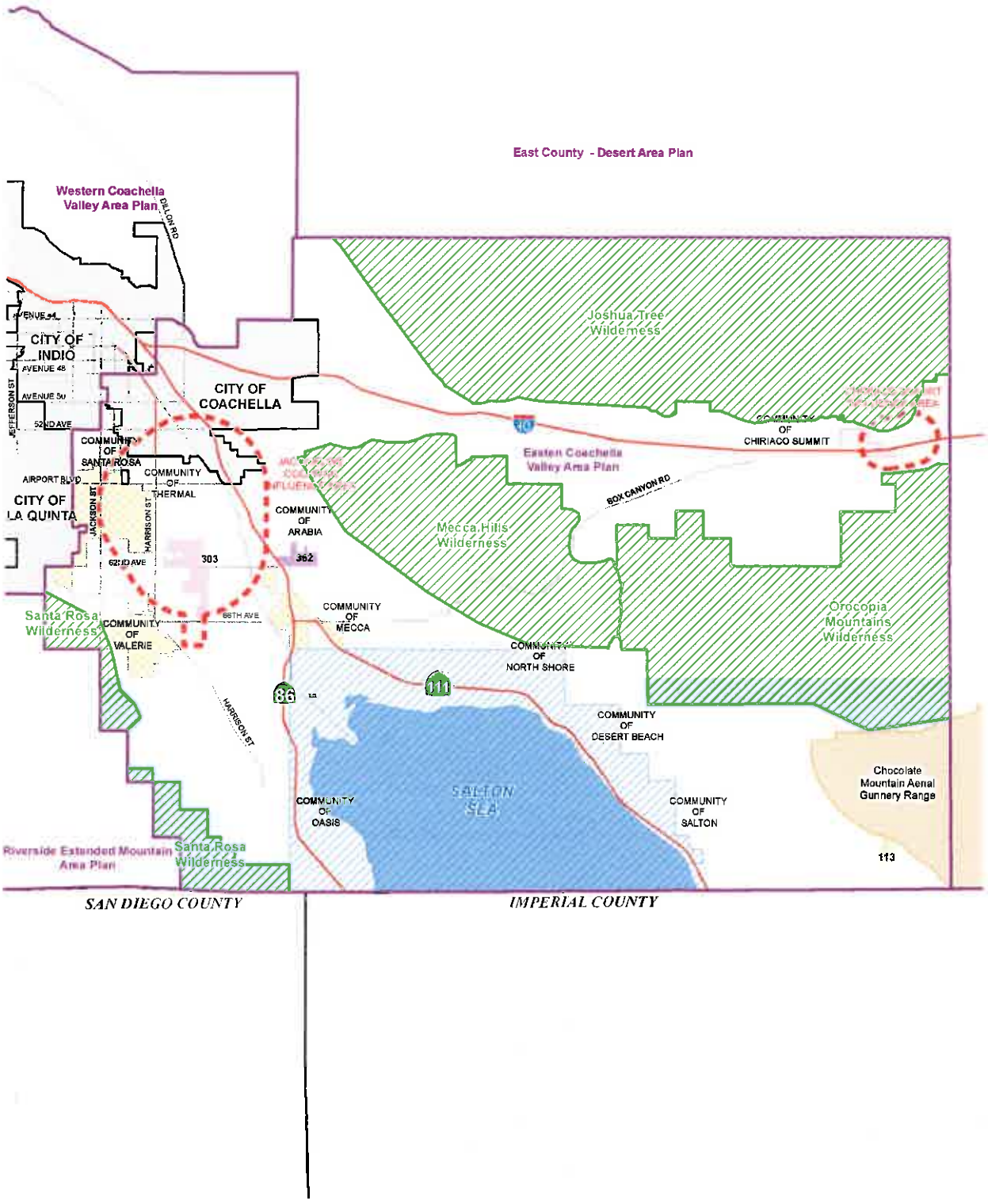
Industrial Uses

Industrial uses, especially those associated with agriculture and existing light industrial uses related to aviation, are necessary for the economic viability of the Eastern Coachella Valley Area Plan. Heavy industry, when it would conflict with other existing uses, would adversely affect the environment and character of the region.

Policies:

ECVAP ~~8.1~~ *10.1* Encourage industrial uses related to agriculture to continue and expand within this area plan.

ECVAP ~~8.2~~ *10.2* Discourage industrial uses that may conflict with agricultural or residential land uses either directly or indirectly within the Eastern Coachella Valley Area Plan.



Data Source: Riverside County (2010)

Legend

- Wilderness Policy Areas
- Closed Landfill Policy Area
- Planned Communities Policy Area - Chiriaco Summit
- Vista Santa Rosa Policy Area
- Salton Sea Renewable Policy Area
- Community Development Overlay
- ### Specific Plans
- Airport Influence Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

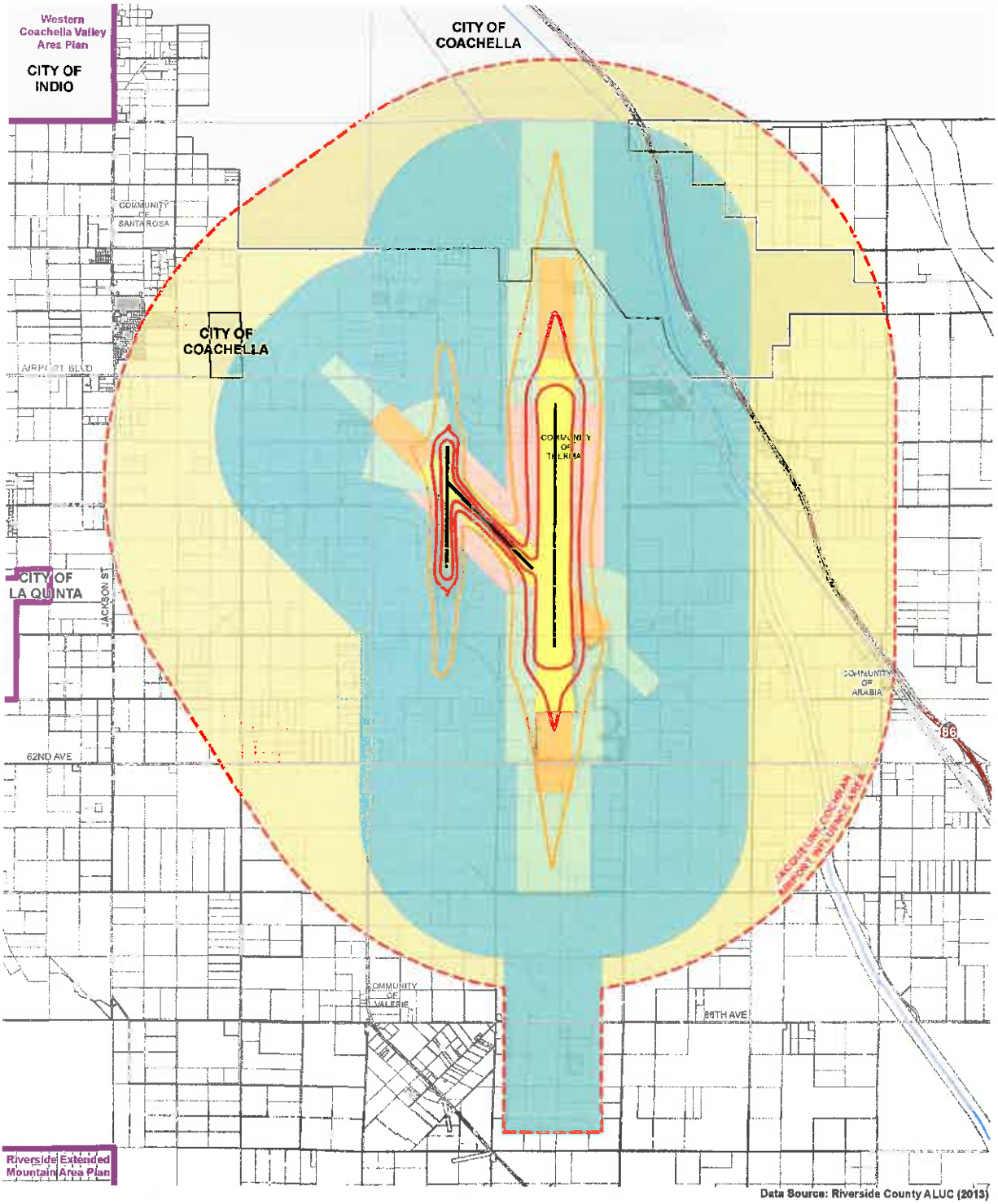
Figure ECVAP-4

February 8, 2016

0 1.75 3.5 Miles

EASTERN COACHELLA VALLEY AREA PLAN
OVERLAYS AND POLICY AREAS

This page intentionally left blank



COMPATIBILITY ZONES
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

- 60 dB CNEL NOISE CONTOUR
- 65 dB CNEL NOISE CONTOUR
- Airport Runways
- Airport Influence Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

