



The Pass Area Plan

Draft General Plan Amendment No. 1153

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

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

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

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

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

Population Growth

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

Our Communities and Neighborhoods

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

Housing

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

Transportation

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

Conservation and Open Space Resources

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

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 Pass derives its name from its location: the narrow gap between two of Southern California’s most spectacular mountain ranges the San Bernardino and San Jacinto Mountains. This gap provides an obvious physical gateway between the mountains and provides a passage between the desert areas to the east and the Pacific Ocean to the west. This area plan guides the evolving character of this place within unincorporated territory in this part of Riverside County. The Pass Area Plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision. The County of Riverside Vision details the physical, environmental, and economic qualities that the County of Riverside aspires to achieve by the year 2020. Using that Vision as the primary foundation, the County of Riverside General Plan establishes policies for development and conservation within the entire unincorporated Riverside County territory. The Pass Area Plan, on the other hand, provides customized direction specifically for this planning area.

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

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

While a number of these designations reflect unique features applicable to the planning area, a number of special policies are still necessary to address specific portions of the Pass area. 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 in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are also natural and man-made hazards to consider, and they are spelled out in the Hazards section.

It is important to understand that the incorporated cities of Banning, Beaumont, and Calimesa, located within the Pass, are not covered by this area plan. They are governed by their own general plans. Nevertheless, city/county coordination is a critical component of this area plan. A key location factor is how this area relates to other planning areas within the vastness of Riverside County. The relationship between cities and Riverside County territory can be seen on Figure 1, Location.

The Pass is a gateway between Riverside and San Bernardino Counties as well as between the Los Angeles metropolitan region and the Coachella Valley and points east. Consequently, it plays a pivotal role in the access, connections, and impressions for Riverside County. The Pass Area Plan seeks to capture and capitalize upon, not only the special qualities of the land, but its strategic location as well.

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 Pass.

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.

Remarkable Environmental Setting. The Pass boasts some of the most beautiful natural features within Riverside County. From the San Jacinto and San Bernardino Mountains to the San Timoteo Badlands, there is an ever changing view as visitors and residents pass through the landscape. These features have been preserved to ensure their beauty for future generations. Some of the other special features unique only to the Pass are the Benches, or mesas that have been formed by ancient watercourses and fault lines. Water still has a strong presence within the Pass because of the number of mountain creeks that run through the planning area including



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.

the San Gorgonio River, San Timoteo Creek, and Noble Creek, to name just a few. These watercourses feed into the larger waterways that traverse other areas of Riverside County.

Character Rich Communities. There are a few special communities within the unincorporated lands in the Pass, and their character and lifestyle have been preserved within this area plan. The community of Cherry Valley, located in the north-central portion of the planning area, is distinguished from other communities by its concentration of cherry orchards, a distinctive southerly entrance along tree-lined Beaumont Avenue, and distinctive rural community character. A one-acre minimum parcel size policy has been in effect for many years in this area. Cabazon is located along Interstate 10 and is a favorite of travelers and tourists because it is home to the Cabazon Dinosaurs, Hadley's, and two outlet store shopping centers. Banning Bench is a rural community that is hidden from freeway travelers, located northerly of and elevated above Banning. This area is also characterized by orchards and residences on one acre or larger lots. The Morongo Indian Reservation, home to the Malki Museum and the Morongo Gaming Facility, is also in the planning area, but is not subject to County of Riverside jurisdiction.

It is important to note that the 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

The Pass, or more specifically the San Gorgonio Pass Area, is a distinctive geographical area between the Coachella, San Jacinto, and Moreno Valleys as shown in Figure 1, Location. The Badlands separate the Pass Area Plan from Moreno Valley to the west and the San Jacinto Valley to the south. The San Jacinto Mountains form the southern boundary and the San Bernardino Mountains generally define the northern boundary. The Coachella Valley lies immediately to the east of the planning area. In relation to other area plans, the Pass is bounded by the Reche Canyon/Badlands Area Plan to the west, the San Jacinto Valley Area Plan and Riverside Extended Mountain Area Plan (REMAP) to the south, and the Western Coachella Valley Area Plan to the east. The cities of Redlands and Yucaipa, which are located within the County of San Bernardino, lie to the north. The incorporated cities of Banning, Beaumont, and Calimesa are located within the Pass as well as the unincorporated communities of Cherry Valley, Cabazon, and Banning Bench.

Features

This section describes the functions, setting, and features that are unique to the Pass. The San Gorgonio Pass, from which this Area Plan derives its name, is a valley bounded by the San Jacinto Mountains on the south and the San Bernardino Mountains on the north. The physical features within The Pass Area Plan are shown on Figure 2, Physical Features, and they are further described below.

Setting

The Pass is comprised of both valley and highland geographic features. The valley contains most of the existing and planned development. The highlands, or mountains, create the backdrop for these communities. The San Gorgonio Pass is a narrow separation between the Peninsular Ranges, which extend southward into Baja

California, and the Transverse Ranges, which extend northwest to include the San Bernardino and San Gabriel Mountains. These two ranges are accented by the distinctive San Gorgonio Mountain on the north, reaching to an elevation of 11,485 feet, and the southerly Mount San Jacinto, at a height of 10,831 feet. The western end of the Pass is framed by the Crafton Hills and the convoluted San Timoteo Badlands. The Metropolitan Water District of Southern California's Colorado River Aqueduct cuts southwest across the Pass, just to the east of Cabazon. The Santa Ana River, the San Jacinto River, and the Salton Sea watersheds are all fed by water that flows through or originates near the Pass. These rivers and watercourses, such as San Timoteo Creek, Smith Creek, and the San Gorgonio River, form a system of mesas flanking the valley.

Unique Features

Benches

The benches, or mesas, that are found in the San Gorgonio Pass are ancient alluvial deposits that have been cut by watercourses that flow from the surrounding mountains and fault lines that traverse the area. Three of these benches, the North, Middle, and South, form distinctive landmarks in the area and contain identifiable communities. They have significantly shaped the community development patterns characterizing the Pass.

Mountains/National Forest

The most remarkable features of the Pass are the San Bernardino and San Jacinto Mountains, which rise very steeply from the valley floor. These mountain ranges are home to the two tallest peaks in Southern California, San Gorgonio and San Jacinto, which dominate the skyline. The mountain chains occupy most of the San Bernardino National Forest within the Pass. The United States Forest Service is responsible for the protection of these scenic mountains as well as assuring long-term open space and recreational environments. The Black Mountain National Scenic Area, which is part of the National Forest located in the San Jacinto Mountains, stretches from State Route 243 to the Pacific Crest Trail.

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.

San Timoteo Badlands

One of the most remarkable environments in Riverside County is the area known as the San Timoteo Badlands, which form the southwestern boundary of the Pass. These rugged hills provide a natural open space separation between the Pass and the areas to the west and southwest. The Norton Younglove Reserve, a 640-acre natural habitat reserve named for a long-time Riverside County Supervisor, is located in the adjacent Reche Canyon/Badlands Area Plan along State Route 60.

Watercourses

Water is a dominant force in the local mountain ranges, and its effects are etched into the landscape. A series of watercourses that once flowed through the Pass created the alluvial soils and the mesas that are evident today. A

number of rivers and creeks that flow from the mountains still distinguish these mesas, namely: the San Gorgonio River, which flows to the east of Banning Bench; San Timoteo Creek, which flows west through the Badlands; and Smith Creek, which feeds the San Gorgonio River. A series of smaller local streams have also carved up the land, such as Little San Gorgonio and Noble Creeks.

The Pass represents a significant drainage divide between the Santa Ana River, the San Jacinto River, and the Salton Sea watersheds (the latter being part of the Colorado River Basin). Water flowing southwest flows into the San Jacinto River. Water moving northwest through San Timoteo Creek is part of the Santa Ana River watershed. To the east of the San Gorgonio Pass summit in Beaumont, water drains into the Whitewater River, through the Coachella Valley, and eventually to the Salton Sea.

Banning Municipal Airport

Located in the City of Banning, adjacent to Interstate 10, Banning Municipal Airport is the only public airport in the Pass. This 295-acre general aviation facility is used by business and recreation pilots. The airport is owned by the City of Banning and its single runway is situated in an east-west direction.

As shown in Figure 4, Overlays and Policy Areas, an Airport Influence Area (AIA) surrounds the airport. The Riverside County Airport Land Use Commission (ALUC) has adopted an Airport Land Use Compatibility Plan (ALUCP) that limits the uses, concentrations of population, and height of proposed development within this AIA. For more information on applicable policies, see the Policy Area section of this area plan and the Airport Land Use Compatibility Plan for Banning Municipal Airport as fully set forth in Appendix L-1.

Unique Communities



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 attainment.

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

Banning Bench Unincorporated Community

Located immediately north of the City of Banning on one of the natural mesas is the community known as Banning Bench. This community lobbied for and received an Unincorporated Community (UC) designation from the Local Agency Formation Commission (LAFCO) because of the desire to retain its rural community character and to remain in unincorporated territory. This area has a long-standing one-acre lot size requirement, with a domestic water system sized on that basis.

Cherry Valley Unincorporated Community

This community is located in the north-central portion of the Pass between the cities of Calimesa and Banning. Cherry Valley is a charming community distinguished by and named after a concentration of cherry orchards. It is a rural community characterized by large-lot residential, agricultural and animal-keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard. There are also two large mobile home parks adjacent to the commercial core. Cherry Valley is designated by LAFCO as an Unincorporated Community in order to preserve this existing rural character. Little San Gorgonio and Noble Creeks, which eventually flow into San Timoteo Creek, flow through the middle of this community.

Bogart County Park and portions of the San Bernardino National Forest in the San Bernardino Mountains are nearby. Three man-made features reinforce the identity of this community: Noble Creek Community Center, which contains a community building and playing fields; Edward-Dean Museum, a visual arts center; and the Highland Springs Resort, a popular conference retreat with a picturesque lodge and convenient connections to surrounding natural features via trail systems. The Highland Springs Resort includes a golf course and urban residential lots.

Cabazon

Cabazon is located in the far eastern portion of the Pass, immediately east of the City of Banning. This community has historically included a large number of residences and mobile homes south of the rail line, with higher density housing and commercial uses in a small core area north of Main Street. With the development of Interstate 10, the commercial and tourist uses moved to the north side of the freeway. Cabazon is designated as a Community of Interest (COI) by LAFCO and is generally bounded by Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. A popular shopping center, the Desert Hills Factory Outlet Mall, the Cabazon dinosaur monuments, the Morongo Gaming Facility, and Hadley's Fruit Market are located on the north side of Interstate 10, while the commercial uses in the core area serve the local community. The San Gorgonio River and its tributary creeks through Millard Canyon, Deep Canyon, and Lion Canyon provide seasonal water flows. Due to the surrounding steep terrain and low lying position, much of Cabazon is prone to hazardous flooding.

Morongo Indian Reservation

The Morongo Band of Mission Indians occupy the Morongo Indian Reservation, location of the popular Casino Morongo. This otherwise rural area is located immediately north of Cabazon. The Morongo Band also owns the service station and restaurants at Apache Trail and Seminole and is building a hotel adjacent to Casino Morongo. A fascinating feature of this Indian Reservation is the Malki Museum, which is dedicated to displaying the art and artifacts of the San Gorgonio Indian Tribes. It is important to note that the County of Riverside does not have jurisdiction over Indian lands.



The Malki Museum is the oldest Indian Museum in California displaying Indian artifacts of early Southern California.

San Timoteo Canyon

San Timoteo Canyon is located in the northwest corner of the Pass. This narrow canyon is formed by San Timoteo Creek, which eventually connects with the Santa Ana River. San Timoteo Canyon Road forms part of the boundary between the Reche Canyon/Badlands Area Plan and The Pass Area Plan. This picturesque canyon is sparsely dotted with rural uses, grazing lands, and agricultural uses. There is also a cultural presence within San Timoteo Canyon with the Native American Village House and the Historic San Timoteo School House. Future development of the Oak Valley Specific Plan (Specific Plan No. 318) will bring community development type uses to the eastern end of this area.

Twin Pines/Poppet Flats

Located along State Route 243 in the San Jacinto Mountains, Twin Pines and Poppet Flats are pockets of residential/resort uses nestled amid the San Bernardino National Forest. Twin Pines is a mix of residential units

and vacation homes. Poppet Flats is a residential community with a resort, recreational vehicle park, and conference center.

Incorporated Cities



A sphere of influence is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city's 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.

Banning

Banning was incorporated in 1913, and it is located east of the City of Beaumont. The city includes a mixture of residential uses and equestrian estates, combined with more recent planned residential developments. The community focal point is actually an elongated commercial downtown stretching along Ramsey Street. Ramsey Street largely parallels Interstate 10; consequently, one can find almost any type of restaurant, bank, or service station here - a wider variety than one would expect in a city of this size. As of 2009, the City of Banning encompassed 23.19 square miles with an estimated population of 28,457. At that same time, the City of Banning's sphere of influence encompassed 8.6 square miles, primarily to the north. The sphere of influence extends into the San Bernardino Mountains, encompasses part of the San Gorgonio River, and includes relatively flat land south of Interstate 10 toward Death Valley Road, Coyote Trail and the first switchback as Highway 243 begins to climb up toward Idyllwild.

Beaumont

Beaumont was incorporated in 1912 and is more or less centrally located in the Pass. This is where State Route 60 and State Route 79 both terminate at Interstate 10. The City of Beaumont is characterized as a mainly low and medium density residential community. As with its neighbor to the east, the community core lies generally along Ramsey Street, parallel to Interstate 10. As of 2009, the City of Beaumont encompassed 30.1 square miles with an estimated population of 32,400. The City of Beaumont's sphere of influence encompasses approximately 11.25 square miles and generally stretches to the west toward Laborde Canyon Road and near the intersection of Highway 60 and Jack Rabbit Trail. A smaller portion of the sphere of influence includes lands to the northeast of the City of Beaumont along Highland Springs Road.

Calimesa

Calimesa, long established as a rural community, was incorporated as a city in 1990. It occupies a substantial portion of the northwestern corner of the Pass. The City of Calimesa is primarily a low and medium density residential community with large expanses of vacant, rugged lands. A commercial core is along Calimesa Boulevard. As of 2009, the City of Calimesa covered 14.9 square miles with an estimated population of 7,498. The City of Calimesa's sphere of influence spans nearly 4.2 square miles and generally encompasses lands west of the City of Calimesa and south of Live Oak Road down to San Timoteo Canyon Road.

Land Use Plan

The Land Use Plan focuses on preserving the unique features found only in the Pass and, at the same time, accommodates future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Pass Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The Area Plan is organized around 22 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses, and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of The Pass 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 Pass Land Use Plan generally reflects the predominantly rural character of the unincorporated area. Most of the considerable amount of natural open space historically provided by Riverside County plans over the years within the Pass would be maintained. Most of the proposed development within the Pass remains focused within the cities. With the exception of the Oak Valley Specific Plan and the Cherry Valley Gateway, new areas of Community Development would be largely confined to areas that could potentially be annexed to either Banning or Beaumont.

Outlying areas such as Cherry Valley and the San Timoteo Canyon generally maintain their rural character. Cherry Valley will continue its focus around an existing retail and service-oriented community core on Beaumont Avenue. Cabazon retains its tourist identity along Interstate 10 as well as its existing residential and desert-oriented uses. The rugged terrain, open space, and scenic qualities of the San Bernardino and San Jacinto Mountains that are so prominent in the area will continue to be preserved through the Rural Mountainous and Open Space Conservation land use designations.

“

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

”

- RCIP Vision

A reconstructed interchange is proposed and funded at Interstate 10 and Apache Trail. The exact location of this interchange is unknown as of the printing of this document; however, the potential for additional tourist-serving commercial uses at this intersection is acknowledged through a policy area.

Table 1: Land Use Designations Summary

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

The Pass Area Plan

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

Overlays and Policy Areas

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

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

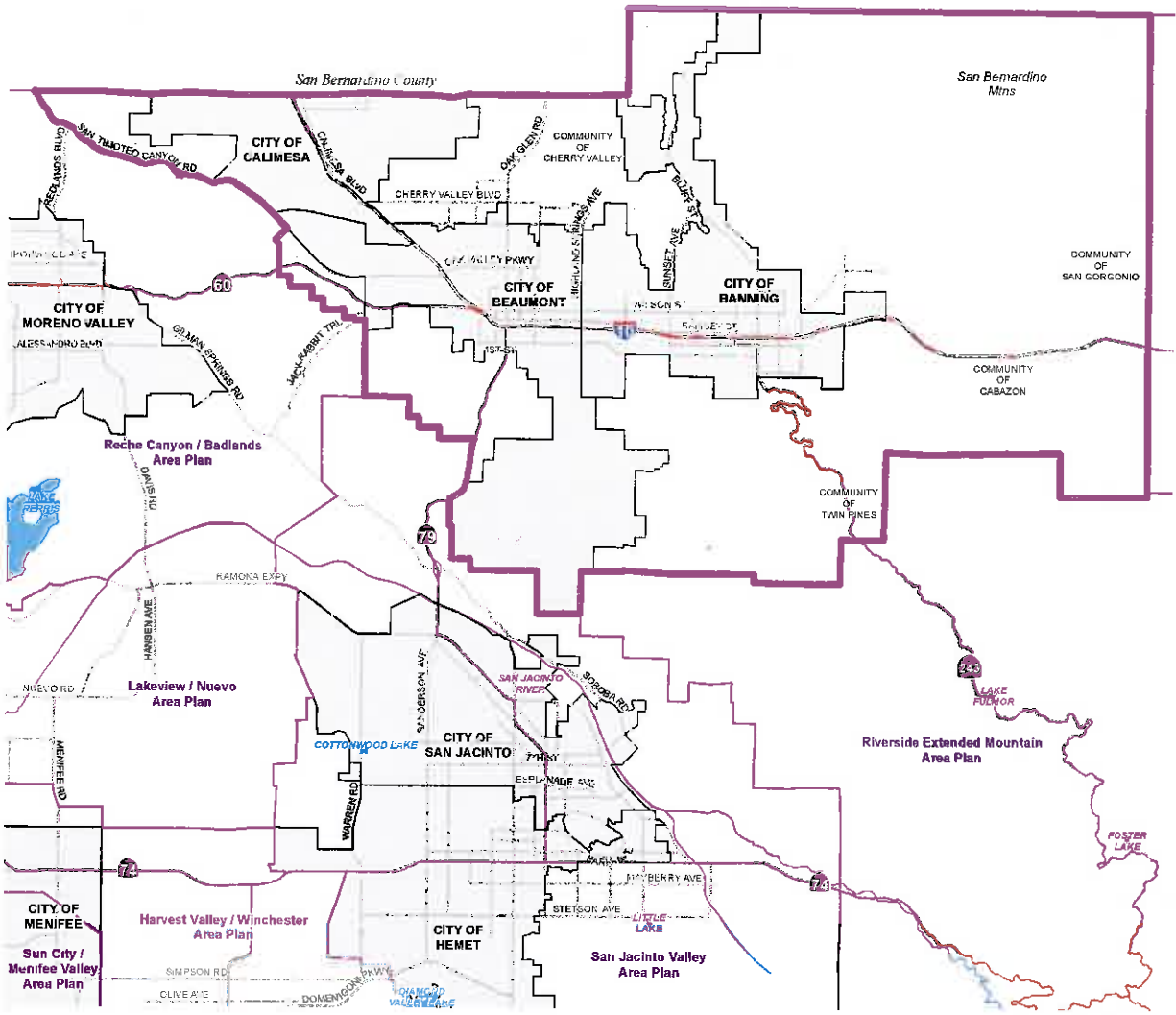
NOTES:

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.