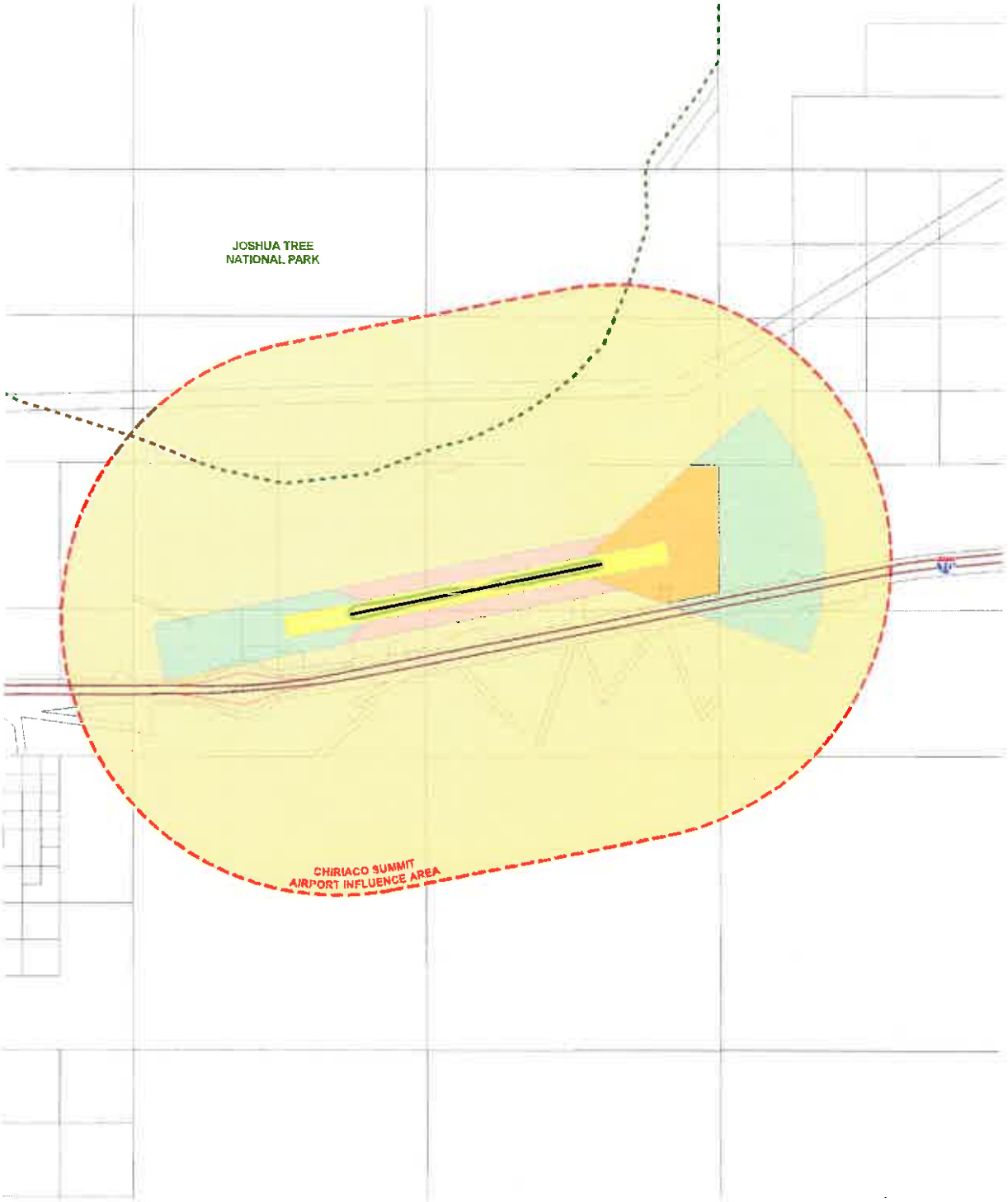
Figure 5

December 16, 2013

0 0.5 1 Miles

EASTERN COACHELLA VALLEY AREA PLAN
JACQUELINE COCHRAN AIRPORT

This page intentionally left blank



Data Source: Riverside County ALUC (2010)

COMPATIBILITY ZONES
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone E

55 dB CNEL NOISE CONTOUR

Airport Runways

Airport Influence Area

Joshua Tree National Park

Figure 6

December 16, 2013

0 0.25 0.5 Miles

EASTERN COACHELLA VALLEY AREA PLAN
CHIRIACO SUMMIT AIRPORT

This page intentionally left blank

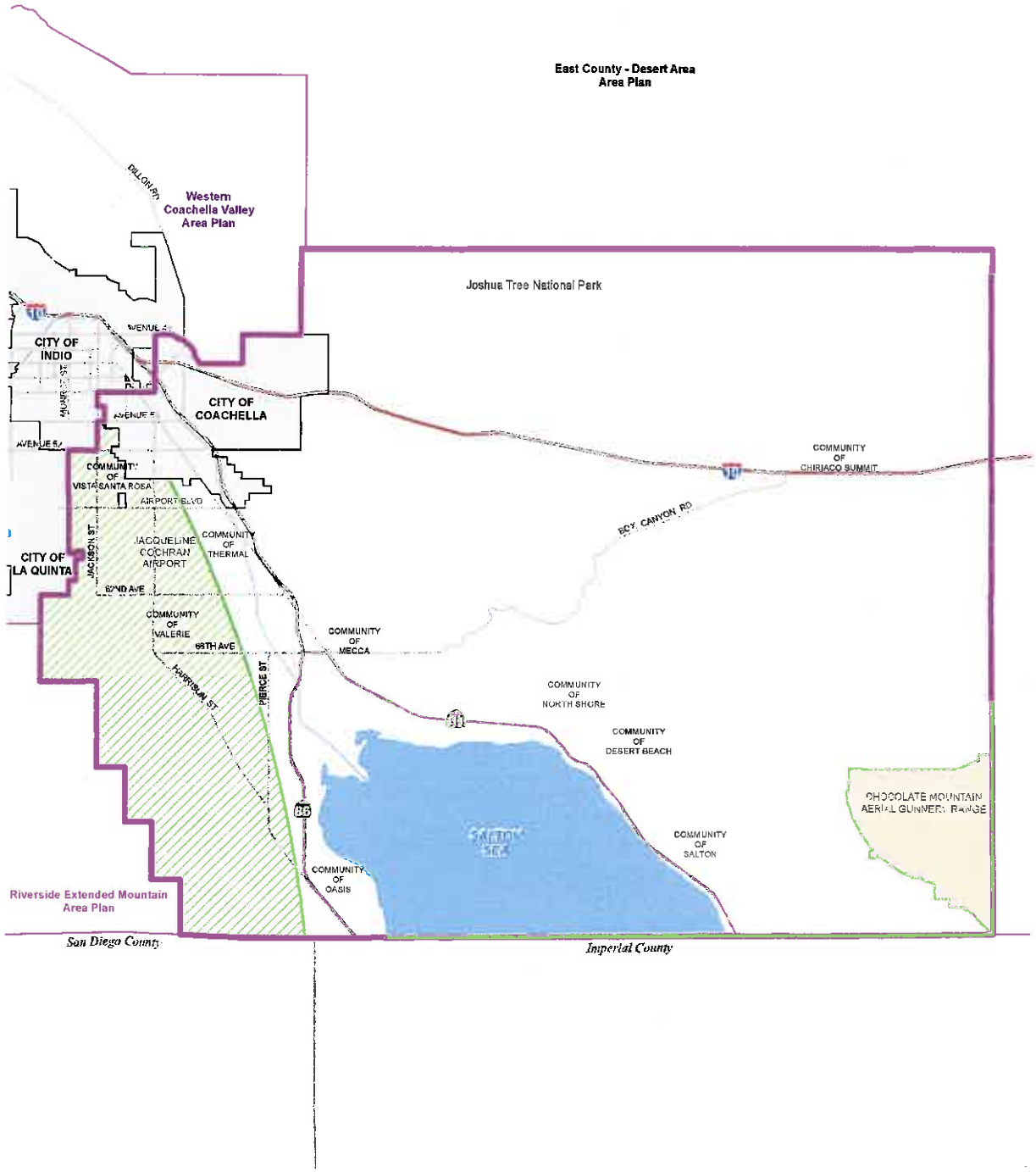


Figure 7

December 16, 2013

0 2.5 5 Miles

EASTERN COACHELLA VALLEY AREA PLAN
MT PALOMAR POLICY AREA

This page intentionally left blank

ECVAP ~~8.3~~ 10.3 Discourage industrial uses which use large quantities of water in manufacturing or cooling processes and result in subsequent effluent discharges.

ECVAP ~~8.4~~ 10.4 Discourage industrial uses which produce significant quantities of toxic emissions into the air.

ECVAP ~~8.5~~ 10.5 Encourage industrial uses that can best utilize the transportation facilities of the Jacqueline Cochran Regional Airport.

ECVAP ~~8.6~~ 10.6 Encourage industrial uses related to aviation to locate in the vicinity of the Jacqueline Cochran Regional Airport.

Watershed/Water Supply

> "There is an adequate supply and quality of critical water resource essential to support development, agriculture, wildlife, and open space."
>
> - RCIP Vision

The west basin of the Colorado River, the watershed containing the Eastern Coachella Valley, drains primarily into the Salton Sea trough. The west basin is the driest watershed area in California. Groundwater resources cannot meet local demand in this area, so water is imported from the Colorado River to meet local community and agricultural demand.

Policies:

ECVAP ~~9.1~~ 11.1 Conserve and protect watersheds and water supply through adherence to policies contained in the Open Space, Habitat and Natural Resource Preservation and Land Use Designation Policies sections found in the General Plan Land Use Element, and the Water Resources section of the General Plan Multipurpose Open Space Element.

Signage

The scenic qualities of the Coachella Valley are widely cherished by residents and visitors alike. Effective regulation of outdoor advertising is one important component of preserving the Valley's visual character, particularly in the face of expanding urbanization.

Policies:

ECVAP ~~10.1~~ 12.1 Adhere to the Advertising Regulations of the County of Riverside Land Use Ordinance, Section 19, regarding outdoor advertising for all development within the Eastern Coachella Valley.

ECVAP ~~10.2~~ 12.2 Prohibit the placement of billboards within the Eastern Coachella Valley.

ECVAP ~~10.3~~ 12.3 For premises adjacent to the right-of-way of scenic corridors, single support free-standing signs for onsite advertising shall be prohibited. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign which has minimal impact on the

scenic setting shall be utilized for onsite advertising purposes along the below-referenced scenic corridors.

a. For purposes of this policy, scenic corridors include:

- State Route 86; and
- State Route 111.

b. For purposes of this area plan, the following definitions shall apply:

(1) FREE-STANDING MONUMENT SIGN means a sign whose height does not exceed 2/3 of its length, with a single base of the sign structure which is on the ground, or no more than 1 foot above adjacent grade if located in a raised mound or landscaped area.

(2) FREE-STANDING SHEATHED-SUPPORT SIGN means a sign supported by at least two uprights constructed in or decoratively covered in design, materials and colors which match those of the use advertised, which blends harmoniously with the surrounding environment, and which is located far enough from adjacent free-standing signs to reduce visual clutter.

(3) SIGNS AFFIXED TO BUILDINGS means any onsite advertising sign painted or otherwise reproduced on the outer face of a building, or attached to the outer face of a building.

(4) HIGHWAY SCENIC CORRIDOR means those arterial roadways designated within this area plan which have prominent scenic vistas open to public view.

(5) FREEWAY SCENIC CORRIDOR means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.

c. Onsite advertising signs for businesses located along freeway scenic corridors shall comply with the following:

(1) Businesses located within 660 feet of the terminus of a freeway exit ramp or the origination of a freeway entrance ramp may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.

i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.

ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 35 feet and a maximum surface area of 150

square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with a maximum height of 35 feet. The maximum surface area shall be the greater of either 150 square feet or 0.25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.

iii. A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.

(2) Businesses located within 330 feet of the nearest edge of a freeway right-of-way line, but farther than 660 feet from the terminus of a freeway exit ramp or the origination of a freeway entrance ramp, may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.

i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.

ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 25 feet, or the actual height of the primary building advertised, whichever is less, and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with an overall height of 25 feet, or the actual height of the primary building advertised, whichever is less. The maximum surface area shall be the greater of either 150 square feet, or .25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.

iii. A sign affixed to a building, advertising a single business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.

d. Onsite advertising signs for businesses located along highway scenic corridors shall comply with the following:

(1) Notwithstanding the other provisions of this policy, a single-business monument sign may be approved with a maximum height of 10 feet, and a maximum 150 square feet of sign surface area. A multiple-business monument sign may be approved with a maximum height of 12 feet or less, and a maximum 200 square feet of sign surface area.

(2) Notwithstanding the other provisions of this policy, a single-business sheathed-support sign or a multiple-business sheathed-support sign shall not be erected along a highway scenic corridor.

(3) A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the highway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the highway.

Chocolate Mountain Aerial Gunnery Range

The Chocolate Mountain Aerial Gunnery Range (CMAGR) provides support training that is essential to the readiness of the nation's Marine Corps and Naval Air Forces. Land use compatibility with the CMAGR is essential to the operations of CMAGR and the safety of surrounding communities.

Policies:

ECVAP ~~11.1~~ *13.1* Development within two miles of the CMAGR shall remain limited and compatible with the Open Space Foundation Component.

ECVAP ~~11.2~~ *13.2* Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.

ECVAP ~~11.3~~ *13.3* New development within 3 miles of the Chocolate Mountain Aerial Gunnery Range (CMAGR) outer boundary shall be required to disclose through recordation of an Environmental Constraints Note, avigation (or other) easement, or other instrument as deemed suitable, the potential for noise, vibrations or interference emanating from aviation activities and other military operations performed within or above the CMAGR.

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 and equestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

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

While the following section describes the circulation system as it relates to the Eastern Coachella Valley, 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 Valley is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Valley will help to create an interconnected and efficient circulation system for the entire County of Riverside.

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Eastern Coachella Valley Area Plan is shown on Figure 8, Circulation. The circulation system within this portion of the Coachella Valley connects the region to urbanized areas of the western portion of the Coachella Valley, western Riverside County, Imperial County, and the eastern portion of Riverside County via Interstate 10, as well as providing access to and between its communities. Interstate 10 is a key east-west corridor within Riverside County, and indeed across the United States.

State Routes 111 and 86 are the main north-south connector routes within this area. State Route 86 is growing in importance as a trade route between the U.S. and Mexico. State Route 195 also serves the Valley west of Mecca.

A grid system of numbered avenues running east-west, together with north-south oriented streets serves the Eastern Coachella Valley areas west of the All-American Canal. The continued coordination regarding the circulation network between the County of Riverside, cities, Tribal Governments and Imperial County is essential to ensure the region's Transportation System sustains a high level of service over a period of time.

Policies:

ECVAP ~~*12.1*~~ *14.1* Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the functional classifications and standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element.

ECVAP ~~*12.2*~~ *14.2* Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

ECVAP ~~*12.3*~~ *14.3* Separate vehicular traffic from pedestrian and equestrian traffic in order to avoid potential hazards and where traffic volumes justify the costs.

Rail

The Southern Pacific Railroad runs adjacent to State Route 111 and the Salton Sea, to Riverside County's southern boundary. This line accommodates freight transport for the Valley's agricultural businesses.

Policies:

ECVAP ~~*13.1*~~ *15.1* Coordinate with railroad companies to maintain and enhance railroad facilities south of the City of Coachella in accordance with the Goods Movement/Designated Truck Routes section of the General Plan Circulation Element.

ECVAP ~~13.2~~ 15.2 Coordinate with railroad companies to encourage grade-separated crossings in and near Mecca.

Trails and Bikeways

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

As shown on Figure 9, Trails and Bikeway System, an extensive trails system is planned for the Eastern Coachella Valley.

Policies:

ECVAP ~~14.1~~ 16.1 Implement the Trails and Bikeway System, Figure 9, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

ECVAP ~~14.2~~ 16.2 At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. Priority shall be given to those signalized intersections identified as trail crossings.

ECVAP ~~14.3~~ 16.3 As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle and pedestrian (i.e., non-motorized) traffic.