Data Source: Riverside County

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

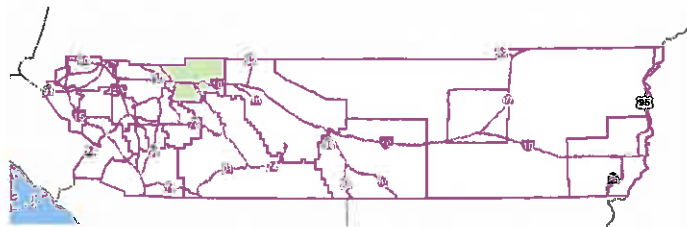


Figure 1

December 8, 2015

0 2.25 4.5 Miles

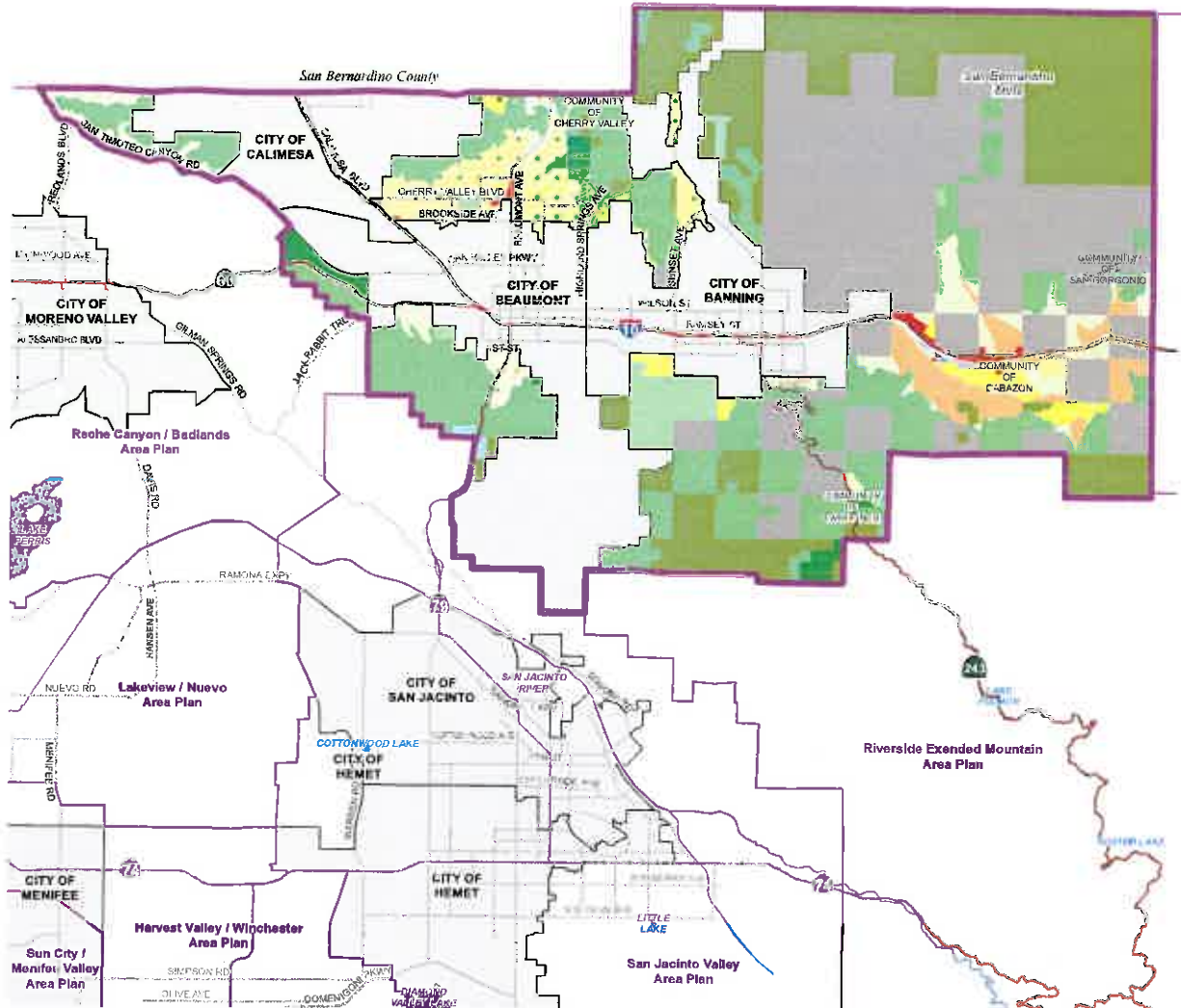
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



THE PASS AREA PLAN LOCATION

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COMMUNITY DEVELOPMENT

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial

RURAL COMMUNITY

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

RURAL

- Rural Residential
- Rural Mountainous
- Rural Desert

HEAVY INDUSTRIAL

- Heavy Industrial
- Public Facilities

AGRICULTURE

- Agriculture

OPEN SPACE

- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural

MISCELLANEOUS

- Tribal Lands

Legend Symbols:

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Data Source: Riverside County Planning

Figure 3

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Table 2: Statistical Summary of Pass Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS¹⁰				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2,180	109	298	109
<i>Agriculture Foundation Sub-Total:</i>	2,180	109	298	109
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	4,057	609	1,665	NA
Rural Mountainous (RM)	20,806	1,040	2,846	NA
Rural Desert (RD)	2,970	148	406	NA
<i>Rural Foundation Sub-Total:</i>	27,833	1,797	4,918	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	638	223	611	NA
Very Low Density Residential (RC-VLDR)	70	53	144	NA
Low Density Residential (RC-LDR)	197	296	809	NA
<i>Rural Community Foundation Sub-Total:</i>	906	572	1,564	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	22,883	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	16	NA	NA	NA
Open Space-Recreation (OS-R)	1,128	NA	NA	229
Open Space-Rural (OS-RUR)	3	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	24,030	0	0	169
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR) ^{8,9}	7,990	7,774	21,270	NA
Low Density Residential (LDR)	1,063	1,595	4,364	NA
Medium Density Residential (MDR)	766	2,681	7,335	NA
Medium-High Density Residential (MHDR)	73	477	1,306	NA
High Density Residential (HDR)	8	84	229	NA
Very High Density Residential (VHDR)	2	26	71	NA
Highest Density Residential (HHDR)	2	46	125	NA
Commercial Retail ² (CR)	103	NA	NA	1,541
Commercial Tourist (CT)	5	NA	NA	75
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	174	NA	NA	2,234
Heavy Industrial (HI)	11	NA	NA	100
Business Park (BP)	5	NA	NA	75
Public Facilities (PF)	177	NA	NA	177
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
<i>Community Development Foundation Sub-Total:</i>	10,378	12,683	34,700	4,202
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS	65,327	15,161	41,481	4,480
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	43,512	---	---	---
Indian Lands	30,719	---	---	---
Freeways	655	---	---	---
<i>Other Lands Sub-Total:</i>	74,886	---	---	---
TOTAL FOR ALL LANDS:	140,213	15,161	41,481	4,480

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>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.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4,6}				
Community Development Overlay	152	589	1,613	372
Community Center Overlay	1,893	1,289	3,526	3,030
<i>Total Area Subject to Overlays:^{4,6}</i>	<i>2,045</i>	<i>1,878</i>	<i>5,139</i>	<i>3,402</i>
POLICY AREAS⁵				
Banning Bench	863	---	---	---
Cherry Valley	8,109	---	---	---
Cherry Valley Gateway	714	---	---	---
Cabazon	7,493	---	---	---
San Geronio Pass Wind Energy	3,345	---	---	---
<i>San Jacinto Wilderness Policy Area¹¹</i>	<i>1,240</i>	<i>---</i>	<i>---</i>	<i>---</i>
Banning Municipal Airport Influence Area	1,001	---	---	---
<i>Total Area Within Policy Areas:⁵</i>	<i>21,526</i>	<i>22,765</i>		
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	23,570	24,870		

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.
- 8 732.12 acres are under Banning Bench Policy Area which has an assumption of 1 du/ac.
- 9 9,183.26 acres are under Cherry Valley Policy Area which has an assumption of 1 du/ac.
- 10 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- 11 *Only portion within this Area Plan listed.*

Overlays and Policy Areas

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

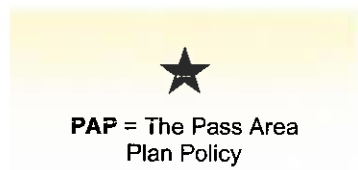
Overlays and Policy Areas

Six policy areas and two overlays have been designated within The Pass Area Plan. In some ways, these policies are even more critical to the sustained character of the area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Banning Municipal Airport Influence Area

The Banning Municipal Airport, located in the City of Banning, adjacent to Interstate 10, impacts unincorporated territory. The boundary of the Banning Municipal Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are six Compatibility Zones and a Height Review Overlay Zone associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, Banning Municipal 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 summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Banning Municipal Airport). For more information on applicable policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Policies:



PAP 1.1 To provide for the orderly development of Banning Municipal Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Banning Municipal Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

PAP 1.2 Height Restrictions - When reviewing any application proposing structures within 20,000 feet of any point on the runway of Banning Municipal Airport, the Riverside County 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 2,110 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."

Banning Bench

North of the City of Banning and east of Cherry Valley lies the Banning Bench Unincorporated Community, a rural community. The existing lots in this area are typically one acre or larger. The Rural Community Foundation Component allows lots that are a minimum of one-half acre. Not only would this lot size not be in character with the rural atmosphere of the area, the resulting densities could overburden the existing systems. For example, the limited access to this area, while adding to the area's privacy and serenity, impacts the ability to provide emergency services. To ensure that the community of Banning Bench retains its desired rural character, the Banning Bench Policy Area requires a minimum lot size of one acre.

Policies:

PAP 2.1 Require a minimum lot size of one acre within the Banning Bench Policy Area.

Cherry Valley

Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and single family residences.

The existing residential lots in this area are typically one acre or larger. The Rural Community Foundation Component, which is the predominant Foundation Component in the area, allows lots to be a minimum of one-half acre. Not only would development at this lot size not be in character with the rural atmosphere of the area, it would necessitate a level of public services and infrastructure that could overburden the existing systems. In addition, given the flood hazards in the area, the smaller lots would likely increase the potential impact of a storm event. Reinforcing this rural community character and limiting growth are the lack of a community sewer system, limited local circulation network, and limited fire protection services.

Scattered throughout the community, and especially focused along Beaumont Avenue, are commercial and higher density residential uses. The intent of the Cherry Valley Policy Area is to maintain the predominantly rural community nature of this area, while allowing existing uses that are of a higher density to remain legal conforming uses. The policy area applies only to properties within the Rural Community Foundation Component, though the boundaries encompass the entire Cherry Valley area. The following policies have been created to ensure that the community size and character are preserved.

Policies:

- PAP 3.1 Require a minimum lot size of one acre for properties within the Rural Community Foundation Component within the Cherry Valley Policy Area, except for properties within one-half mile of the San Bernardino County Line.
- PAP 3.2 Encourage local serving commercial development along Beaumont Avenue within the Cherry Valley Policy Area.
- PAP 3.3 Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley area by using existing flood control easements and underutilized road rights-of-way.

Cherry Valley Gateway Policy Area

The Cherry Valley Gateway Policy Area is located at the westerly edge of the community of Cherry Valley in an area that is presently largely agricultural or undeveloped. The policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area. Higher densities may be allowed through a general plan amendment provided such development meets the goals of the policy area.

Policies:

- PAP 4.1 Clustering of dwelling units and lots is encouraged in order to preserve open space areas.
- PAP 4.2 Provision shall be made for establishment of a visible entrance feature for Cherry Valley within this area that evokes the rural identity of the community.

Cabazon

The Cabazon Policy Area was based on the Cabazon Community Plan, which was adopted in 1998. The Cabazon Community Plan provided land use guidance for approximately 7,490 acres of unincorporated land on both sides

of Interstate 10, excluding the Morongo Indian Reservation. The boundaries of the policy area are generally Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. Cabazon, a rural community that has more than 2,000 residents, has expressed concerns over a series of issues that affect most growing communities. These issues include: revitalizing their historic main street to accommodate local residents' and tourists' needs; reducing flood hazards; increasing accessibility throughout the area; and improving railroad crossings. The land use map reflects the policies regarding lot sizes and allowable uses as detailed in the Cabazon Community Plan. The following policies assist the residents of Cabazon in creating a safe and more desirable place to live and work.

The Pass Area Plan provides for a Community Center Overlay covering approximately three square miles, generally southerly of Interstate 10 between Apache Trail on the west and Elm Street on the east.

Policies:

- PAP 5.1 A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the eight-year limit and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.
- PAP 5.2 Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.
- PAP 5.3 Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.
- PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.
- PAP 5.5 Refer to the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.
- PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass area is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, funneled through the Pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic view sheds, nearby residents, and increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views, noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects that could adversely affect existing downwind wind turbines.

Wind energy development in the San Geronio Pass area was studied through the San Geronio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Geronio Pass area. Since the adoption of the San Geronio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting the evolution of wind energy over the years, the specific policies for wind energy development in the San Geronio Pass are listed below:

Policies:

- PAP 6.1 Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.
- PAP 6.2 Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines.
- PAP 6.3 Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

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," "untrammelled 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 Pass Area Plan the Wilderness Policy Area designation is applied to the San Jacinto Wilderness area to recognize and coordinate future development.

Policies:

The following policies apply to properties within a Wilderness Policy Area within The Pass Area Plan:

- PAP 7.1 *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.*
- PAP 7.2 *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.*
- PAP 7.3 *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.*
- PAP 7.4 *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.*

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

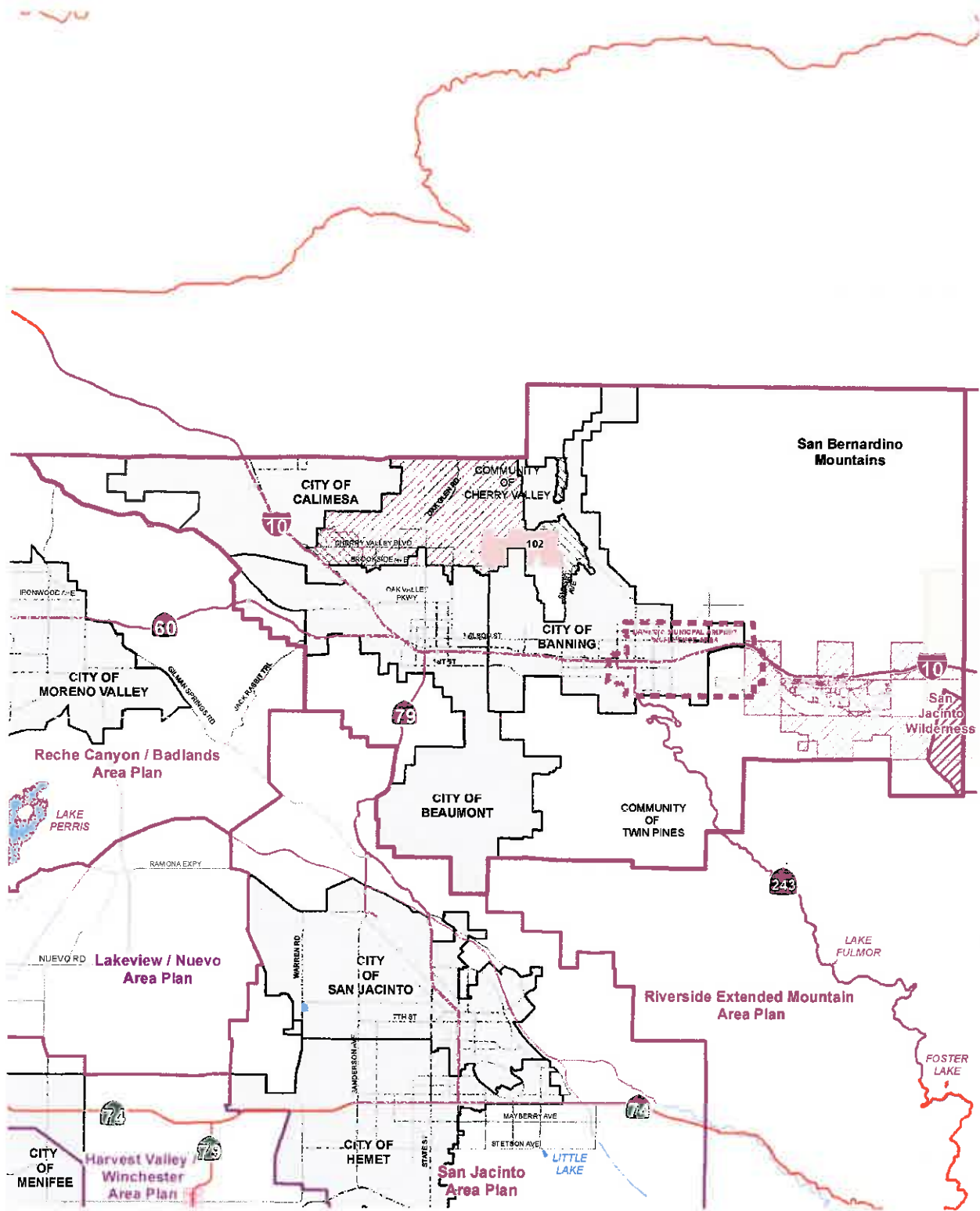
specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.

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 specific plan located in The Pass planning area is listed in Table 3, Adopted Specific Plans in The Pass Area Plan. The specific plan is determined to be a Community Development Specific Plan.

Table 3: Adopted Specific Plans in The Pass Area Plan

Specific Plan	Specific Plan #
Highland Springs	102

Source: Riverside County Planning Department.