Scenic Highways

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

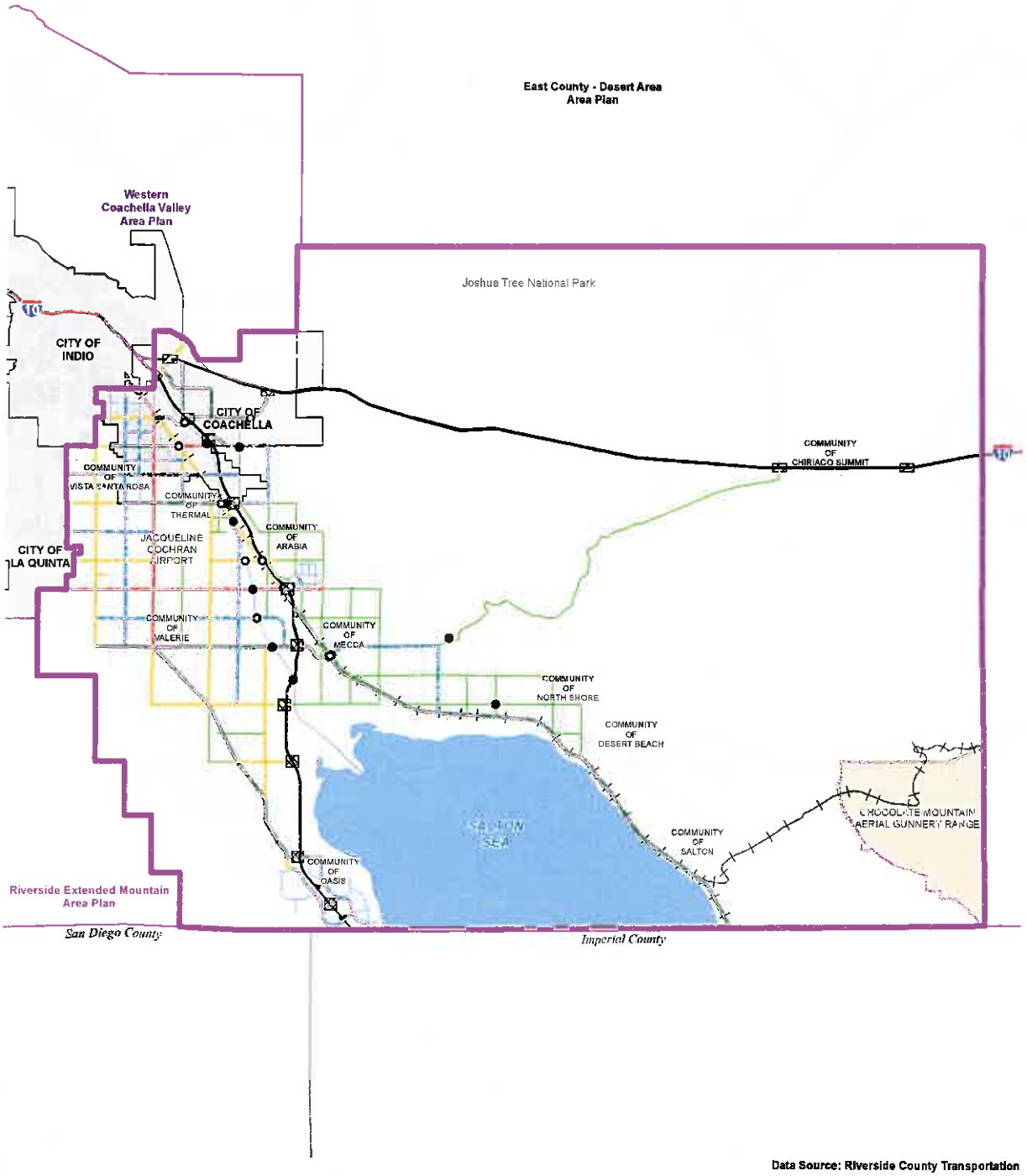
As shown on Figure 10, Scenic Highways, State Route 111, from Bombay Beach on the Salton Sea to State Route 195 near Mecca, is a State-eligible Scenic Highway, providing views of the Salton Sea and the surrounding mountainous wilderness.

★

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."

Policies:

ECVAP ~~15.1~~ 17.1 Protect the scenic highways in the Eastern Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.



Data Source: Riverside County Transportation

- Freeway (Variable ROW)
- Expressway (128' to 220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Existing Bridge
- Proposed Bridge
- Existing Interchange
- Proposed Interchange
- Proposed Overpass/Underpass
- Chocolate Mountains Aerial Gunnery Range
- Railroads Amended
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

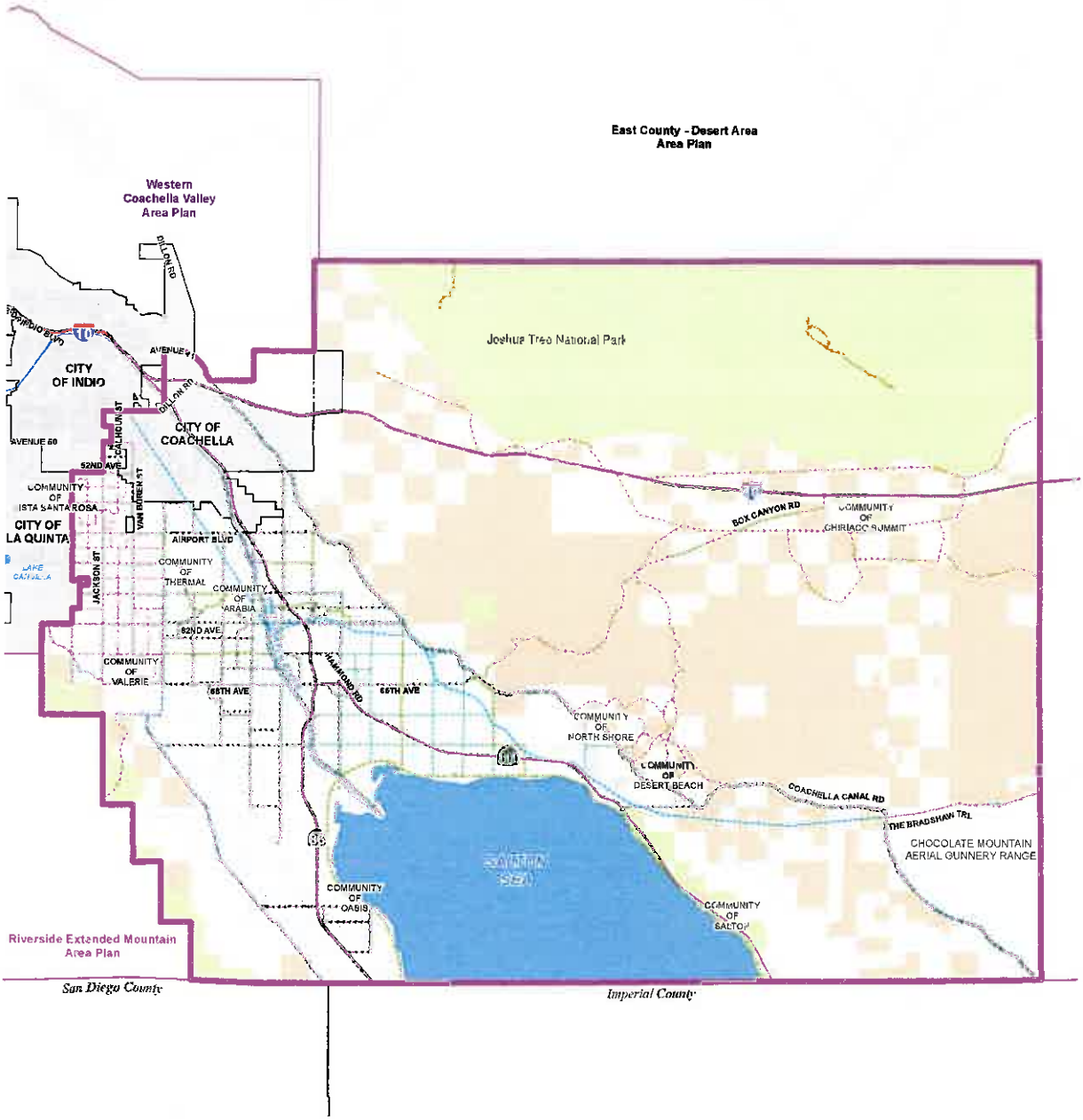
Figure 8

December 8, 2015

0 2.75 5.5 Miles

EASTERN COACHELLA VALLEY AREA PLAN CIRCULATION

This page intentionally left blank



Data Source: Riverside County Parks

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

Note: Trails shown in non-county jurisdictions for information/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 system.

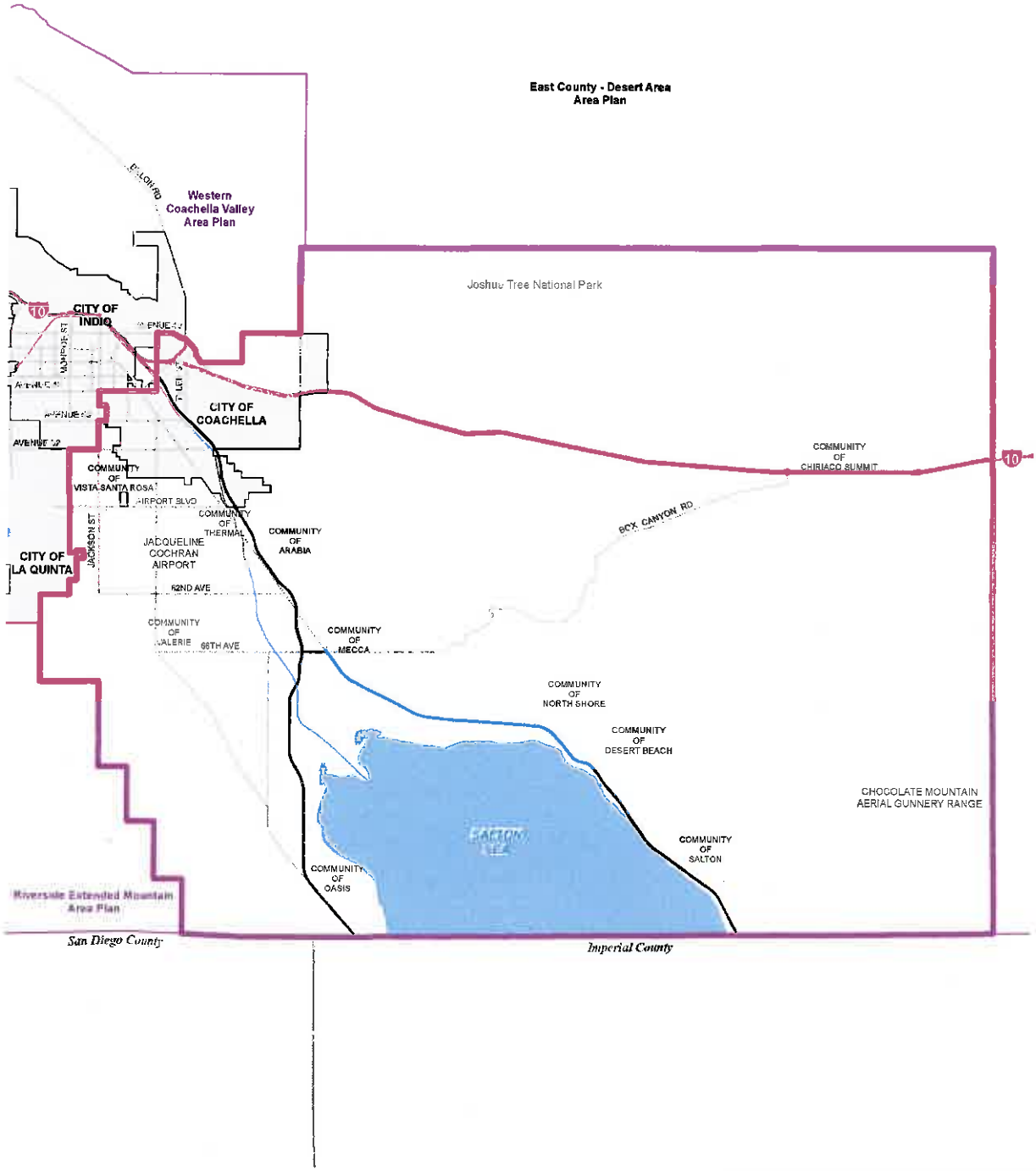
Figure 9

December 16, 2013

0 3 6 Miles

EASTERN COACHELLA VALLEY AREA PLAN TRAILS & BIKEWAYS SYSTEM

This page intentionally left blank



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

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

Figure 10

December 16, 2013

0 2.5 5 Miles

EASTERN COACHELLA VALLEY AREA PLAN SCENIC HIGHWAYS

This page intentionally left blank

Multipurpose Open Space

As described in earlier sections, the Eastern Coachella Valley contains a variety of open spaces that serve a multitude of functions. Open space areas within the Valley include the Joshua Tree National Park, the Santa Rosa Mountains, the Mecca Hills, the Dos Palmas Reserve, the Salt Creek Area of Critical Environmental Concern, the Painted Canyon, the Whitewater River, and the Salton Sea. These open spaces encompass a variety of habitats. There are also a number of recreation areas within the Eastern Coachella Valley. This Multipurpose Open Space section is a critical component in preserving the character of the County of Riverside and the Valley. In addition to providing a scenic background and preserving the natural character of the Eastern Coachella Valley, these open spaces help define the edges of, and separations between, communities.

Local Open Space Policies

Habitat Conservation/CVMSHCP

With its rich and varied landscape, the Eastern Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Preserving habitat not only aids in sustaining species' survival, but also maintains the quality of life in the Valley.

The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a CV MSHCP which covers 27 species of plants and animals in the Coachella Valley. Currently, this plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/ development standards, and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 11 for more information. This map is for informational purposes only. The CV MSHCP was adopted by the plan participants in 2007 and 2008 and permits were issued by the wildlife agencies in late 2008.

Policies:

ECVAP ~~16.1~~ *18.1* Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Preservation section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.

Ridgelines

The ridgeline of the Santa Rosa Mountains along the western edge of the Eastern Coachella Valley, together with the ridges of the Mecca Hills and Orocopia Mountains in the east, constitute important natural resources within the Area Plan.

Policies:

ECVAP ~~17.1~~ *19.1* Refer to the Ridgeline policies in the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources policies in 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. Portions of the Eastern Coachella Valley are subject to hazards at varying degrees of risk and danger. These hazards include flooding, seismic occurrences, and wildland fire, and are depicted on the hazards maps, Figures 12 to 16.

Local Hazard Policies

Flooding

As shown on Figure 12, Special Flood Hazard Areas, much of the western edge of the Eastern Coachella Valley from Indio and La Quinta to the Salton Sea is located within a 100-year floodplain. Another large 100-year floodplain extends southerly from Thermal to the Salton Sea. Additionally, fluctuation in the level of the Salton Sea, or a seismic event resulting in a seiche (earthquake induced wave action) could cause flooding of areas immediately adjacent to the sea.

Policies:

ECVAP ~~*18.1*~~ *20.1* Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

ECVAP ~~*18.2*~~ *20.2* Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of the Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.

ECVAP ~~*18.3*~~ *20.3* Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Coachella Valley Water District for review.

Wildland Fire Hazard

The desert and mountainous region in the northeastern area of the Eastern Coachella Valley has a high and very high wildfire susceptibility. The wildfire susceptibility is moderate to low in the valley and the desert regions on the western and eastern sides of the Salton Sea. 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, use of low fuel landscaping, and use of fire resistant building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 13, Wildfire Susceptibility, for the location of wildland fire hazard areas in Eastern Coachella Valley.

Policies:

ECVAP ~~*19.1*~~ *21.1* Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Seismic

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.

The Eastern Coachella Valley is traversed by the San Andreas fault, an active fault with a significant probability of earthquake activity. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of building techniques, the enforcement of setbacks, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 14, Seismic Hazards, for the location of faults within the Eastern Coachella Valley.

Policies:

ECVAP ~~20.1~~ 22.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

Areas within the Eastern Coachella Valley contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scaring. Figure 15 depicts steep slope areas within the Eastern Coachella Valley. Figure 16 maps areas of slope instability.

Policies:

ECVAP ~~21.1~~ 23.1 Protect life and property through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Slope and Soil Instability Hazards section of the General Plan Safety Element.

ECVAP ~~21.2~~ 23.2 Refer to the Rural Mountainous and Open Space-Rural land use designations in the General Plan Land Use Element.

Wind Erosion and Blowsand

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Alluvial fans in the Eastern Coachella Valley are especially prone to wind erosion, although wind erosion is not limited to these areas. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects.

Blowsand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property, where it interferes with normal activity. Additionally, blowsand introduces a high level of suspended particulates into the air, which can create respiratory problems.

Despite its ability to cause property damage, alter normal activity, and create health problems, blowsand is also an essential element to maintaining habitat areas within the Valley. Many species in the Coachella Valley are adapted to live on windblown sand. Creating a safe environment for the residents of Eastern Coachella Valley and, at the same time, protecting a valuable habitat resource requires, therefore, a delicate balance.