Data Source: Riverside County (2010)

Legend

- Community Development Overlay
- Community Center Overlay
- Banning Bench Policy Area
- Cabazon Policy Area
- Cherry Valley Gateway Policy Area
- Cherry Valley Policy Area
- San Geronio Pass Wind Energy Policy Area
- Wilderness Policy Areas
- Airport Influence Area
- Specific Plans
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 4

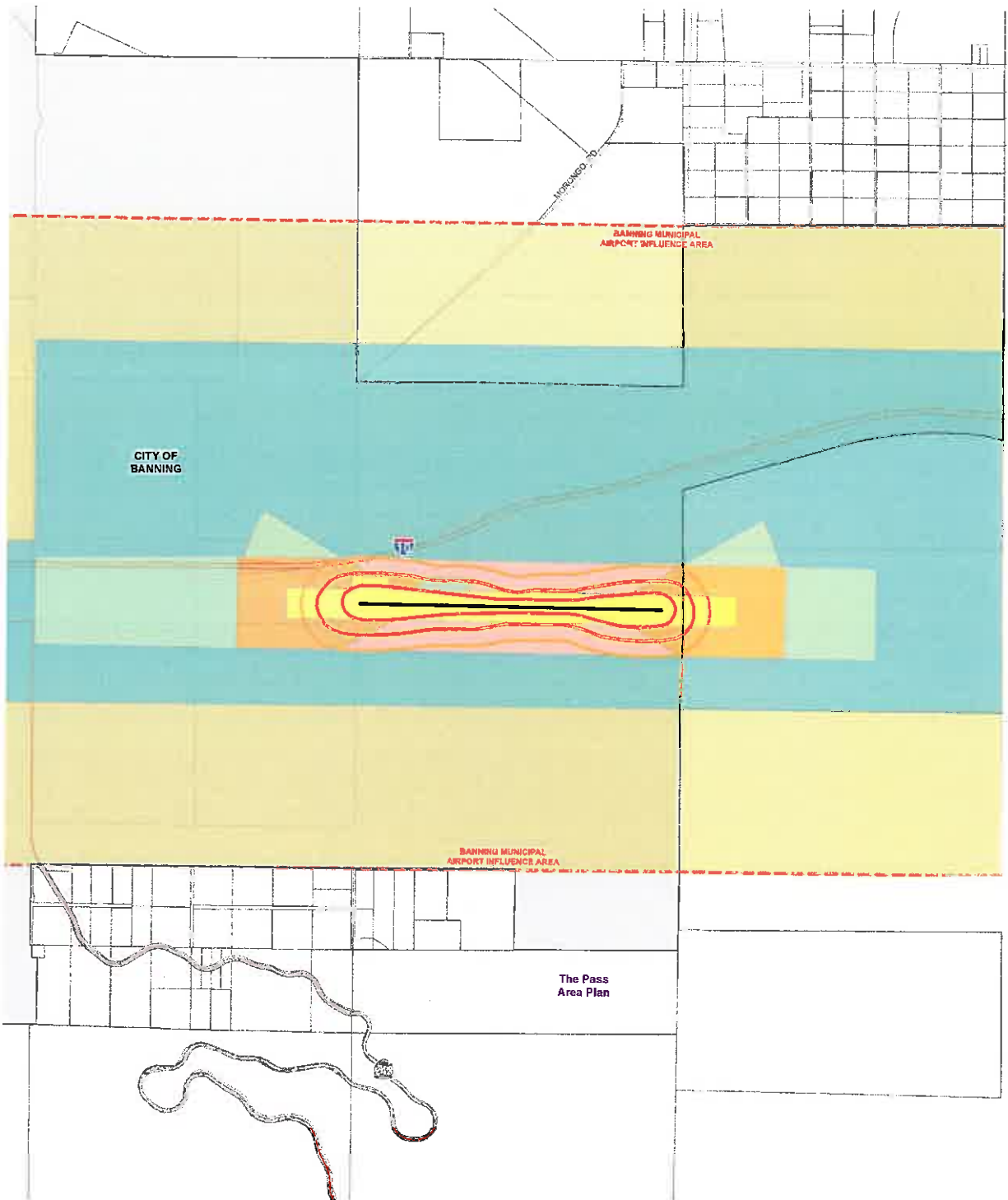
February 8, 2016
 0 1.25 2.5 Miles

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 not fully accurate, timely, or complete as 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.



**THE PASS AREA PLAN
 OVERLAYS AND
 POLICY AREAS**

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Data Source: Riverside County ALUC (2010)


- | | | | |
|----------------------------|--------------------------|------------------------|--------------------|
| COMPATIBILITY ZONES | 60 dB CNEL NOISE CONTOUR | Airport Influence Area | Highways |
| Zone A | 65 dB CNEL NOISE CONTOUR | Airport Runways | Area Plan Boundary |
| Zone B1 | | City Boundary | Waterbodies |
| Zone B2 | | | |
| Zone C | | | |
| Zone D | | | |
| Zone E | | | |

Figure 5

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Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Banning Municipal Airport)

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	All Remaining	<ul style="list-style-type: none"> 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 flight⁹ 	Aviation easement dedication	
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Aviation easement dedication 	
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Aviation easement dedication 	
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required 	

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²		Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵	
			Average ⁶	Single Acre ⁷				with Bonus ⁸
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) ¹⁶ or (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	100	300	390	10%	<ul style="list-style-type: none"> ◦ Highly noise-sensitive outdoor nonresidential uses¹⁰ ◦ Hazards to flight⁹ 	<ul style="list-style-type: none"> ◦ Airspace review required for objects >70 feet tall¹⁵ ◦ Children's schools, hospitals, nursing homes discouraged¹⁷ ◦ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸	No Limit ¹⁸	No Req't	<ul style="list-style-type: none"> ◦ Hazards to flight⁹ 	<ul style="list-style-type: none"> ◦ Airspace review required for objects >100 feet tall¹⁵ ◦ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸ 	
	Height Review Overlay	Same as Underlying Compatibility Zone	Same as Underlying Compatibility Zone	Same as Underlying Compatibility Zone	Not Applicable	<ul style="list-style-type: none"> ◦ Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> ◦ Airspace review required for objects >35 feet tall¹⁴ ◦ Aviation 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.

The Pass Area Plan

- 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 to 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.

Land Use

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

Local Land Use Policies

Agricultural Preservation

Agriculture continues to be an important component of land use in the Pass Area. In addition to the obvious economic importance of providing food and fiber, agricultural lands provide visual variety and community separators.

Policies:

PAP ~~7.4~~ 8.1 Protect farmland and agricultural resources within the Pass planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture Land Use Designation Policies section of the General Plan Land Use Element.

Third and Fifth Supervisorial District Design Guidelines

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

Policies:

PAP ~~8.4~~ 9.1 Require development to adhere to standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area as

shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policies:

PAP ~~9.7~~ 10.1 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.

Circulation

“

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

”

- RCIP Vision

“

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

”

- RCIP Vision

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

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

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

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Pass Area Plan is shown on Figure 7, Circulation. The vehicular circulation

system is anchored by Interstate 10 and State Routes 60 and 79. Interstate 10 connects residents of the Pass with the Los Angeles Basin, the Coachella Valley, and eventually Arizona and points east. State Route 60, which provides access to Moreno Valley and the City of Riverside, joins Interstate 10 in Beaumont. State Route 79, a designated Scenic Highway, traverses Lambs Canyon and eventually connects to Temecula, far to the south. A system of major and secondary arterials and collector roads connect with these primary circulation routes to serve local uses.

Policies:

- PAP ~~40.4~~ 11.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section of the General Plan Circulation Element.
- PAP ~~40.2~~ 11.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
- PAP ~~40.3~~ 11.3 Consider the following regional and community wide transportation options when developing transportation improvements in the Pass:
- a. Construct a new interchange on State Route 60 at Potrero Boulevard.
 - b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ride-sharing for longer distance trips.

Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These 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 and may serve to provide edges or separation between communities.

As shown on Figure 8, Trails and Bikeway System, an extensive trails system is envisioned for the Pass Area Plan. One of the major maintained trails in the planning area is the famous Pacific Crest Trail, which meanders through the Pass along a ridge of the San Bernardino Mountains. It is necessary to preserve the trails system for hiking and equestrian uses and to connect to points of interest for residents and visitors. Though less developed, a fairly extensive bikeway system is also envisioned in this part of Riverside County.

Policies:

- PAP ~~44.4~~ 12.1 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

Scenic Highways



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

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

As shown on Figure 9, Scenic Highways, there are several existing and potential Scenic Highways within the Area Plan. State Route 243 between Idyllwild and the Banning city limits is an official State Scenic Highway. This highway rises from the valley of the San Jacinto Mountains and through the San Bernardino National Forest. The remainder of State Route 243 from Banning to its intersection with Interstate 10 is a State Eligible Scenic Highway.

Three additional highway segments are designated as Potentially Eligible County Scenic Highways. The first is State Route 79, stretching from Beaumont city limits south five miles to the Badlands. The second is Beaumont Avenue from Beaumont city limits four miles north to the San Bernardino County line. This route, which is lined with pine trees southerly of Cherry Valley Boulevard, traverses Cherry Valley and links with designated scenic routes in San Bernardino County. The third route follows the San Timoteo Canyon Scenic Corridor between State Route 60 and San Timoteo Road, and then along San Timoteo Canyon Road between Redlands Boulevard and Interstate 10 into San Bernardino County. The following policy helps preserve these scenic routes.

Policies:

PAP ~~42.4~~ 13.1 Protect the scenic highways in the Pass 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.

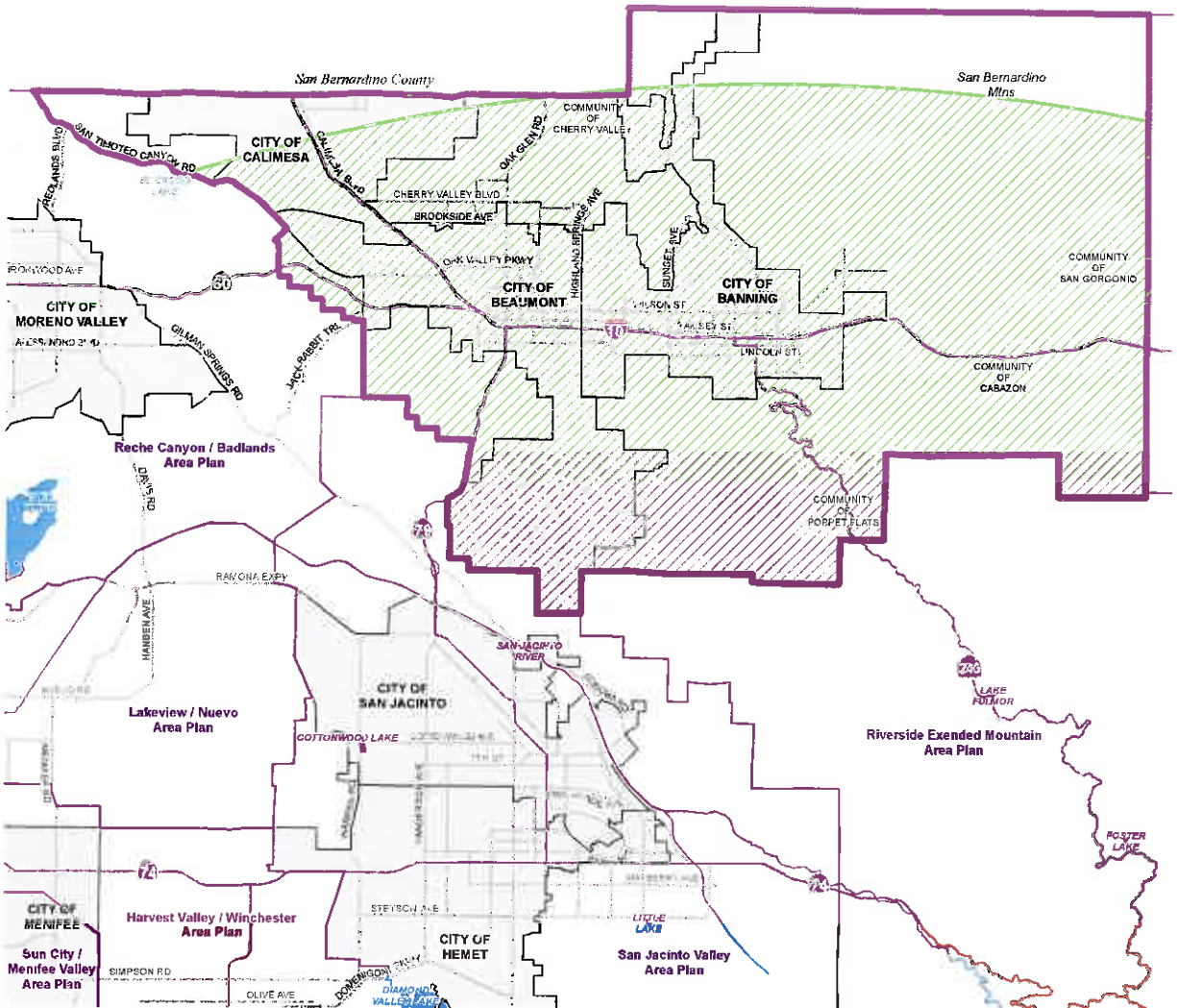
Rail Operation

The Union Pacific Railroad bisects the Pass, generally paralleling Interstate 10. As with Interstate 10, the railroad divides the Pass into a northern and southern half. The railroad is currently being used for freight, industrial, and passenger service. When trains stop along the rail line for switching or bypass purposes, north/south roads may temporarily be blocked. This can result in long delays and, more importantly, may restrict emergency access. There are also significant noise impacts from train traffic. This is due to the fact that trains are required to sound their horns at all at-grade crossings.

Policies:

PAP ~~43.4~~ 14.1 Encourage transit opportunities through policies found in the Public Transportation System section of the General Plan Circulation Element.

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Data Source: Riverside County (2010)






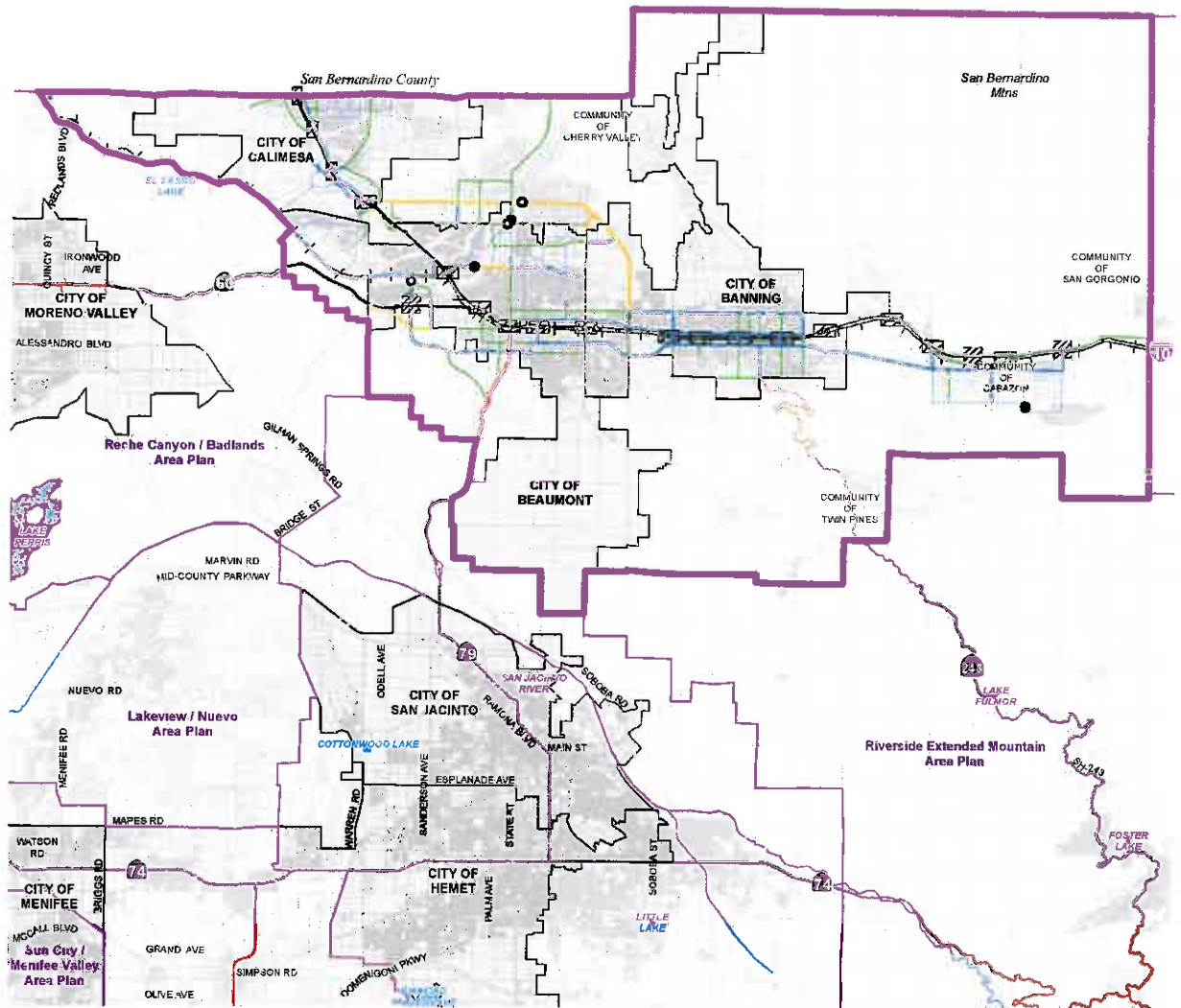
-  Zone B
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 6

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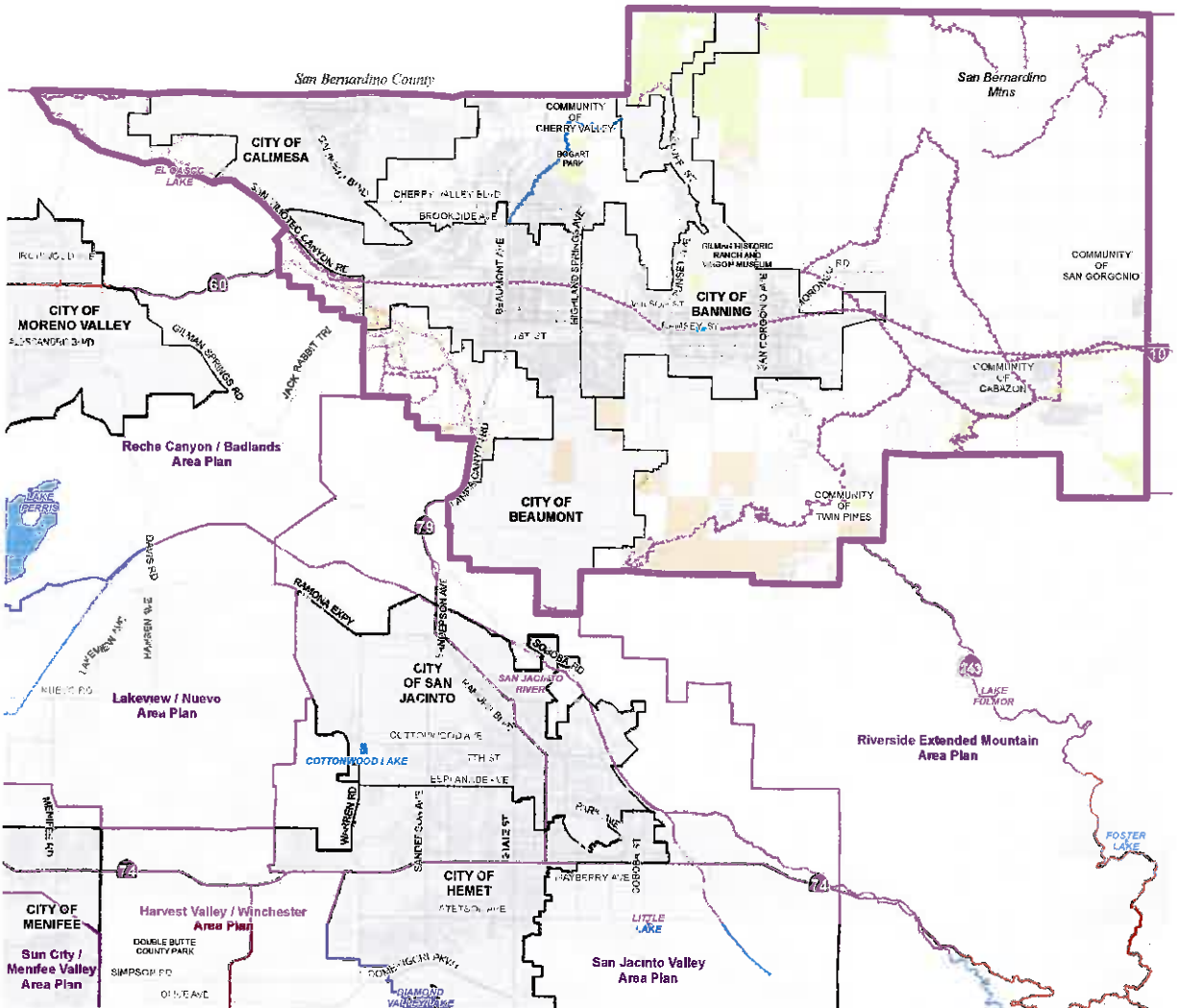