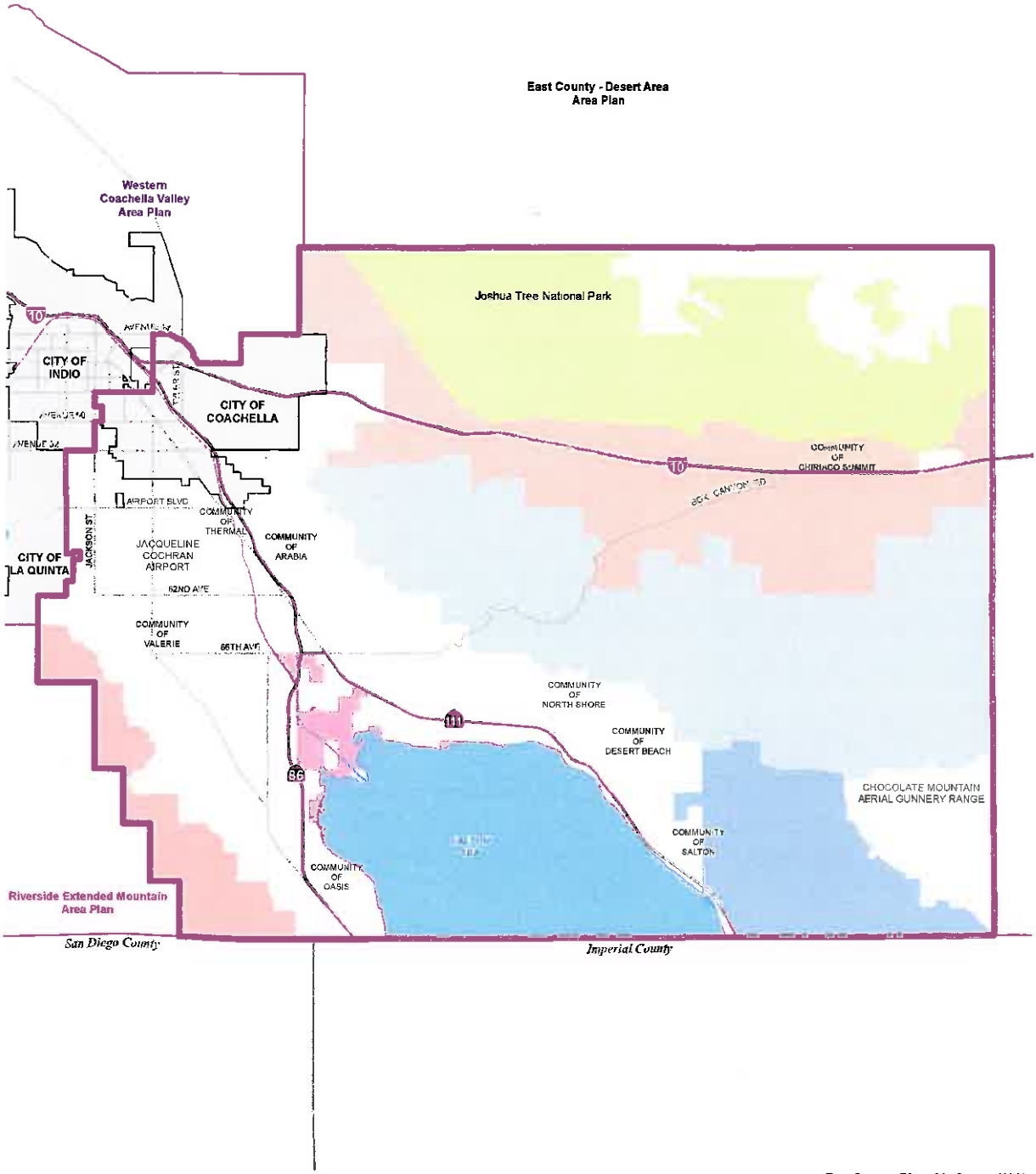
Policies:

ECVAP ~~22.1~~ *24.1* Minimize damage from and exposure to wind erosion and blowsand through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element.

ECVAP ~~22.2~~ *24.2* Require protection of soil in areas subject to wind erosion or blowsand. Mitigation measures that may be required include, but are not limited to, windbreaks, walls, fences, vegetative groundcover, rock, other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation.

ECVAP ~~22.3~~ *24.3* Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.

ECVAP ~~22.4~~ *24.4* Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.



Data Source: Riverside County (2011)

- Coachella Valley Stormwater Channel and Delta Conservation Area
- Desert Tortoise and Linkage Conservation Area
- Dos Palmas Conservation Area
- Joshua Tree National Park Conservation Area
- Mecca Hills/Orocopia Mountains Conservation Area
- Santa Rosa and San Jacinto Mountains Conservation Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

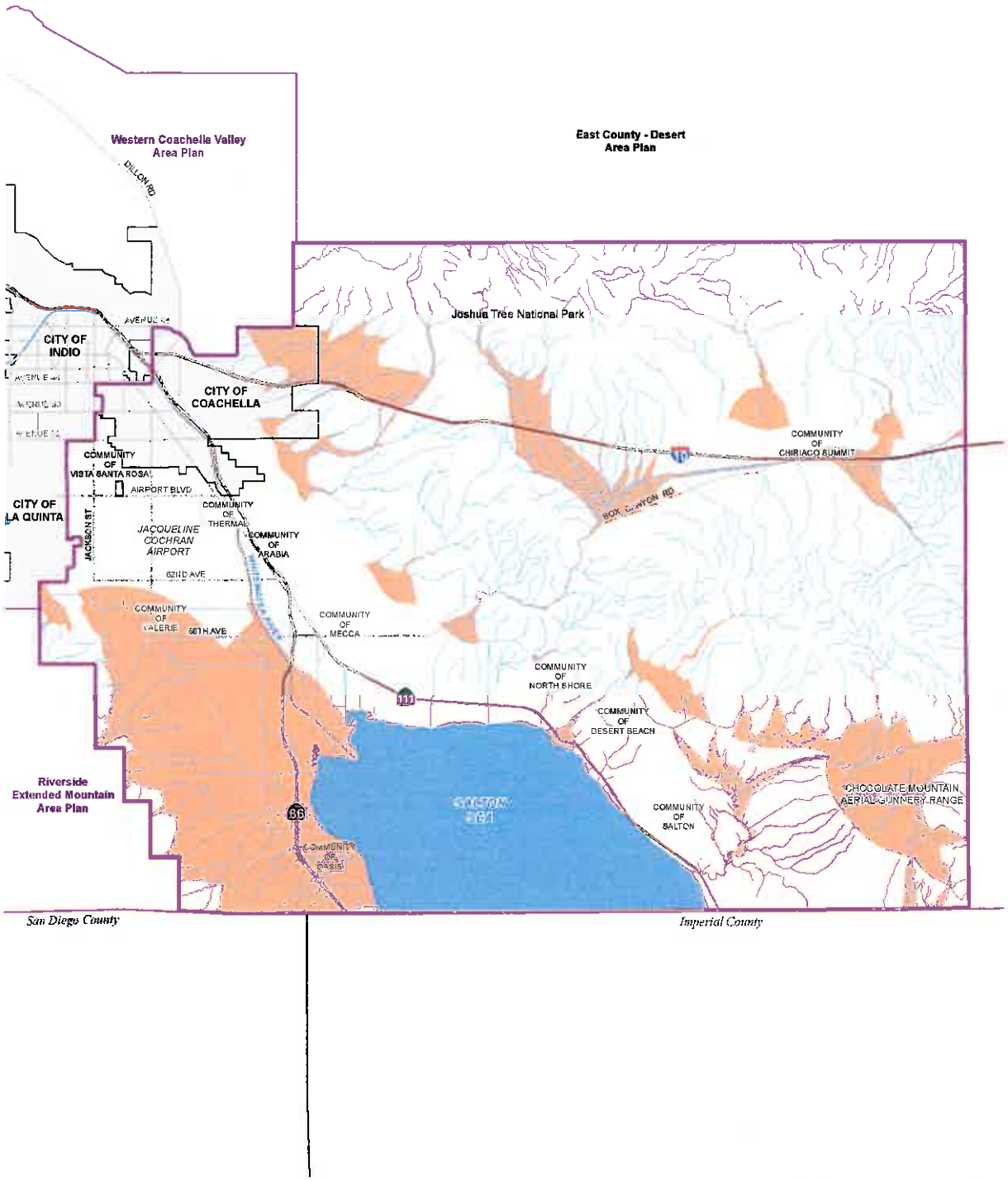
Figure 11

February 3, 2015

0 2.5 5 Miles

EASTERN COACHELLA VALLEY AREA PLAN
CVMSHCP

This page intentionally left blank



Data Source: Riverside County Flood Control (2015)