Data Source: Riverside County Transportation

- | | | |
|-----------------------------------|----------------------|--------------------|
| Freeway (Variable ROW) | Existing Interchange | Highways |
| Expressway (128' to 220' ROW) | Proposed Interchange | Area Plan Boundary |
| Urban Arterial (152' ROW) | Existing Bridge | City Boundary |
| Arterial (128' ROW) | Proposed Bridge | Waterbodies |
| Major (118' ROW) | Railroads Amended | |
| Secondary (100' ROW) | | |
| Mountain Arterial 2 Ln (110' ROW) | | |
| Collector (74' ROW) | | |

Figure 7

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Data Source: Riverside County Parks

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

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.
 Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.
 Note: Trails and bikeway maps are a graphic representation (identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or the pavement standards should be referred to the Riverside County Regional Park and Open Space District.
 Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 8

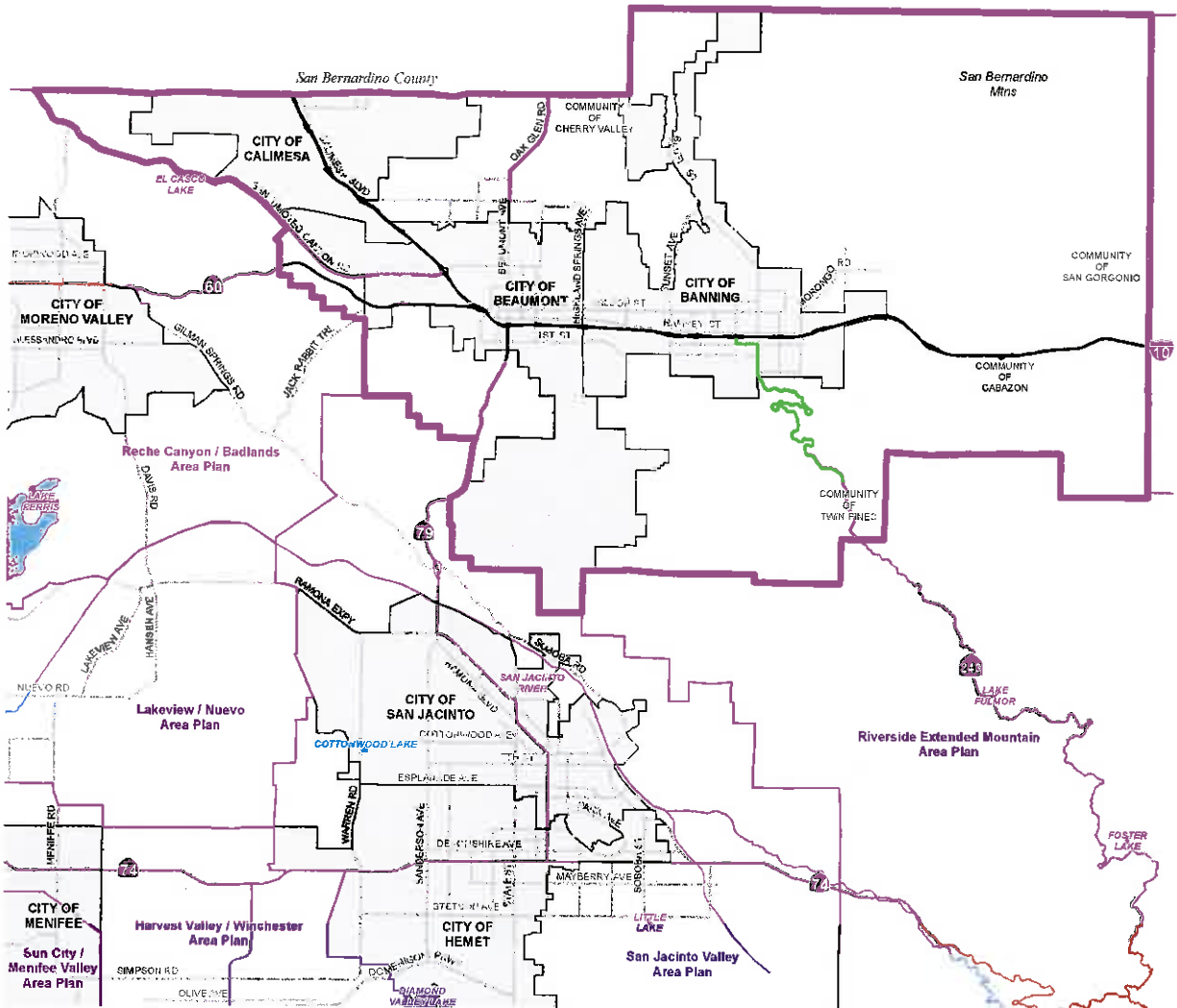
December 8, 2015

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THE PASS AREA PLAN TRAILS AND BIKEWAY SYSTEM

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

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

Figure 9

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- PAP ~~13.2~~ 14.2 Work closely with railroad operators to minimize noise impacts on residents in proximity to railroads through such methods as the installation of soundwalls and other noise absorbing surfaces, and the elimination of at-grade crossings.
- PAP ~~13.3~~ 14.3 Eliminate the restrictions for emergency vehicles through coordination with the railroad companies, by building grade separations at key points, and by the creation of alternative emergency circulation routes.

Multipurpose Open Space

The Pass planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of “multi-purpose.” The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Pass open space system is rich and varied, and includes such features as the San Bernardino and San Jacinto mountain ranges, and watercourses such as San Gorgonio River, Millard Creek, and Jenson Creek, all of which provide natural open spaces. These quality spaces encompass a variety of habitats including riparian corridors, and oak woodlands, as well as a number of parks and recreation areas.

This Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Pass Area. Preserving the scenic background and the natural resources of the San Gorgonio Pass gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities, another important aspect of the Vision.

Local Open Space Policies

Watersheds, Floodplains, and Watercourses

As already noted, portions of the Pass Area are located in each of three watersheds: Santa Ana River, San Jacinto River, and Salton Sea. Rivers and creeks flowing from the mountains such as the San Gorgonio River, San Timoteo Creek, and Smith Creek provide habitat corridors through developed land, and link a wide variety of open space. This allows wildlife the ability to move from one open space area to another without crossing developed land. The following policies preserve and protect these important watersheds.

Policies:

- PAP ~~14.1~~ 15.1 Protect the Santa Ana, San Jacinto, and Salton Sea watersheds and surrounding habitats, and provide flood protection through adherence to the applicable policies within the Multiple Species Habitat Conservation Plan Wetlands and Floodplain and Riparian Area Management Wetlands



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.

and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

Oak Tree Preservation

The Pass contains significant oak woodland areas that provide habitat and maintain its environmental quality. These oak woodlands are found mainly in the mountain ranges surrounding the Pass. It is necessary to protect this natural resource as a valuable contributor to the character and habitat value of the area.

Policies:

PAP ~~45.4~~ 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines and Best Management Practices adopted by Riverside County.

Multiple Species Habitat Conservation Plan


For further information on the MSHCP please see the **Multipurpose Open Space Element of the General Plan**.

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

habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

Western Riverside County MSHCP Program Description


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

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

negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

Key Biological Issues

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

Policies:

- PAP ~~46.4~~ 17.1 Encourage the provision of a new core reserve focused on the Potrero Creek area and the associated alluvial fan for maintenance of key species such as the Stephens kangaroo rat, Parry's spineflower, and arroyo toad; alkali vernal plains for smooth tarplant populations, and Engelmann oaks.
- PAP ~~46.2~~ 17.2 Maintain large blocks of undisturbed habitat for core reserve purposes and large mammal movement between the northern and southern sections of the San Bernardino National Forest.
- PAP ~~46.3~~ 17.3 Conserve a representative portion of the San Jacinto Mountain/Riverside Lowlands ecotone.
- PAP ~~46.4~~ 17.4 Conserve rock and granite outcroppings for reptile populations known within this area.
- PAP ~~46.5~~ 17.5 Conserve coastal sage scrub patches which support known populations of granite night lizard and granite spiny lizard.
- PAP ~~46.6~~ 17.6 Ensure interconnected habitat conservation in order to provide a linkage from the San Jacinto Mountains to the Coachella Valley.
- PAP ~~46.7~~ 17.7 Provide a continuous upland habitat connection through Oak Valley that utilizes the existing public lands along this alignment. It is recognized that this connection traverses an urban area; however, conservation of existing natural habitat and incorporation of ditches and other drainage features into reserve design will assist in providing this contiguous connection.
- PAP ~~46.8~~ 17.8 Maintain wetlands and wetland connections via Noble Creek to conserve wetland species and wildlife dispersal.
- PAP ~~46.9~~ 17.9 Maintain a contiguous connection between proposed reserves in San Bernardino County and the Badlands area.
- PAP ~~46.10~~ 17.10 Protect sensitive biological resources in the Pass Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



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

Payson's jewelflower

Munz's onion

Munz's mariposa lily

Jaeger's milk vetch

California bedstraw

Parry's spine flower

Slender-horned
spineflower

Mojave tarplant

Engelmann oak

Bell's sage sparrow

Mountain quail

Least Bell's vireo

Los Angeles pocket
mouse

Stephen's kangaroo rat

granite spiny lizard

Coachella Valley MSHCP Program Description

The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a Multiple Species Habitat Conservation Plan, which is intended to cover 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 10, Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan, for more information. This map is for informational purposes only.

Hazards

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

Portions of this planning area may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. This is not at all surprising, given the extremes of topography and extent of potential water movement in this portion of Riverside County. These hazards are depicted on the hazards maps, Figures 11 to 15. These hazards are located throughout the Pass Area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques or other methods. The following policies provide additional direction for specific hazardous conditions.

Local Hazard Policies

Flooding



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

As shown on Figure 11, Special Flood Hazard Areas, some portions of the Pass Area, including large areas of Cabazon, are flood-prone. When flooding does occur, it originates in the steep mountainous areas to the north and south and often produces spectacular flash floods. These floods can reach unusually high velocities when they reach the valley floor where most of the development is located. Their speed and volume also allows them to carry a significant amount of debris. When this occurs, debris can block flood control channels, particularly where they cross under roadways or rail lines, forcing water to spill over into adjacent areas. Among the drainages particularly subject to flooding are the Noble and Little San Gorgonio Creeks located north of Cherry Valley, and Smith and Pershing Creeks located in Highland Springs. Flash flooding is the most life-threatening hazard because only minimum notice can be given, and the combined flow of flood water and debris can be extremely damaging.

Many techniques may be used to address the danger of flooding, such as avoiding development in vulnerable floodplains, altering the water channels, using certain building techniques, elevating structures that are in

floodplains, and enforcing setbacks. This set of policies addresses the hazards associated with flooding and dam inundation.

Policies:

- PAP ~~47.1~~ 18.1 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.
- PAP ~~47.2~~ 18.2 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458, Regulating Flood Hazard Areas.
- PAP ~~47.3~~ 18.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

Wildland Fire

Due to the vast amounts of undeveloped, sloping terrain and the presence of certain types of vegetation such as the oak woodlands and chaparral habitat, much of the Pass Area is subject to a high risk of fire hazards. The highest danger of wildfires can be found in the National Forest, in nearby rural areas, and along the urban edges. Methods to address this hazard include such techniques 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 careful application of fire retardant building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 12, Wildfire Susceptibility, to see the locations of the wildfire zones.



Fire Fact

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

Policies:

- PAP ~~48.1~~ 19.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Seismic

The Pass is one of the most densely faulted areas in Riverside County, as can be seen on Figure 13, Seismic Hazards. Most of the faults are located in the steep slopes of the surrounding mountain ranges. The San Andreas and the San Jacinto fault zones are two of the most active fault systems in Southern California. The San Bernardino Mountain segment of the San Andreas fault, while not within the boundaries of this area plan, does have enormous influence on the seismic activity of the region. The Banning fault has a central segment that extends from Calimesa to Whitewater Canyon. Other smaller faults associated with the San Andreas fault system also have the potential for generating earthquakes that would result in strong ground shaking, and perhaps surface rupture, in the Pass Area.



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 San Gorgonio fault zone consists of a series of faults dissipating from the mountain westward into the Cherry Valley vicinity. The San Jacinto fault zone, west of the Pass, is part of the San Andreas fault system. The two systems separate near the San Gabriel mountains where the San Jacinto fault extends southeastward toward the San Jacinto Mountains and the San Timoteo Badlands. Additional faults in the area include the Beaumont Plain fault zone, Pinto Mountain fault, and the Crafton Hills fault zone.

A further complication associated with fault activity is liquefaction, which can occur with groundshaking, and in areas where certain soil conditions and shallow groundwater levels exist. The valley between the San Bernardino and the San Jacinto Mountain ranges is prone to moderate liquefaction around Calimesa and westward north of San Timoteo Creek toward San Bernardino County. Structures built on soils that liquefy during a seismic event may sink, rupture, or even topple over as the soil loses its bearing strength during severe shaking.

Policies:

PAP ~~19.7~~ 20.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

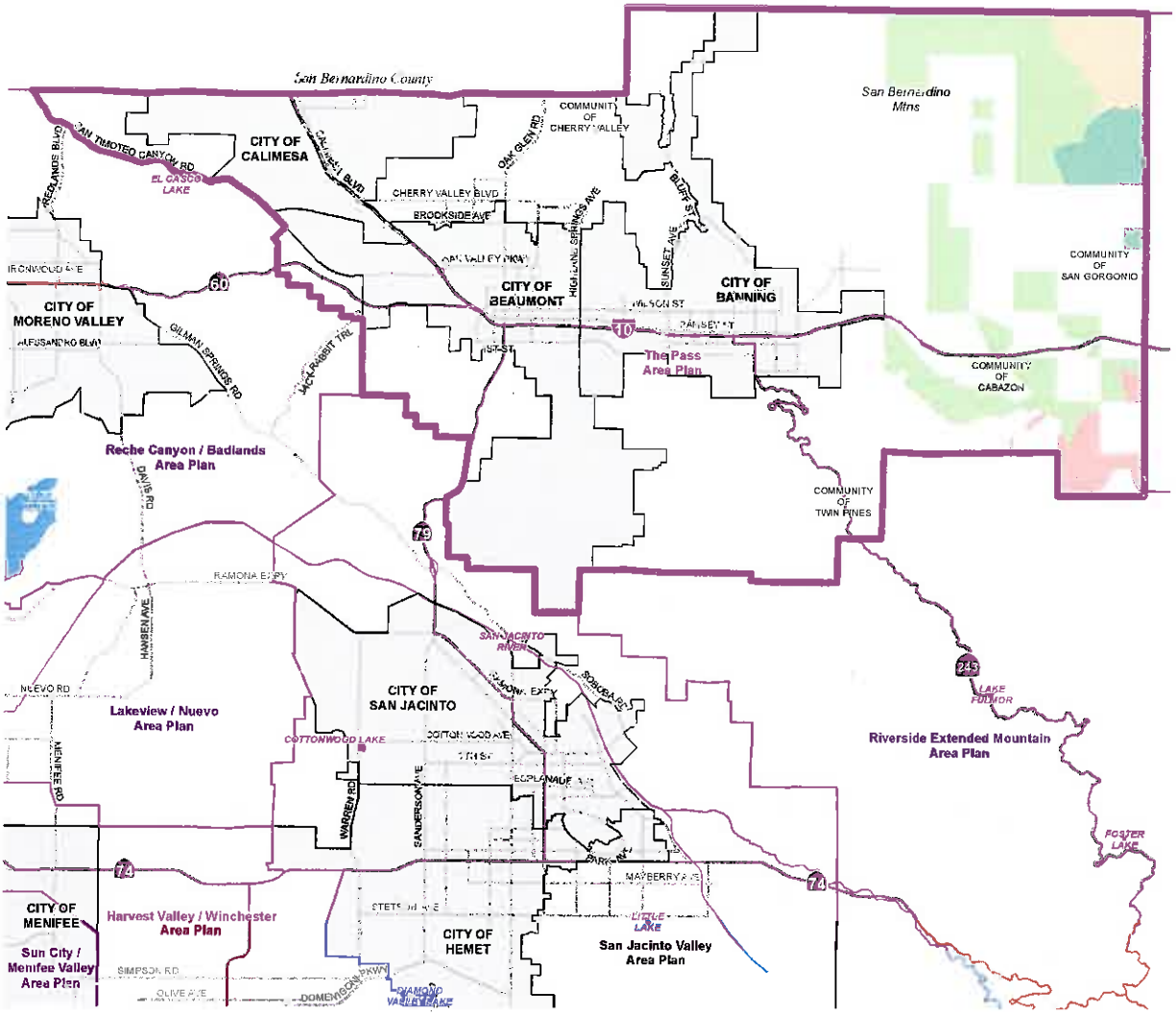
Slope

San Gorgonio Pass is surrounded by severe slopes associated with the San Bernardino and San Jacinto mountain ranges. This spectacular terrain is an integral part of the character and atmosphere of the Pass, providing a visual backdrop and containing important habitat and recreational resources. Many of these areas require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while maintaining the special character of the Pass. Figure 14, Steep Slope, depicts areas of steep slopes in this Area Plan. Also refer to Figure 15, Slope Instability, for areas of possible landslide.

Policies:

PAP ~~20.7~~ 21.1 Identify the ridgelines that provide a significant visual resource for the Pass through adherence to the Hillside Development and Slope section of the General Plan Land Use Element.

PAP ~~20.2~~ 21.2 Protect life and property and maintain the character of the Pass through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Slope and Instability Hazards section of the General Plan Safety Element the Environmentally Sensitive Lands section of the Multipurpose Open Space Element and the policies found within the Rural Mountainous and Open Space land use designations of the Land Use Element.

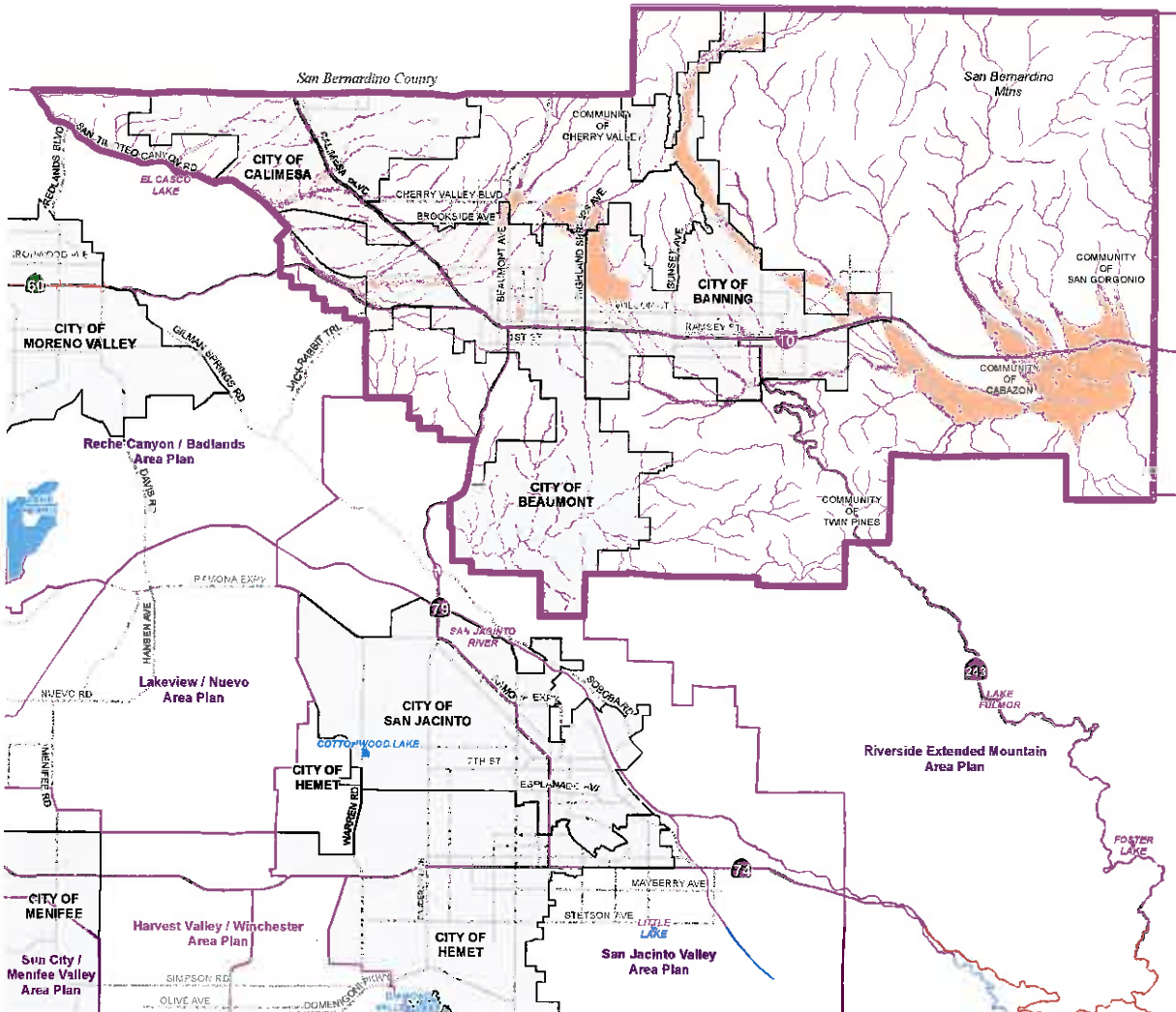


Data Source: Riverside County (2011)

- Cabazon Conservation Area
- Santa Rosa and San Jacinto Mountains Conservation Area
- Stubbe and Cottonwood Canyons Conservation Area
- Whitewater Canyon Conservation Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 10

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Data Source: Riverside County Flood Control (2015)

Disclaimer:
 The Public Flood Hazard Determination Interactive Map incorporates all of the Special Flood Hazard Areas in the unincorporated County of Riverside as listed in Ordinance No. 458.14 Section 5. It is updated quarterly to include any amendments, revisions or additions thereto that go into effect pursuant to Federal Law, and those that are adopted by resolution by the Board of Supervisors of the County of Riverside after a public hearing.

The flood hazard information is believed to be accurate and reliable. Flood heights and boundaries may be increased by man-made or natural causes. Moreover, this Interactive Map does not imply that land outside the regulated areas or the uses and development permitted within such areas will be free from flooding or flood damages. It is the duty and responsibility of CWC and RCFPCWCD to make interpretations, here stated, as to the exact location of the boundaries of the special flood hazard areas and whether a property is governed by Ordinance 458.

Distinctions made by the user based on this Interactive Map are solely the responsibility of the user. RCFPCWCD and CWC assume no responsibility for any errors and are not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein without first consulting the respective flood control agency with jurisdiction. If the property of interest is close to a floodplain, users are advised to contact the appropriate flood control agency for additional information and to obtain information regarding building requirements.

- Flood Prone Areas**
- Drainages
 - Special Flood Hazards Areas
 - Highways
 - Area Plan Boundary
 - City Boundary
 - Waterbodies

Figure 11

December 8, 2015

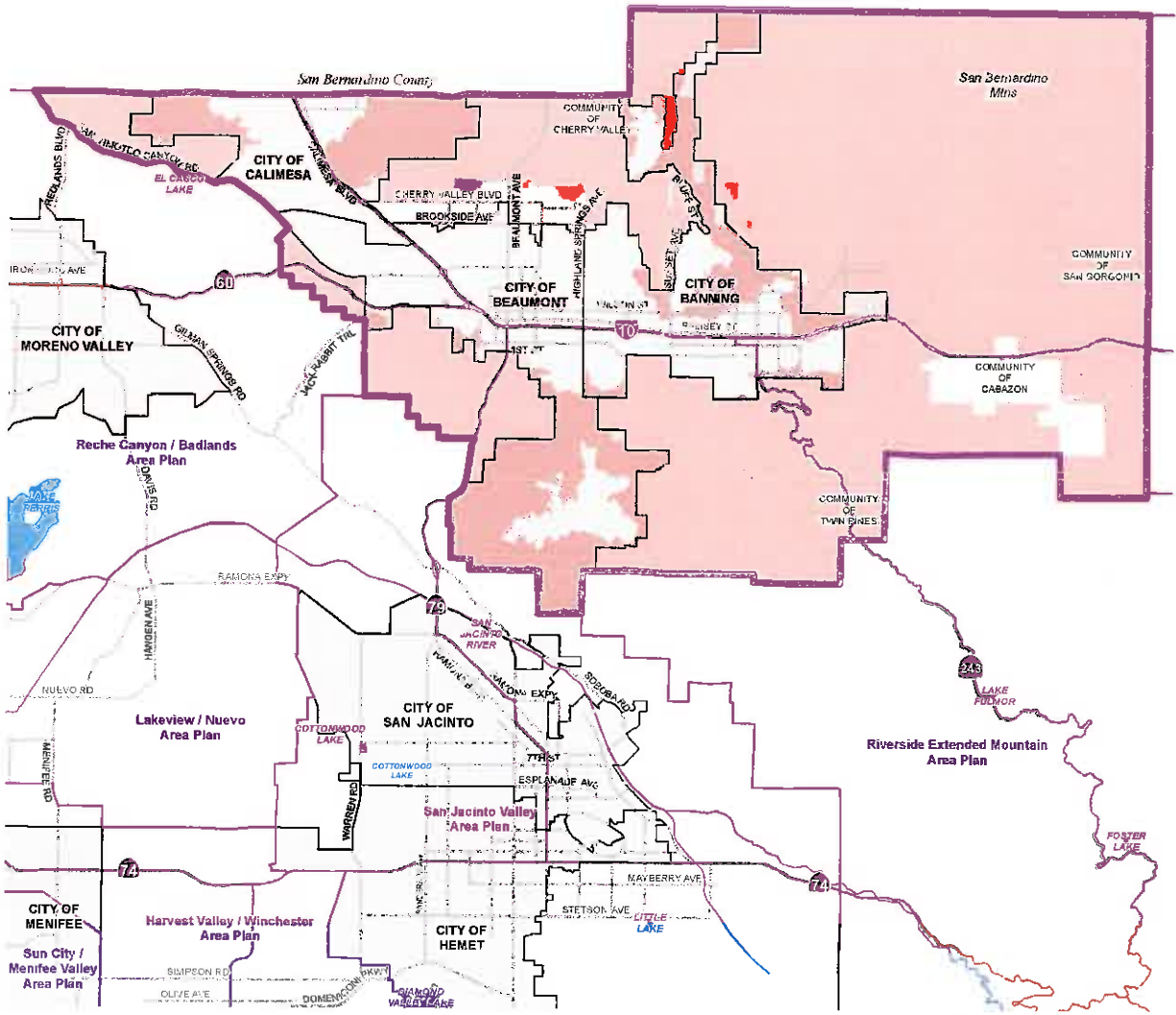
Miles
 0 2.25 4.5

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.



**THE PASS AREA PLAN
 SPECIAL FLOOD
 HAZARD AREAS**

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

Fire Hazard Severity Zones (FHSZ)

Local Responsibility Area

Very High FHSZ

State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

Highways

Area Plan Boundary

City Boundary

Waterbodies

Figure 12



December 8, 2015

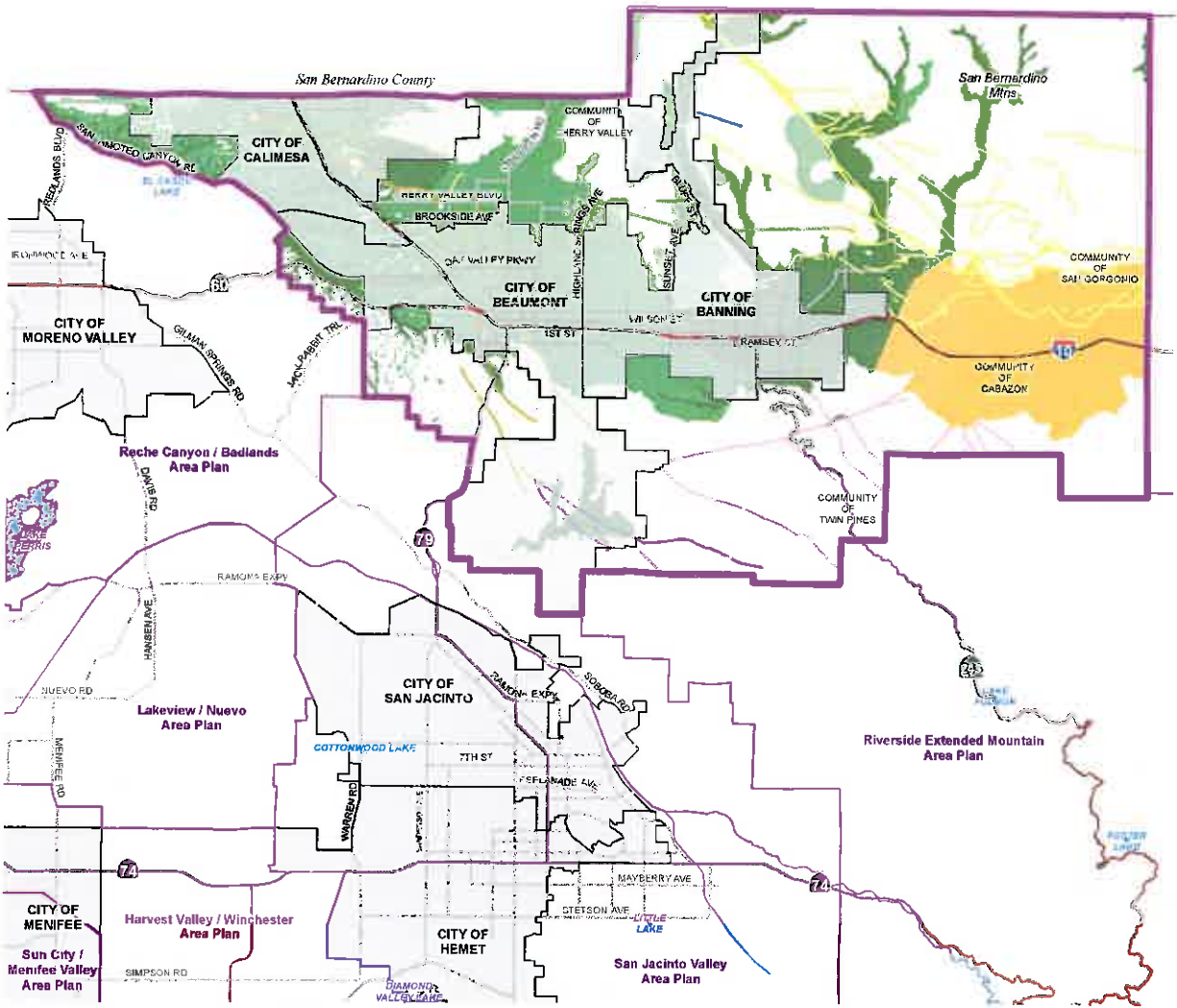
0 2.25 4.5 Miles

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**THE PASS AREA PLAN
WILDFIRE SUSCEPTIBILITY**

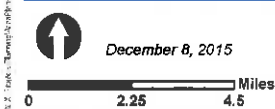
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Data Source: Riverside County Geology (2013) / California Geological Survey (2008)



Figure 13

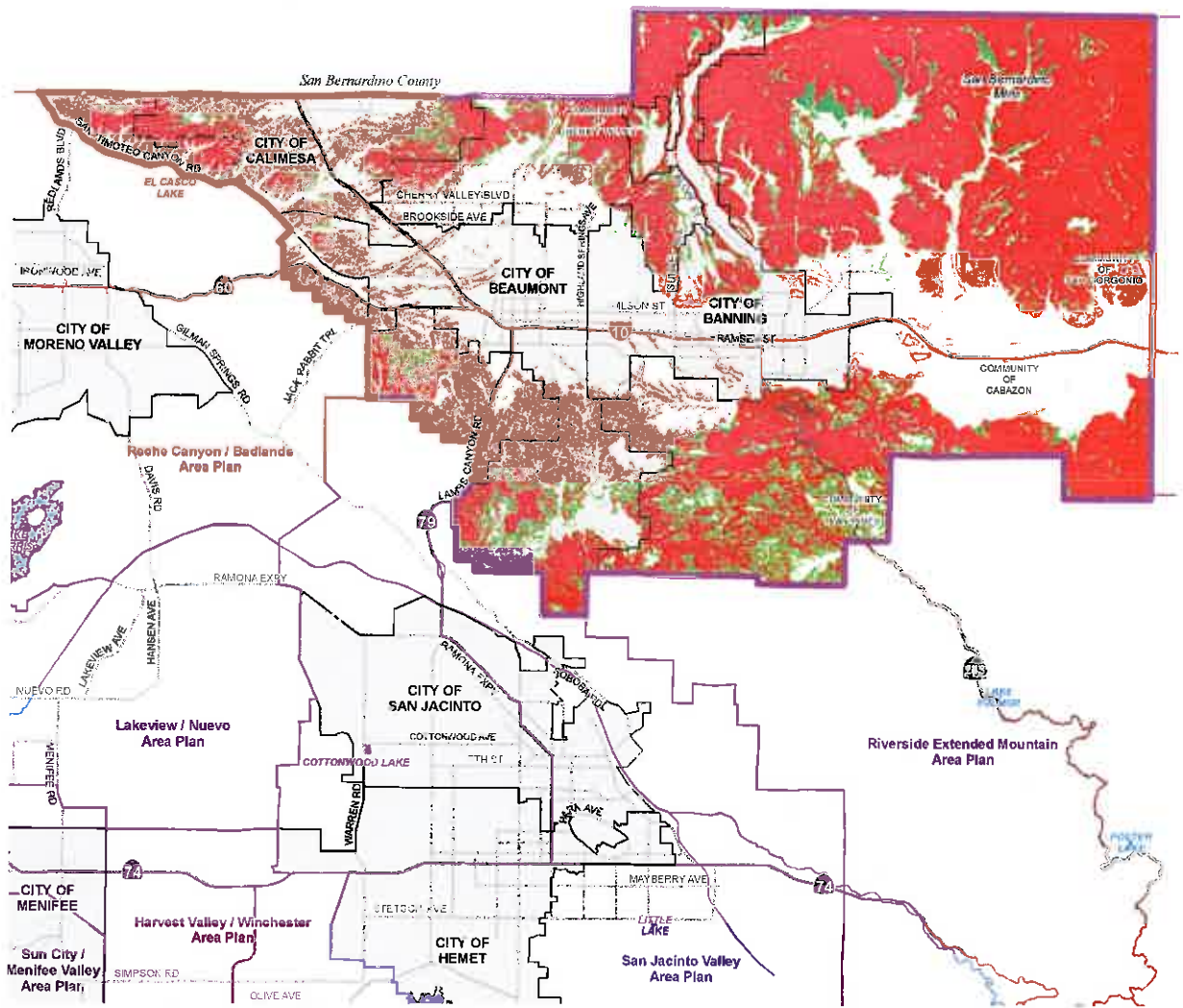


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**THE PASS AREA PLAN
SEISMIC HAZARDS**

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Data Source: Riverside County (2007)

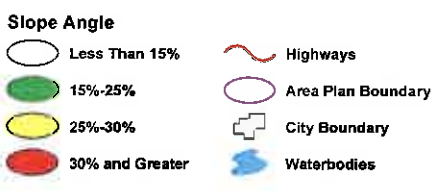


Figure 14

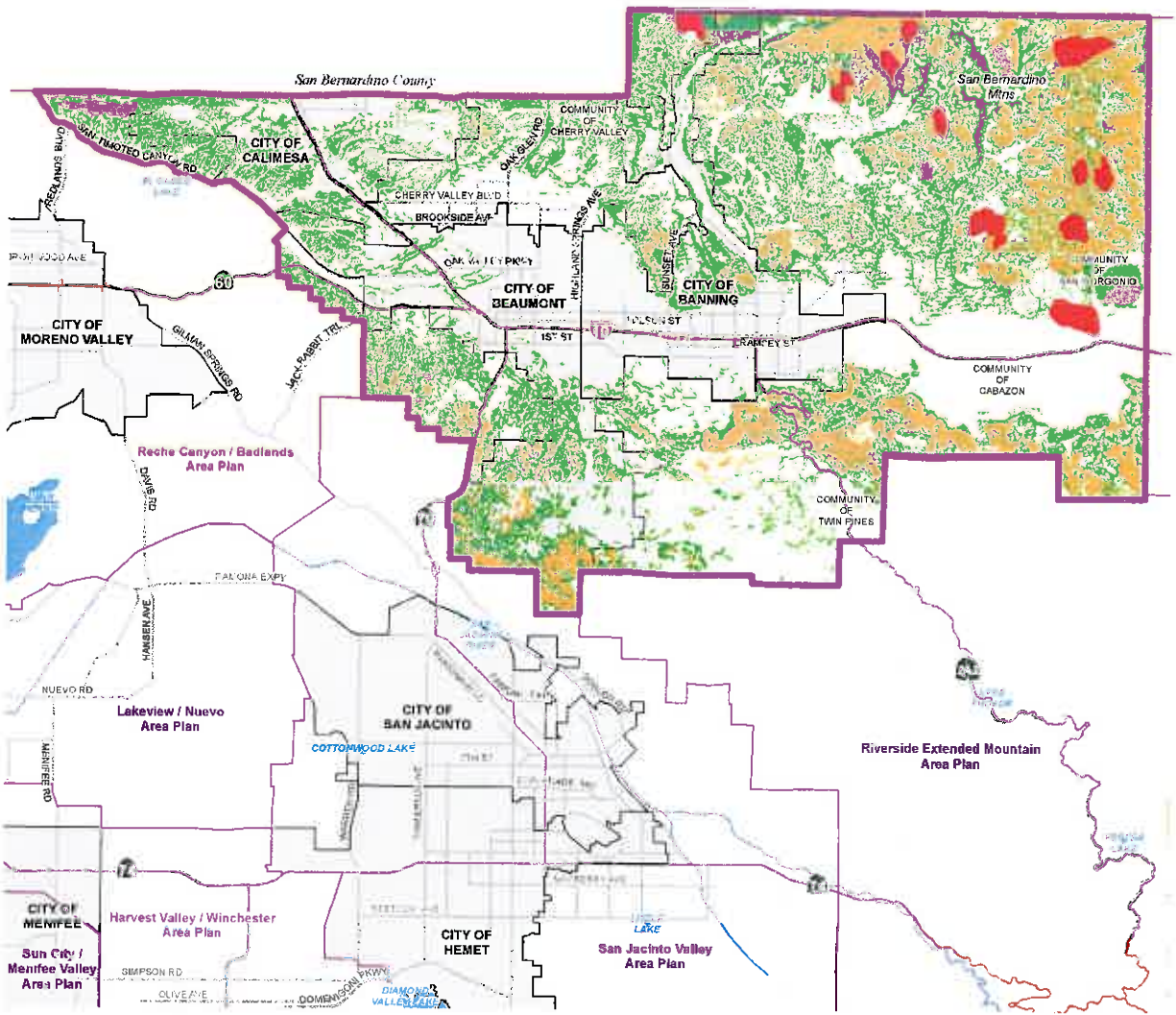
December 8, 2015

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**THE PASS AREA PLAN
STEEP SLOPE**

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Data Source: California Geological Survey (2008)

Slope Instability

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

Figure 15

December 8, 2015

0 2.25 4.5 Miles

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**THE PASS AREA PLAN
SLOPE INSTABILITY**

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Riverside Extended Mountain Area Plan

Draft General Plan Amendment No. 1153

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

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

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

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

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

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. 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 is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

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

Transportation

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

Conservation and Open Space Resources

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

Air Quality

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

Jobs and Economy

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

Agricultural Lands

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

Educational System

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

Plan Integration

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

Financial Realities

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

Intergovernmental Cooperation

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

Introduction

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



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



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



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



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

One of the most notable qualities of Riverside County is simply its expansiveness. In a word, it's huge—the size of some states. The Riverside Extended Mountain Area Plan (REMAP) is much larger—by almost ten percent—than nearby Orange County! This vastness is not just a matter of size. Dominated by the San Jacinto Mountains, REMAP includes some of the most spectacular landscape in Riverside County including 12,000 foot peaks and Alpine zones. From the picturesque Garner Valley high in the mountains to the village of Aguanga; from the rural enclaves along Sage Road to the spectacular vistas from the Pines to Palms Highway; this is a land that demands awe. The people and the land here have developed a relationship that matches lifestyles to the grandeur of this place. The REMAP seeks to sustain that relationship because it is so appropriate to the situation and so unique to this area.