Flood Prone Areas

- Drainages
- Special Flood Hazard Areas
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

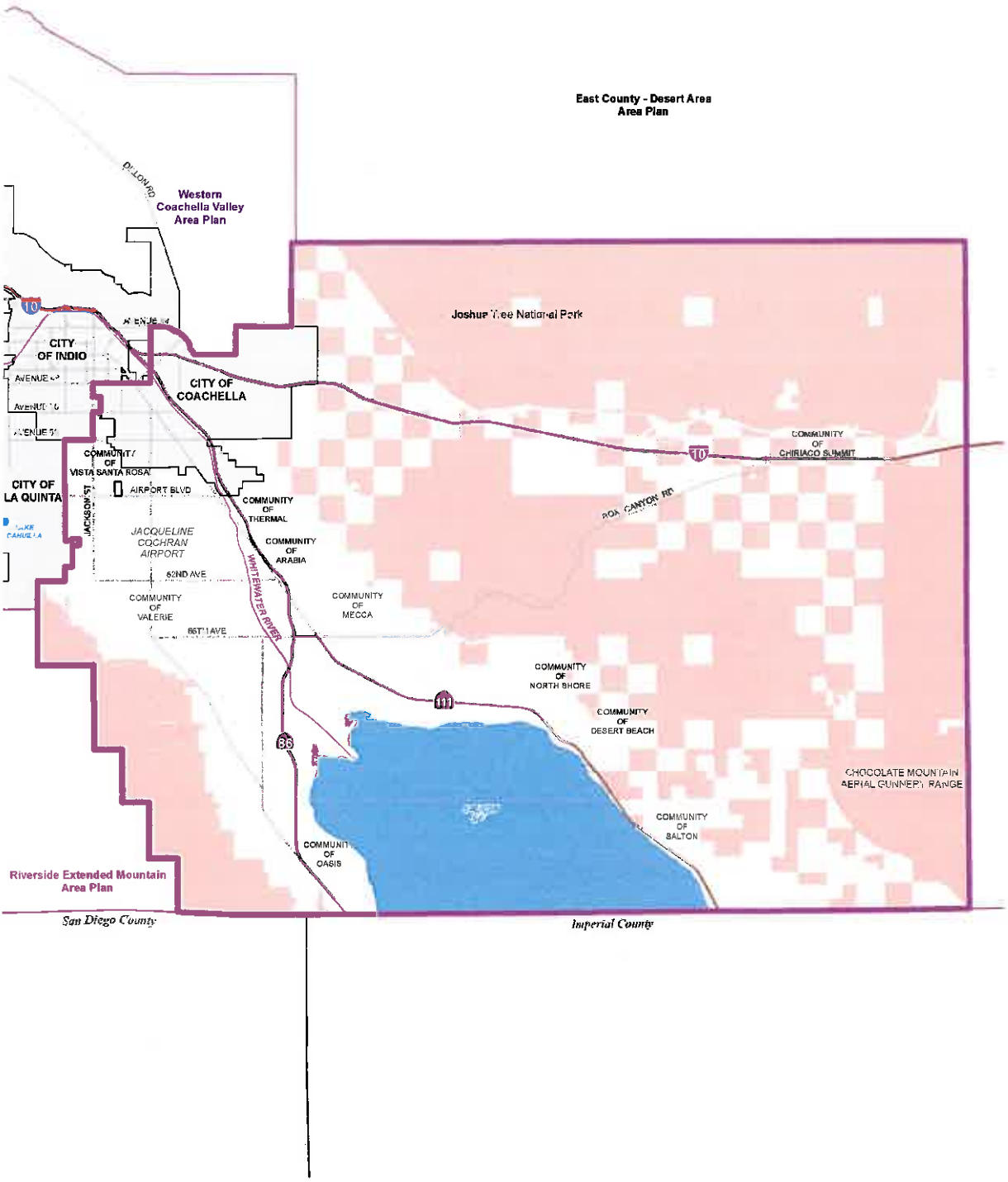
Figure 12

April 1, 2015

Miles
0 3 6

EASTERN COACHELLA VALLEY AREA PLAN SPECIAL FLOOD HAZARD AREAS

This page intentionally left blank



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

Fire Hazard Severity Zones (FHSZ)

State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

Highways

Area Plan Boundary

City Boundary

Waterbodies

Figure 13

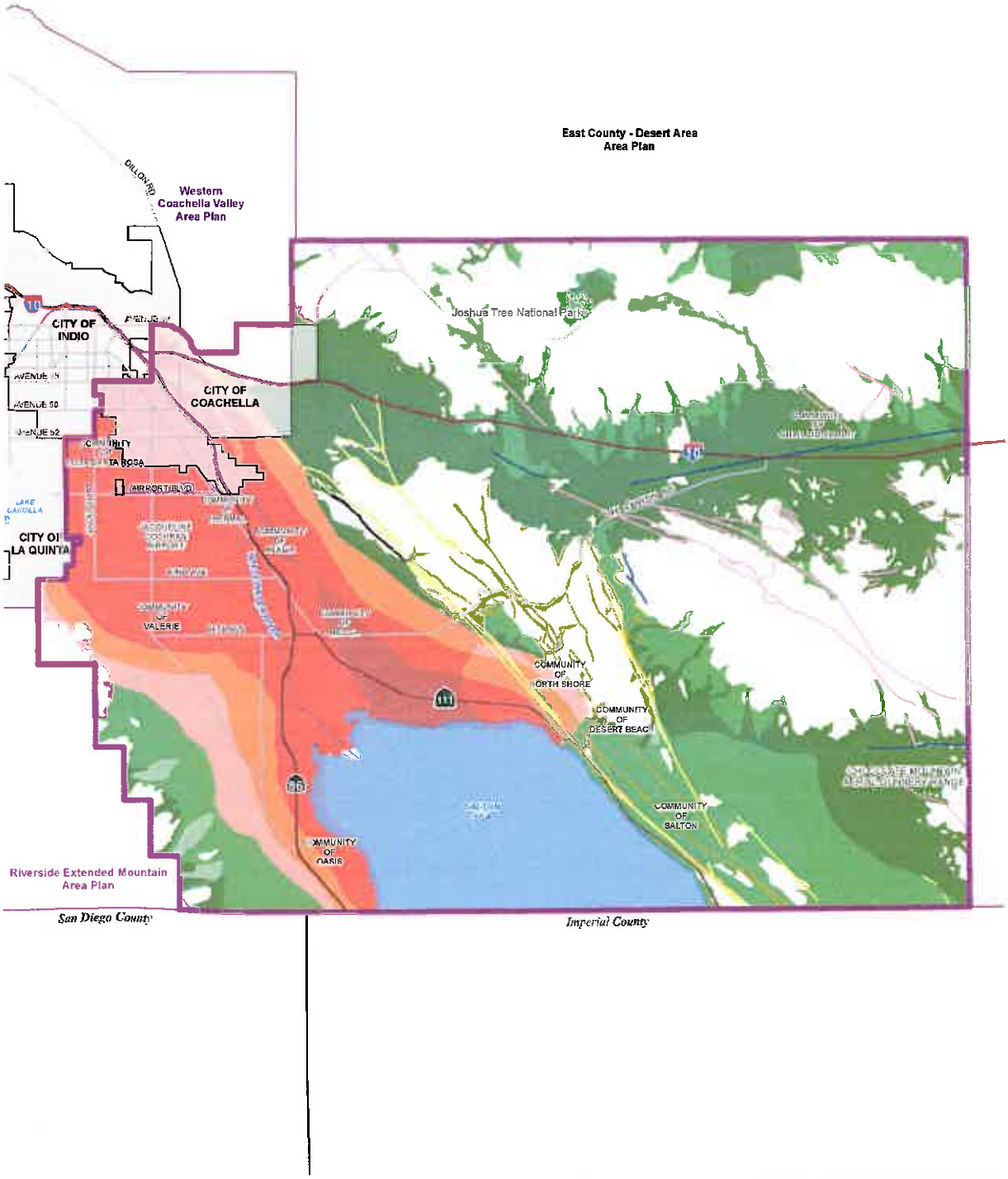
December 16, 2013

Miles

0 3 6

EASTERN COACHELLA VALLEY AREA PLAN WILDFIRE SUSCEPTIBILITY

This page intentionally left blank



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

Fault Activity

- Historic
- Historic (Creep)
- Holocene
- Late Quaternary
- Quaternary
- Pre-Quaternary