A word must be stated regarding the titles used in this area plan. As noted, the acronym REMAP actually refers to the Riverside Extended Mountain Area Plan, this planning document, which supersedes the original REMAP document, adopted by the County in 1979. At the same time, it has become so identified with this part of the County that it doubles as a name for the area as well. Thus, REMAP is shorthand for the Plan and a name for the area the plan covers. It will be used interchangeably for both purposes in this document.

The REMAP does not just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive mountainous region to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing REMAP. 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 in nearby Area Plans. 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 REMAP, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use issues are addressed in the Land Use section. The Plan also describes relevant circulation 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.

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 REMAP 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.

Pattern of Development and Open Space

A system of open space and recreational lands has been established in REMAP that provides protection from natural hazards, promotes its scenic resources, and establishes distinctive community settings. Areas to be preserved and to be developed within REMAP have been clearly defined. The Plan more accurately reflects topography and natural resources in this planning area through appropriate land use designations, and avoids high intensity development in natural hazard areas.

The REMAP economy will continue to focus on the tourist and recreational industry. The potential for jobs outside these sectors is not expected to increase significantly. The character of the many communities within REMAP is intended to be preserved.



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.

Agriculture

Additional lands in agricultural production within the Plan area have been recognized with the Agriculture designation. Specialized agriculture uses will continue to be a large part of this region’s character and economy.

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

The central location and relative extent of this area—well over 850 square miles— is clearly evident in Figure 1, Location. One looks outward toward five area plans that constitute a major portion of western Riverside County and the Coachella Valley. Starting to the southwest and moving clockwise, we find the adjacent Southwest Area Plan, and the plans for the San Jacinto Valley, The Pass, Western Coachella Valley, and Eastern Coachella Valley. Moreover, REMAP shares its extensive southern boundary with San Diego County. While no cities nor spheres of influence are involved in REMAP, many other features and locales play an important part in understanding the character of this impressive territory. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.

“

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

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That characterization certainly applies here. REMAP offers vistas in every direction and is, itself, a backdrop for much of western Riverside County and the Coachella Valley. This section describes the setting, features, and functions that are unique to REMAP. These defining characteristics are shown on Figure 2, Physical Features.

Setting

REMAP contains some of the most picturesque scenery in all of Riverside County, including high mountain peaks, rolling foothills, rock outcroppings, numerous springs and streams, valleys, and a wide variety of plant life ranging from desert scrub to pine forests. Its animal habitat is similarly rich. Some of the more prominent areas of scenic interest include the rugged mountainous terrain of the San Jacinto Mountains, San Bernardino National Forest and the Mount San Jacinto State Wilderness, Lake Hemet and the Garner Valley along State Route 74, Lake Riverside, the Anza Valley, the Santa Rosa Wilderness, the Anza Borrego Desert State Park, and numerous passive recreational areas. Scenic highways traverse the varied terrain, which ranges in elevation from approximately 500 feet to over 10,000 feet at the summit of Mount San Jacinto. The remoteness and ruggedness of the land precludes the type of

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urban densities found in other parts of the County, although several communities are scattered throughout the plan area, varying in size, character, and extent of available facilities and service.

Unique Features

San Bernardino National Forest/San Jacinto Wilderness

The San Bernardino National Forest, with its diverse mountainous landscape, serves as one of the major outdoor recreation areas of Southern California, offering stunning scenic vistas, picnic areas, family and group campgrounds, hundreds of miles of hiking trails, including a stretch of the Pacific Crest trail, the Santa Rosa National Monument, off-road vehicle trails, and hunting and fishing opportunities. The Forest, which also includes the San Jacinto Wilderness, is managed by the U.S. Department of Agriculture Forest Service and is governed by its own Land and Resources Management Plan.

The Santa Rosa and San Jacinto Mountains National Monument encompasses more than 272,000 acres and overlaps the boundary between the REMAP and 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.

Unique Communities

Idyllwild/Pine Cove

This is the largest of the mountain resort areas within REMAP, including single family homes, retail commercial facilities, bed and breakfast accommodations, motels, campgrounds, cultural/educational uses, and mixed use centers. These communities have a cozy village ambiance that makes them especially desirable resort and residential areas. The community's proximity to recreational opportunities and natural open space as well as their remoteness from urbanized areas make them an attractive retirement and vacation destination.

Anza

Anza is a large-lot rural residential community along State Route 371 with commercial services along the highway serving area residents and the traveling public. The community is also served by its own school and post office. Minimal utilities and services are available in the community.

Other Rural Areas

Several other small rural areas are scattered throughout REMAP:



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 attainment.

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

- **Aguanga** is a rural area in the southwest corner of the planning area centered at the intersection of State Route 79 with State Route 3, and is a gateway between the back country of Riverside and San Diego Counties.
- A historic post office and general store serve the rural community, which also incorporates a modern RV resort. Limited services and utilities are available in the community;
- **Lake Riverside Estates** is a gated, rural community surrounding Lake Riverside. Lots for the single family homes here range in size from one half to two-and-a-half acres;
- **Sage** is a rural area located along the western edge of the planning area, north of Wilson Valley along Route 3;
- **Terwilliger** is located south of Anza and the Cahuilla Indian Reservation;
- **Garner Valley** straddles State Route 74, north of Highway 371, and southeast of Mountain Center; and
- the **Pinyon Pines** estates are north of State Route 74 near the eastern border of REMAP.

Indian Lands

The Cahuilla, Aqua Caliente, Santa Rosa, Ramona, and Morongo Indians have reservations (36,703 acres total) throughout the plan area. Low intensity land uses exist on Indian Lands in this remote region with the exception of the Cahuilla Creek Casino located along Route 371, southwest of Anza.

Land Use Plan

“

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

”

-RCIP Vision

The Land Use Plan focuses on preserving the unique features in the REMAP 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 REMAP Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 20 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

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County of Riverside; the Multiple Species Habitat Conservation Plans for both western Riverside County and the Coachella Valley Association of Governments, that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of Indian tribes and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the REMAP 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 majority of REMAP lies within Rural and Open Space Foundation Components. The amount of acreage already under public ownership (i.e., Forest Service, State of California, Bureau of Land Management) together with the constraints imposed by natural hazards, remoteness and lack of infrastructure, preclude significant new growth in the area.

Scattered rural residential communities are also present in the planning area, usually consisting of estate density residential homes with limited utilities and community services. The major exception to this land use pattern is the community of Idyllwild/Pine Cove, which features small lot residential development and commercial uses, as well as large areas devoted to camps, conference centers, retreats, and higher education in music and the arts.

The land use plan reflects the desire by these communities to maintain the lifestyle currently associated with this predominantly remote and rugged territory. Limited development will be focused in established communities under policies and guidelines that will sustain the special character of these places.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2, 3, 4	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <small>1, 2,3,4</small>	Notes
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 2 to 5 acres. ◦ Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 1 to 2 acres. ◦ Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 0.5 to 1 acre. ◦ Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> ◦ The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> ◦ Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> ◦ Includes bodies of water and natural or artificial drainage corridors. ◦ Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> ◦ Recreational uses including parks, trails, athletic fields, and golf courses. ◦ Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> ◦ One single-family residence allowed per 20 acres. ◦ Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> ◦ Mineral extraction and processing facilities. ◦ Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 2 to 5 acres. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 1 to 2 acres. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 0.5 to 1 acre. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> ◦ Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. ◦ Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> ◦ Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. ◦ Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> ◦ Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> ◦ Single-family attached residences and multi-family dwellings.
Community Development	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> ◦ Multi-family dwellings, includes apartments and condominium. ◦ Multi-storied (3+) structures are allowed.

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Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

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

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

NOTES:

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

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

Table 2: Statistical Summary of Riverside Mountain Extended Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS¹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	7,493	375	975	375
<i>Agriculture Foundation Sub-Total:</i>	7,493	375	975	375
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	60,485	9,073	23,616	NA
Rural Mountainous (RM)	20,133	1,007	2,620	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	80,619	10,079	26,237	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	9,729	3,405	8,864	NA
Very Low Density Residential (RC-VLDR)	202	152	395	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	9,931	3,557	9,259	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	1,902	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	295,244	NA	NA	NA
Open Space-Water (OS-W)	1,196	NA	NA	NA
Open Space-Recreation (OS-R)	2,248	NA	NA	337
Open Space-Rural (OS-RUR)	106,413	2,660	6,925	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	407,003	2,660	6,925	337
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	237	83	215	NA
Very Low Density Residential (VLDR)	3,652	2,739	7,130	NA
Low Density Residential (LDR)	7	11	29	NA
Medium Density Residential (MDR)	1,650	5,775	15,033	NA
Medium-High Density Residential (MHDR)	0	0	0	NA
High Density Residential (HDR)	13	138	360	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	146	NA	NA	2,188
Commercial Tourist (CT)	9	NA	NA	149
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	59	NA	NA	757
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	0	NA	NA	0
Public Facilities (PF)	1,036	NA	NA	1,036
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
<i>Community Development Foundation Sub-Total:</i>	6,808	8,747	22,767	4,130
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	511,855	25,418	66,163	4,842

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LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	0	---	---	---
Indian Lands	36,703	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	36,703			
TOTAL FOR ALL LANDS.	548,557	25,418	66,163	4,842
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>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.</i>				
OVERLAYS AND POLICY AREAS				
POLICY AREAS⁴				
Idyllwild / Pine Cove Village Tourist Policy Area	10,761	---	---	---
Anza Valley	1,356	---	---	---
<i>Beauty Mountain Wilderness Policy Area⁷</i>	<i>19,547</i>	---	---	---
<i>San Jacinto Wilderness Policy Area⁷</i>	<i>170,012</i>	---	---	---
<i>Santa Rosa Wilderness Policy Area⁷</i>	<i>73,959</i>	---	---	---
Total Area Within Policy Areas: ⁴	12,117,275,635			
TOTAL AREA WITHIN SUPPLEMENTALS:⁵	12,117,275,635			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 6 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- 7 *Only portions of Wildernesses within this Area Plan listed.*

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.

Two policy areas have been designated within the REMAP, the Anza Valley Policy Area and the Idyllwild/Pine Cove Village Tourist Area. Their boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Anza Valley Policy Area

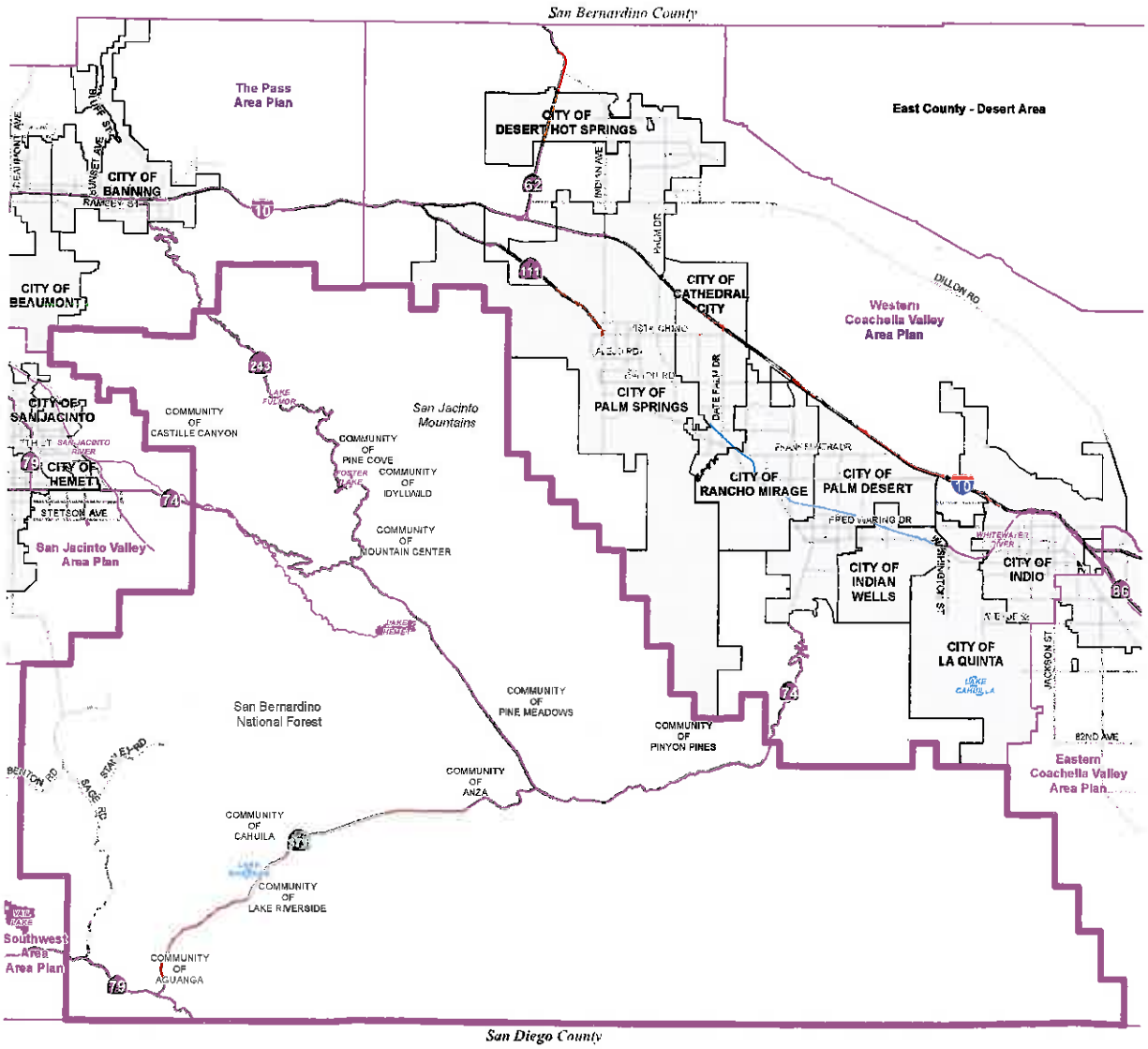
The Anza Valley Policy Area encompasses the high elevation, rural Anza Valley and the mountainous areas immediately bordering it along California Highway 371, and includes the unincorporated communities of Anza and Terwilliger and the Cahuilla and Ramona Indian Reservations.

During 2005, a series of community meetings were held in Anza by the Anza Valley Municipal Advisory Council (AVMAC) to develop a community statement of Anza Valley's identity and lifestyles and its future development needs. That statement, known as the Anza Vision and Goals, was subsequently endorsed by the Riverside County Board of Supervisors on February 28, 2006. Through that document, the community expressed this vision: "Anza shall continue to develop as a rural community that fosters a safe lifestyle, and promotes the feel and sociability of a small ranch town." In addition to statements of a vision and goals, that document also contains a community expression of desired policies, design elements, and needed community facilities and services, both private and public. Also, the document contains many implementation details that are intended to be carried out in the future through the zoning ordinance, design guidelines, and other measures.

The policies herein are based on the Anza Vision and Goals and additional community input provided later. The policies address community land uses and infrastructure issues in the Anza Valley Policy Area.

Policies:

- REMAP 1.1 In recognition of the history of the Anza area and the lifestyles of the residents of the Anza Valley, promote an overall rural agricultural and ranching "small town" character for the community, and promote a high-quality rural-oriented quality of life for its residents.
- a. Promote the viability of existing rural lifestyles and the continued development of rural residences, ranches, and farms in the community, consistent with local constraints affecting future development that are posed by limited local natural resources and infrastructure.
 - b. Provide for an adequate range of housing options in the Anza Valley area to meet the needs of a wide range of residents' ages, incomes, and lifestyles.
 - c. Prepare and implement community design guidelines for new development that evoke the Anza Valley's history as a small, agricultural and ranching community. Some important subjects that should be considered for inclusion in the design guidelines include: i. provisions for some on-street parking, ii. an efficient road system to provide good access throughout the community, iii. "dark skies" lighting standards, iv. a "ranch" style architectural theme, v. the avoidance of walls and gated projects, vi. the preservation of natural streams and other prominent natural features, vii. the use of contour grading in hilly and mountainous areas, and viii. the protection of places important in the history and prehistory of the community.
 - d. Provide for parks, equestrian trails, and other recreation facilities that improve the quality of rural living in the community, and that attract visitors and encourage tourism in the area.
- REMAP 1.2 Manage Anza Valley's finite groundwater supply to ensure that an adequate amount of safe water will always be available for existing users and to accommodate the community's future needs and growth.
- a. Promote the continued monitoring of groundwater quality and pollution from septic systems, agricultural fertilizer, farm waste, solid waste, toxic waste, and other sources, and develop measures to protect water quality.
 - b. Promote continued intensive monitoring of groundwater quantity through the measurement of groundwater levels and dynamics by the U.S.G.S. and others with the capability of such



Data Source: Riverside County

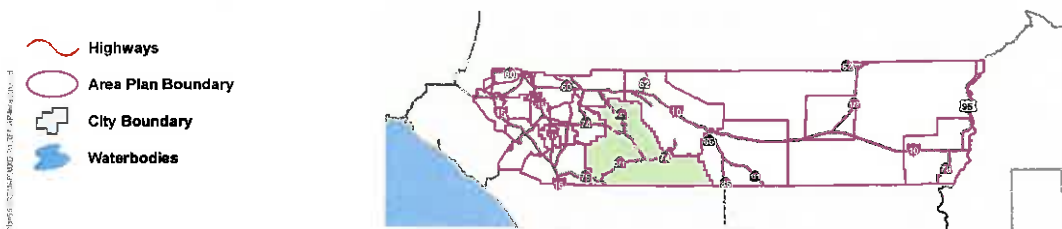


Figure 1

December 8, 2015

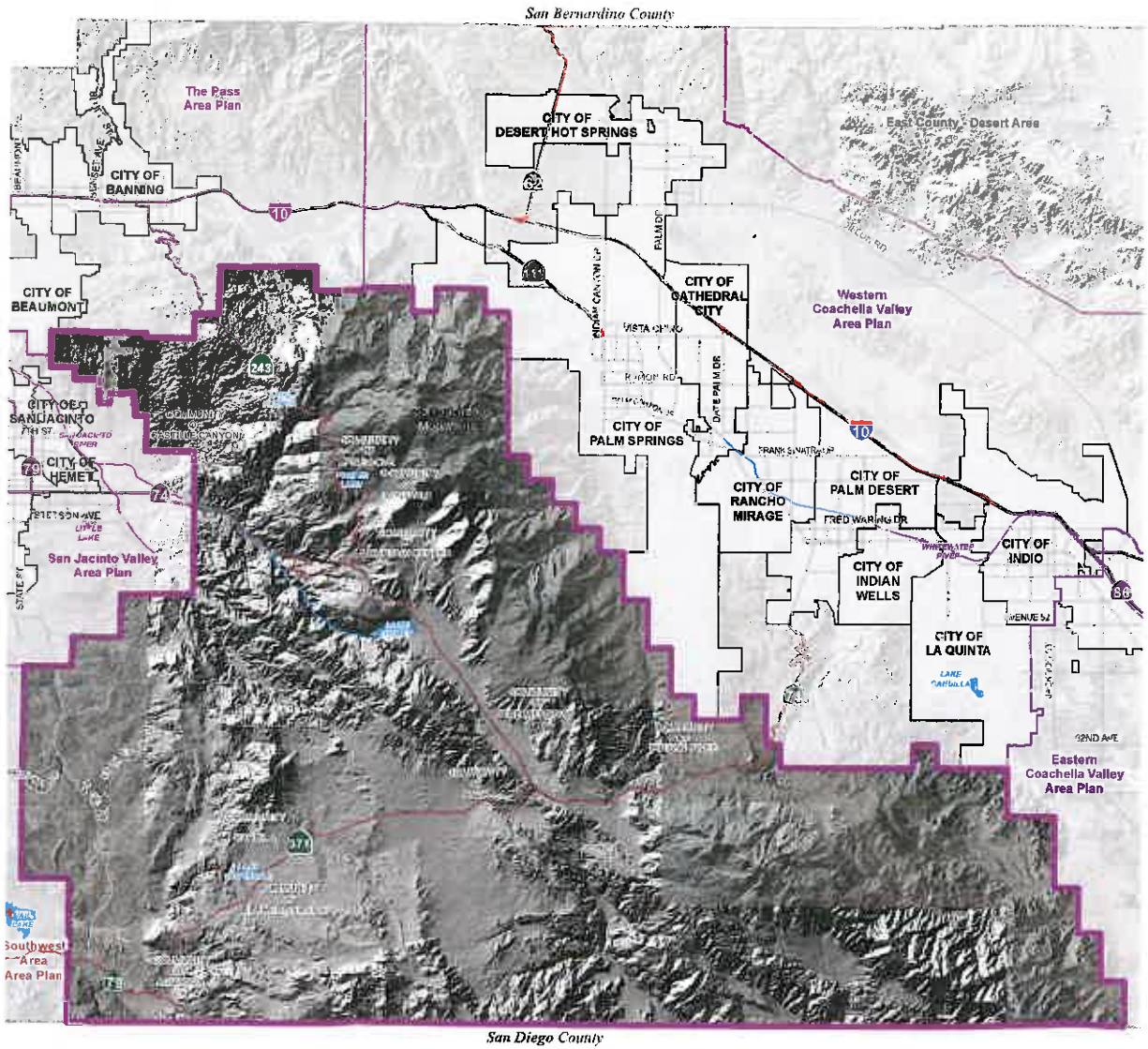
0 4 8 Miles

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN LOCATION


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Data Source: Riverside County

-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 2

 December 8, 2015

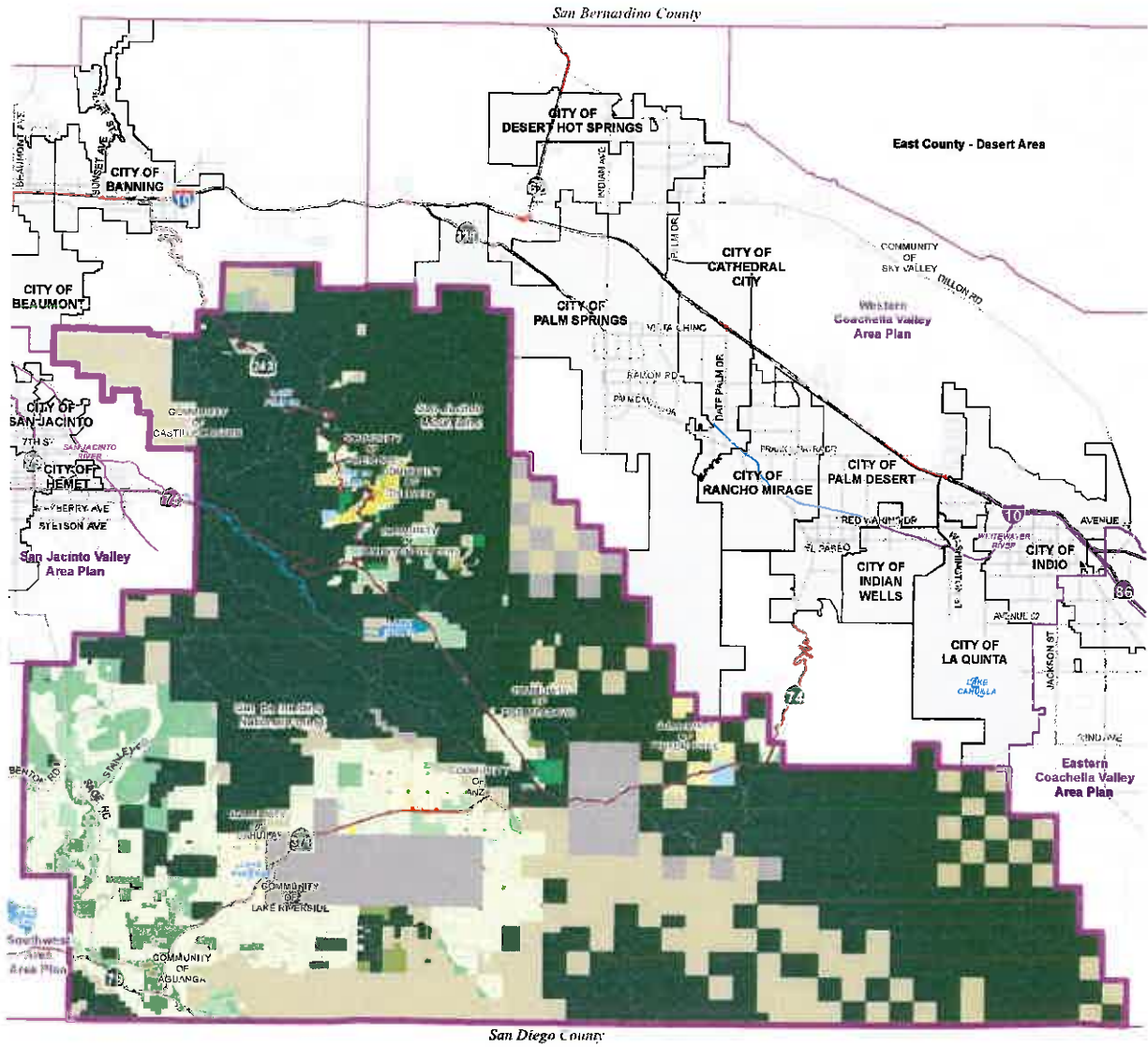
 Miles
0 3.75 7.5

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RIVERSIDE EXTENDED MOUNTAIN PHYSICAL FEATURES

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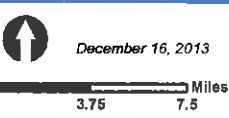


Data Source: Riverside County Planning



Figure 3

FILE:///C:/Users/.../Public/.../RiversideCountyPlanning/.../MapServer/.../index.html



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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN LAND USE PLAN

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monitoring, and develop and maintain an adequate database of local groundwater conditions, through the use of observation wells on public, private, and Indian Reservation lands, and ensuring public access to the database. The County will continue to work with the Water Master of the Santa Margarita Watershed and major water users in the community to achieve the most accurate and complete reporting of annual water consumption.

- c. Continue the pursuit of grants and other sources of funding, and funding and in-kind services from the U.S.G.S., to prepare a comprehensive ground water basin study for the Anza Valley area.
- d. To effectively manage water supplies, establish strict standards for water conservation and wastewater recycling and the reduction of surface runoff, and promote the use of native, high desert, low water-consumptive, drought-tolerant landscaping materials in accordance with the Riverside County Water Efficient Landscape Requirements Ordinance (Ordinance No. 859), and, where feasible, additional measures that go above and beyond the requirements of the ordinance.

REMAP 1.3 Create a strategy to support local economic development and increase the Anza Valley's quality of life and community sustainability.

- a. Promote Anza Valley's potential as a "destination hub," offering rural recreational activities, and providing a base for visitor enjoyment of other important destinations in Anza Valley's broader vicinity, including the Temecula Wine Country, Diamond Valley Lake, Idyllwild, Garner Valley, and the desert communities.
- b. Explore ways of obtaining matching funds, grants, and low interest loans to promote: i) re-development of blighted properties in Anza compliance with the "ranch themed" architectural standards, and ii) development of community service facilities, and infrastructure.

Idyllwild/Pine Cove Village Tourist Area

The Idyllwild/Pine Cove Village is surrounded by national forest and wilderness areas and has developed as a mountain resort with single family homes, bed and breakfasts, motels, campgrounds, cultural/educational uses, and mixed use centers. There are opportunities to participate in activities such as backpacking, hiking, rock climbing, and horseback riding in the immediate vicinity of both communities. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. It is essential that application of this policy not be allowed to change the basic character of the community.

Policies:

REMAP 2.1 Allow such uses as motels, hotels, bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices, curio shops and restaurants. These uses may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:

- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use.

Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate year-round off-street parking must be met.

REMAP 2.2 Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water service to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.

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,” “untrammelled 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 REMAP the Wilderness Policy Area designation is applied to the following areas to recognize and coordinate future development:

- *Beauty Mountain Wilderness*
- *San Jacinto Wilderness*
- *Santa Rosa Wilderness*

Policies:

The following policies apply to properties within a Wilderness Policy Area within the Riverside Extended Mountain Area Plan:

Riverside Extended Mountain Area Plan

- REMAP 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.*
- REMAP 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.*
- REMAP 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.*
- REMAP 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.*

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



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

Department. There is one adopted specific plan in the Riverside Extended Mountain Area Plan, Specific Plan No. 124 (Red Mountain Springs). This specific plan is determined to be a Rural Community Specific Plan.

Table 3: Adopted Specific Plans in REMAP

Specific Plan	Specific Plan #
Red Mountain Springs	124

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 REMAP, 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 REMAP.

Local Land Use Policies

Third and Fifth Supervisorial District Design Standards and Guidelines

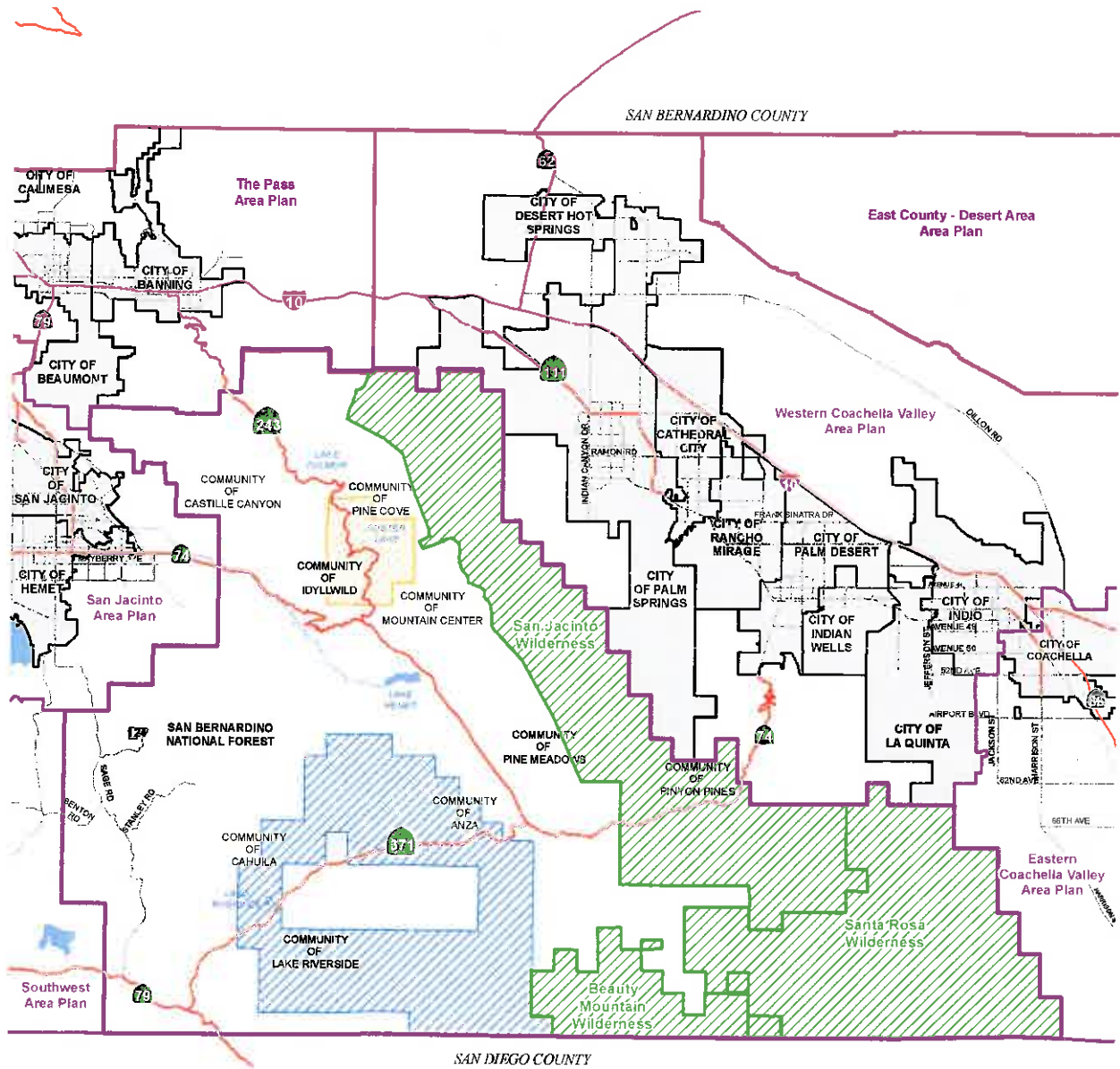
The County of Riverside has adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting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

Policies:

REMAP ~~3.4~~ **4.1** Require development to adhere to standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Community Design and Public Services

This region is known for its rural villages and mountain resorts located in a natural setting. Communities range in size from less than a hundred persons up to a few thousand in Idyllwild/Pine Cove. Publicly owned lands and specialized agricultural uses are also present throughout the planning area. Special policies are appropriate to maintain the unique character of these developed communities as well as preserve the surrounding natural environment.



Data Source: Riverside County (2010)

- Legend**
- Anza Valley Policy Area
 - Village Tourist Policy Area
 - Wilderness Policy Areas
 - Specific Plans
 - Highways
 - Area Plan Boundary
 - City Boundary
 - Waterbodies

Figure 4

February 8, 2016

0 2.5 5 Miles

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN OVERLAYS AND POLICY AREAS

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Further, one of the major functions of local government is to provide and administer public services and facilities to meet the needs of local residents in these communities. This function is of particular importance to REMAP because of the relative isolation of the plan area from urban areas, its permanent and seasonal population, and need for level of services appropriate to residents' lifestyles. The ability to develop appropriate building sites is contingent on the ability to provide adequate utilities, public services and facilities. Specific public services policies have been developed to apply to REMAP as a whole. Other policies apply only to the Community Development and Rural Foundation Components.

Policies:

Community Development and Rural Community Foundation Components

- REMAP ~~4.1~~ 5.1 Restrict future village development to remain within the limits of the Community Development Foundation Component. Care shall be taken to provide sufficient public and private open space recreation within these areas.
- REMAP ~~4.2~~ 5.2 Control residential densities in order to preserve the “small town, semi-rural” atmosphere.
- REMAP ~~4.3~~ 5.3 Determine minimum parcel size by the availability of adequate disposal area if the proposed development will utilize subsurface waste treatment and disposal systems, irrespective of land use designation or zoning.
- REMAP ~~4.4~~ 5.4 Permit only light, non-polluting industrial uses such as cottage industries.
- REMAP ~~4.5~~ 5.5 Encourage developers to provide public easements by means of streets, walkways, or trails to open space corridors.
- REMAP ~~4.6~~ 5.6 Require Community Development uses adjacent to National Forest, Bureau of Land Management, State of California and Game Refuge Areas to:
- a. use open space or landscaping to minimize their visual impacts; and
 - b. minimize threats to the sensitive resources of these public lands.
- REMAP ~~4.7~~ 5.7 Require sewage collection and treatment systems in present and future community development areas in order to protect water quality and to prevent pollution of streams.
- REMAP ~~4.8~~ 5.8 Meet or exceed sewage disposal standards of the Riverside County Health Department and the appropriate California Regional Water Quality Control Board. Three Regional Water Quality Control Boards (RWQCB's) have jurisdiction in the REMAP planning area: the Colorado River Basin RWQCB, for the Colorado River Watershed; the Santa Ana RWQCB for the Santa Ana-San Jacinto River Watersheds; and the San Diego RWQCB for the Santa Margarita River Watershed.
- REMAP ~~4.9~~ 5.9 Require Community Development land uses with lots smaller than one-half acre to be connected to a community sewer system if the collection system has been extended to the site or to contiguous development and sufficient capacity is available. Promote connection by other development to the extent feasible. Promote construction of sewer facilities for community development projects.

REMAP ~~4.10~~ 5.10 Prohibit development which will rely on a community sewer if that system is over-capacity. If a land division is filed that proposes density of two or more lots per acre and if there is an implementation program for the wet sewer system that would serve the area within at least five years, the installation of a dry sewer system may be required.

REMAP ~~4.11~~ 5.11 Consider for approval proposed land divisions which will rely on subsurface waste treatment and disposal where the discharge of waste is not prohibited by action of the Regional Water Quality Control Board or County Department of Health.

Agriculture Foundation Component

REMAP ~~4.12~~ 5.12 Encourage livestock, poultry, and intensive agricultural land uses to locate in areas with slopes less than 15%, non-urban areas with adequate circulation, and areas lacking endangered plant or animal species or important archaeological resources.

Rural Foundation Component

REMAP ~~4.13~~ 5.13 Require development adjacent to publicly owned open space lands to be designed in a manner that will not conflict with the scenic values of the area.

REMAP ~~4.14~~ 5.14 Require special area wide geologic and soils studies to determine the lands' capacity for onsite sewerage due to the large amount of rural acreage in REMAP and limited availability of sewer systems.