Liquefaction Susceptibility

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

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

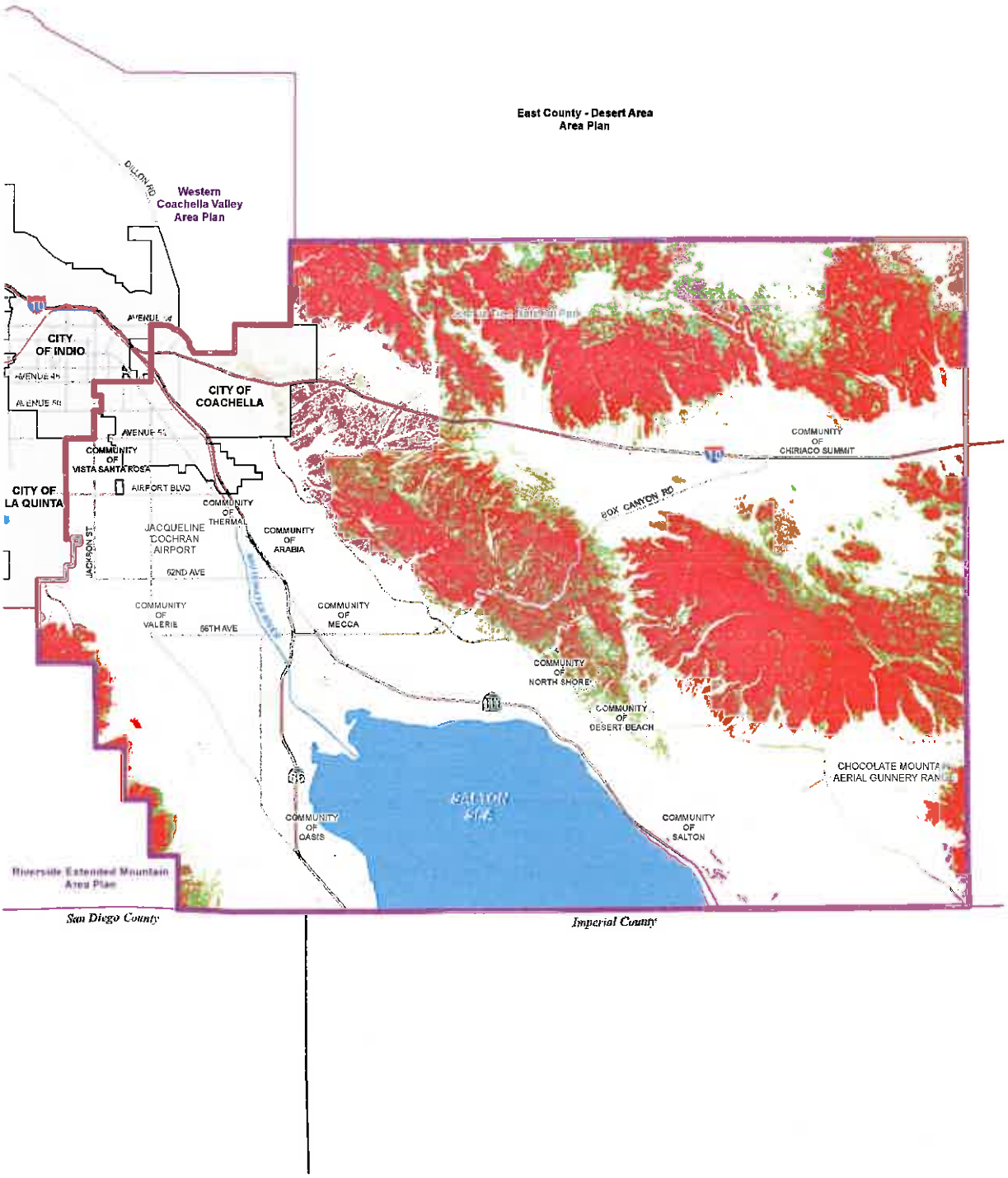
Figure 14

December 16, 2013

Miles
0 3 6

EASTERN COACHELLA VALLEY AREA PLAN SEISMIC HAZARDS

This page intentionally left blank



Data Source: Riverside County (2007)

Slope Angle

- Less Than 15% (**No Value\Not White**)
- 15%-25%
- 25%-30%
- 30% and Greater

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

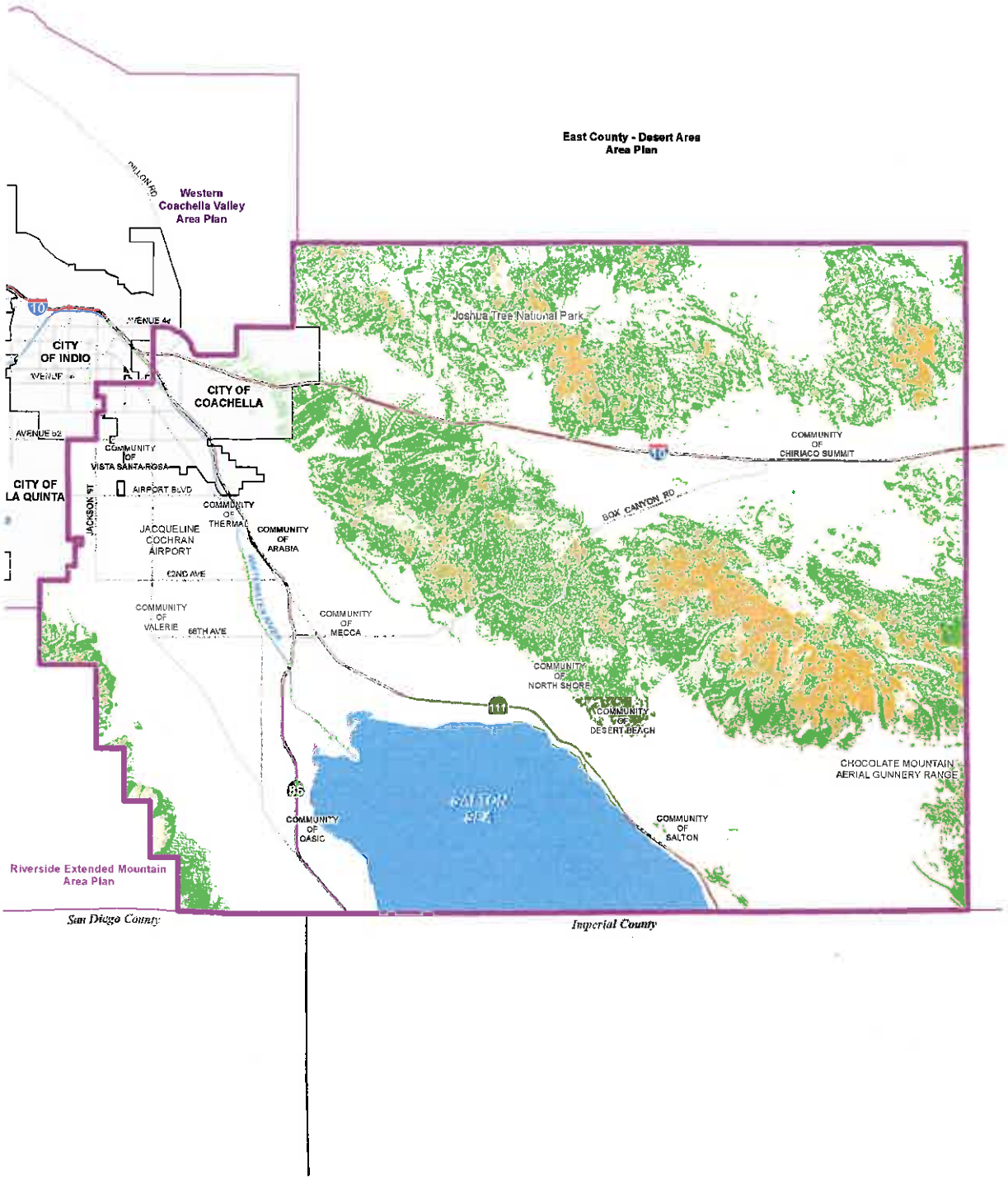
Figure 15

December 16, 2013

0 3 6 Miles

EASTERN COACHELLA VALLEY AREA PLAN STEEP SLOPE

This page intentionally left blank



Data Source: California Geological Survey (2008)

Slope Instability

- High susceptibility to seismically induced landslides and rockfalls.
- Low to locally moderate susceptibility to seismically induced landslides and rockfalls.

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 16

December 16, 2013

0 3 6 Miles

EASTERN COACHELLA VALLEY AREA PLAN SLOPE INSTABILITY

This page intentionally left blank