Area Plan-Wide

REMAP ~~4.15~~ 5.15 Provide a sufficient amount of high quality water supply and associated distribution systems where necessary and feasible to meet current and future domestic, commercial, and recreational requirements without encouraging land development of the area beyond the available water supply.

REMAP ~~4.16~~ 5.16 Develop sources of supply, storage, and control of water at strategic places for structural fire fighting throughout populated areas which are not now served by a water distribution system.

REMAP ~~4.17~~ 5.17 Determine water table levels and the permeability and percolation factors of the overlying soils as a guide for recommending lot size and population density tolerances and as a means of assuring water quality and public health, where onsite sewage disposal must be used.

REMAP ~~4.18~~ 5.18 Implement methods of solid waste management which emphasize source reduction, recovery, conversion, and recycling in the interest of environmental quality, economic productivity, and conservation of natural resources.

REMAP ~~4.19~~ 5.19 Require development not on community sewers to adequately dispose of sewage so that it will not harm community health or the environment.

REMAP ~~4.20~~ 5.20 Locate, operate and maintain public services and facilities in a manner that will not degrade environmental quality.

REMAP ~~4.24~~ 5.21 Minimize scarring of the landscape by concentrating gas lines, water lines, sewer lines, and overhead or underground power lines within one right-of-way where feasible.

Slope

Many areas within REMAP contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. In addition to other land use standards and policies found in this area plan and the General Plan, the following development standards shall apply to the specific land use designations listed below. Areas of steep slope in REMAP are mapped in the Hazards section of this area plan.

Policies:

REMAP ~~5.4~~ 6.1 Determine residential densities by the average slope on a property (see box at left), require a slope analysis exhibit, and apply densities according to the following schedule for each of the following land use categories:

Medium Density Residential	
Slope	Density
>35%	1 DU/2.5 acres
25.1-35%	1 DU/1 acre
15-25%	1 DU/5 acre
<15%	5 DU/AC

Low, Very Low, and Estate Density Residential	
Slope	Density
>35%	1 DU/5 acres
25.1-35%	1 DU/4 acre
15-25%	1 DU/2.5 acres
<15%	as per designation

Rural- Residential	
Slope	Density
>35%	1 DU/ 20 acres
25-35%	1 DU/ 10 acres
<25%	1DU / 5 acres

Agriculture/Rural-Mountainous	
Slope	Density
>35%	1 DU/ 20 acres
25-35%	1 DU/15 acres
<25%	1 DU/10 acres

Open Space - Rural	
Slope	Density
>45%	1DU/ 160 acres
35-45%	1 DU/ 80 acres
25-35%	1 DU/ 40 acres
<25%	1 DU/ 20 acres



Average slope is the characteristic slope over an area of land, measured in percent as the ratio of vertical rise to horizontal distance.

Average slope is to be determined based on the most accurate available topographic information. Unless the slopes on a parcel are clearly less than 15% for residential projects or 10% for commercial and industrial projects, the Sectional Method of determining slope is to be used.

The Sectional Method

This method requires the use of a topographic map with contour intervals of 10 feet or less to determine the distances between contour lines that correspond to the slope contour limits (i.e., 10%, 15%, 15%, 35%). Using a template, follow the areas between contour lines where slope categories change as contour lines spread or contract. This will result in a delineation of the areas covered by all slope categories occurring on the parcel. Determine the area of each slope category polygon. Multiply the area determined for each polygon by the density allowed for the corresponding slope category. This results in the maximum dwelling unit yield for the polygon. Totaling the figures for all of the polygons results in the total maximum dwelling unit yield for the parcel, based on slope. Dividing this figure by the total site acreage equals the maximum density allowed.

REMAP ~~5.2~~ 6.2 Encourage development to be clustered in areas of lesser slope.

REMAP ~~5.3~~ 6.3 In no case should the maximum density of the land use category be exceeded.

Recreation

REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population.

Policies:

REMAP ~~6.4~~ 7.1 Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

REMAP ~~6.2~~ 7.2 Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping.

Noise

It is important to control noise in order to protect the remote and natural character of REMAP. Traffic on State Routes 74, 371 and 243 and off-road recreational vehicles have the potential of generating significant amounts of noise for the area. Additionally, daily community activities have the potential to disrupt the generally low levels of noise.

Policies:

REMAP ~~7.4~~ 8.1 Protect the environment in REMAP through adherence to the Noise Sensitive Land Uses section of the General Plan Noise Element.

REMAP ~~7.2~~ 8.2 Encourage the enforcement of regulations relating to the use and location of off-road and other noise-producing recreational vehicles to protect residents and visitors to recreational areas from unnecessary noise.

Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. See Figure 5, Mt. Palomar Nighttime Lighting Policy. The presence of the observatory necessitates unique nighttime lighting standards throughout REMAP. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view.

Policies:

REMAP ~~8.4~~ 9.1 Adhere to the lighting requirements of Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

Circulation is challenging in terrain such as this. More than in most areas, circulation routes here are dictated by topography and landforms. The continuity of the system is critical because there are so few options for getting from one place to the other. Improvement standards must be adapted to the rugged terrain and sensitive environment through which routes pass. Finally, the circulation system is a major expression of the character of the area.

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

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

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

“

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

”

- RCIP Vision

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for REMAP is shown on Figure 6, Circulation. The remoteness, ruggedness, and lack of urban uses precludes major transportation facilities. The circulation system within REMAP connects the region to urbanized areas of the Coachella Valley, western Riverside County and San Diego County as well as providing access to and between its communities. State Route 79 runs generally in an east-west direction through the western portion of REMAP and continues south into San Diego County. State Route 243 connects Idyllwild/Pine Cove with Banning and Beaumont. State Route 74 (also referred to as the Idyllwild National Forest Highway west of Mountain Center and Pines to Palms Highway east of Mountain Center) follows a winding, but generally east-west route connecting Hemet and the Coachella Valley. The area is also served by a series of Mountain Arterials including Sage Road and Bautista Canyon Road.

The purpose of the circulation system within REMAP is to provide for the movement of people and commodities efficiently, economically, and safely while not inducing growth beyond the intent of the General Plan or disrupting the unique environments within this planning area.

Policies:

REMAP ~~9.1~~ 10.1 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional Classifications found within the System Design, Construction and Maintenance section of the General Plan Circulation Element.

REMAP ~~9.2~~ 10.2 Maintain Riverside County’s roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

REMAP ~~9.3~~ 10.3 Separate vehicular traffic from pedestrian and equestrian traffic, in order to avoid potential hazards, and where traffic volumes justify the costs.

REMAP ~~9.4~~ 10.4 Preserve natural resources, including scenic values, and avoid the unnecessary destruction of trees and flora in all future plans for development or improvement of circulation and transportation facilities.

REMAP ~~9.5~~ 10.5 Support limiting improvements to State Routes 371, 74, and 243 to improving design and safety.

REMAP ~~9.6~~ 10.6 Ensure public safety and a pleasant pedestrian environment in Community Development areas by adequate use of signs, crosswalks, and pedestrian-oriented street design.

REMAP ~~9.7~~ 10.7 Consider emergency access and circulation, paying special attention to seasonal traffic, in fire hazard areas.

Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of the County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County 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 and may serve to provide edges or separations between communities.

As shown on Figure 7, Trails and Bikeway System, REMAP contains significant recreational opportunities including riding and hiking trails, parks, playgrounds and natural areas. Among these recreational opportunities is the nationally recognized Pacific Crest Trail. This famous trail spans 2,650 miles from Mexico to Canada through three western states, and meanders through REMAP along a ridge of the San Jacinto Mountains through the National Forest. A comprehensive and integrated trails plan depicting existing and proposed trails as well as places of interest is lacking for this area.

Policies:

REMAP ~~10.1~~ 11.1 Prepare a trails plan for this region which builds on the system depicted in Figure 7, by integrating the existing network of local, state and federal trails and places of interest.

REMAP ~~40.2~~ **11.2** Implement Figure 7, Trails and Bikeway System, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

Scenic Highways

The scenic beauty of REMAP is often enjoyed while traveling on its highways. Several of these routes within the region have been designated or identified as scenic highways for inclusion in the State Scenic Highways program. Policies pertaining to these routes, regardless of their classification, are intended to protect these valuable resources and manage development along them so that it will not detract from the area's natural character.

As shown on Figure 8, Scenic Highways, two routes have been officially designated as State Scenic Highways:

State Route 74 From the western boundary of the San Bernardino National Forest 47.7 miles east to the junction with State Route 111 in Palm Desert. This route traverses the San Jacinto Mountain Range and affords views of Hemet, Garner Valley, and the Coachella Valley. Several vista points allow the traveler to pause and view the panoramas.

State Route 243 From Mountain Center to the northern boundary of the Area Plan. This road leads the traveler through the rustic hamlets of Idyllwild and Pine Cove. Views of 10,805 ft. San Jacinto Peak and the San Geronio Pass are major attractions along this route.

Two segments have been identified as eligible State Scenic Highways:

State Route 79 From the San Diego County line 2 miles to the junction with State Route 371. This route is the terminal segment of Scenic Route 79 in San Diego County.

State Route 74 From the Area Plan boundary on the west to the westerly boundary of the San Bernardino National Forest on the east.

One segment has been identified as a County Eligible Scenic Highway:

State Route 79 from Aguanga west to the Area Plan boundary has been identified as a route that should be included in the California State Scenic Highway Program, but has yet to be designated as an eligible or official scenic highway. This state route passes horse ranches and affords views of the Palomar Mountain and Observatory.

Policies:

REMAP ~~41.4~~ **12.1** Protect the scenic highways in REMAP 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.

REMAP ~~41.2~~ **12.2** Obtain designation for State Route 79 as an eligible and subsequently official scenic highway in accordance with the California State Scenic Highway Program.

REMAP ~~41.3~~ **12.3** Enforce at least a 150 foot setback from the centerline of the scenic highway for new development, where such a setback requirement would not prohibit the use of a parcel.

Multipurpose Open Space

“

Provision of community open space is a fundamental principle of community planning. Open space in this context means usable open space, available for residents to enjoy in a manner appropriate to its design, acceptance of human impacts and consistency with the aims of the General Plan.

”

- RCIP General Plan Principles

REMAP contains a multitude of open spaces of different types and with different functions, hence the label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. This is especially true with the notable scale, value and diversity of open space resources in this planning area. This means that each resource requires thoughtful preservation and, in some cases, restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of REMAP. Preserving the scenic background and natural resources of this spectacular mountain and valley region, described in the Setting section of this area plan, gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are truly dominant. They offer preservation and design opportunities for quality, yet rustic, development. Habitat preservation opportunities are far more extensive here than in many other areas. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitivity in both managing open space resources and designing development proposals.

Multiple Species Habitat Conservation Plans

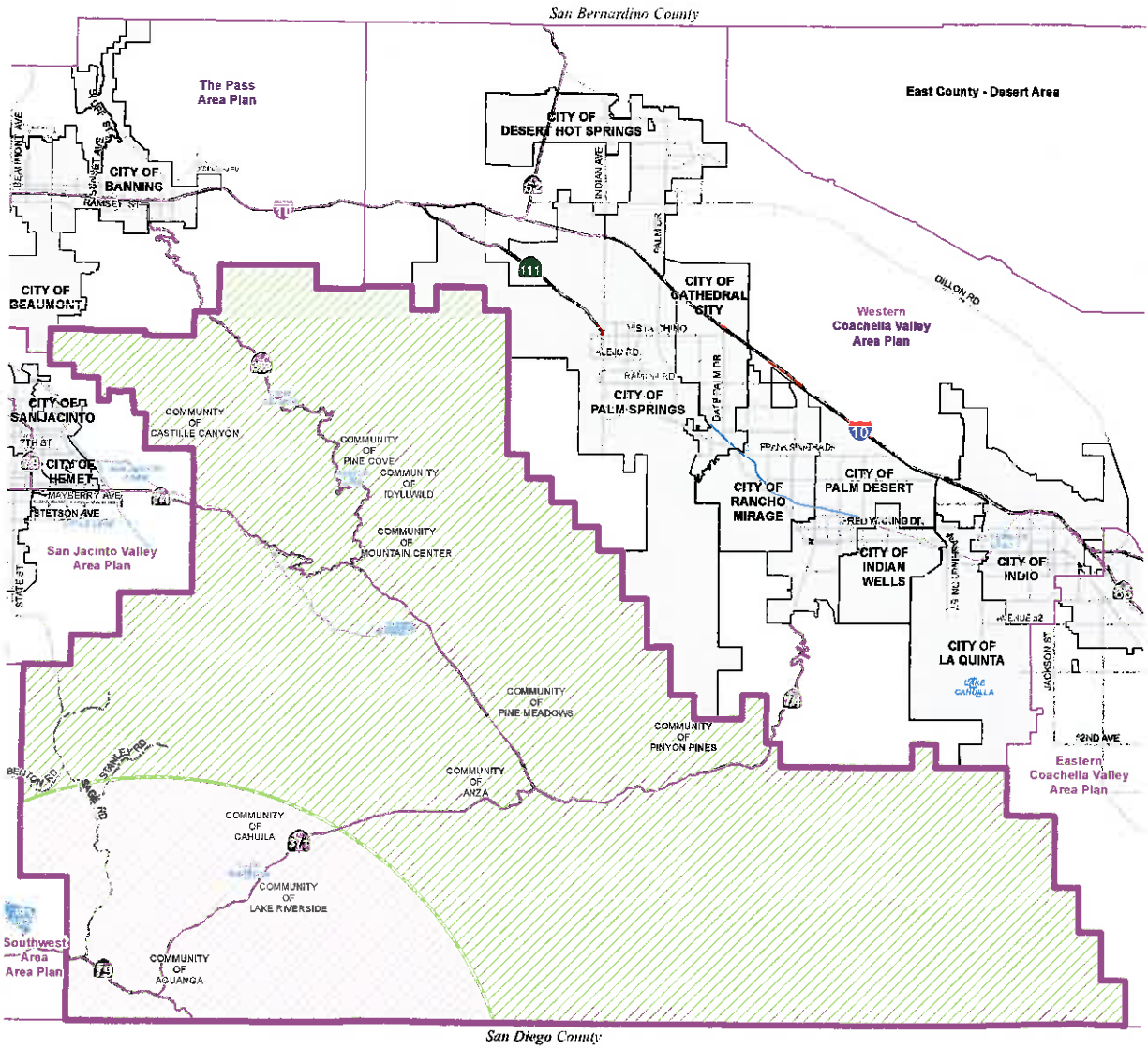


For further information on the MSHCPs please see the **Multipurpose Open Space Element** of the General Plan.

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat, and the Coachella Valley Fringe Toed Lizard has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and the Coachella Valley Association of Governments MSHCP (CVMSHCP) were developed. Both the WRCMSHCP and the CVMSHCP were adopted by the County and the respective

plan participants. The Wildlife Agencies issued take permits for the WRCMSHCP in 2004 and the CVMSHCP in 2008.

These MSHCPs are intended to result in reserve systems that encompass core habitat areas, habitat linkages, and wildlife corridors in order to accommodate the needs of species and habitat in the present and future.



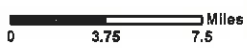
Data Source: Riverside County (2010)

- Zone A
- Zone B
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 5



December 8, 2015



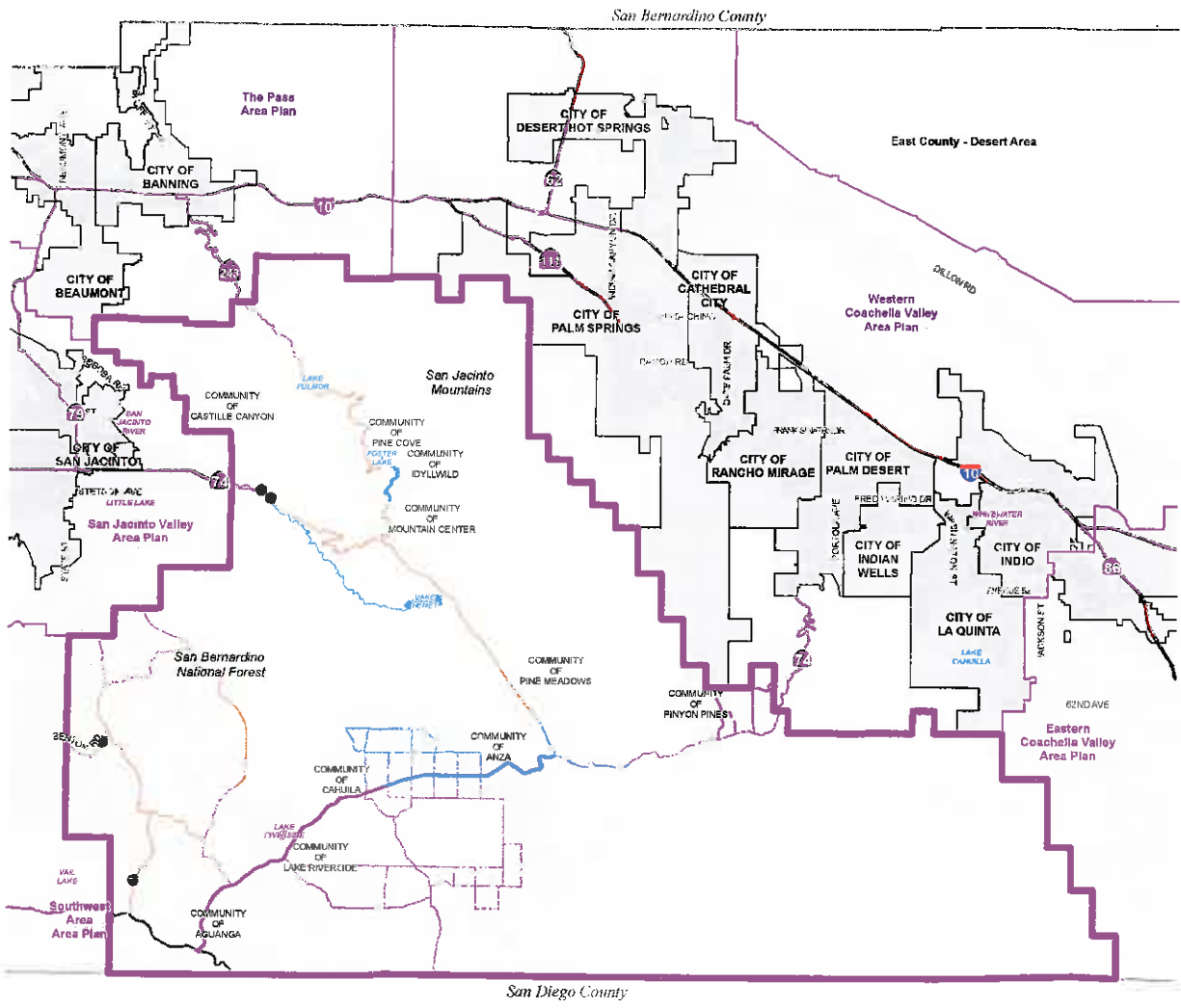
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**RIVERSIDE EXTENDED MOUNTAIN AREA PLAN
MT PALOMAR NIGHT TIME LIGHTING POLICY AREA**

Riverside County, California Department of Transportation, 2015

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Data Source: Riverside County Transportation

- Major (118' ROW)
- Secondary (100' ROW)
- Mountain Arterial 4 Ln (110' ROW)
- Mountain Arterial 2 Ln (110' ROW)
- Collector (74' ROW)
- Existing Bridge
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 6

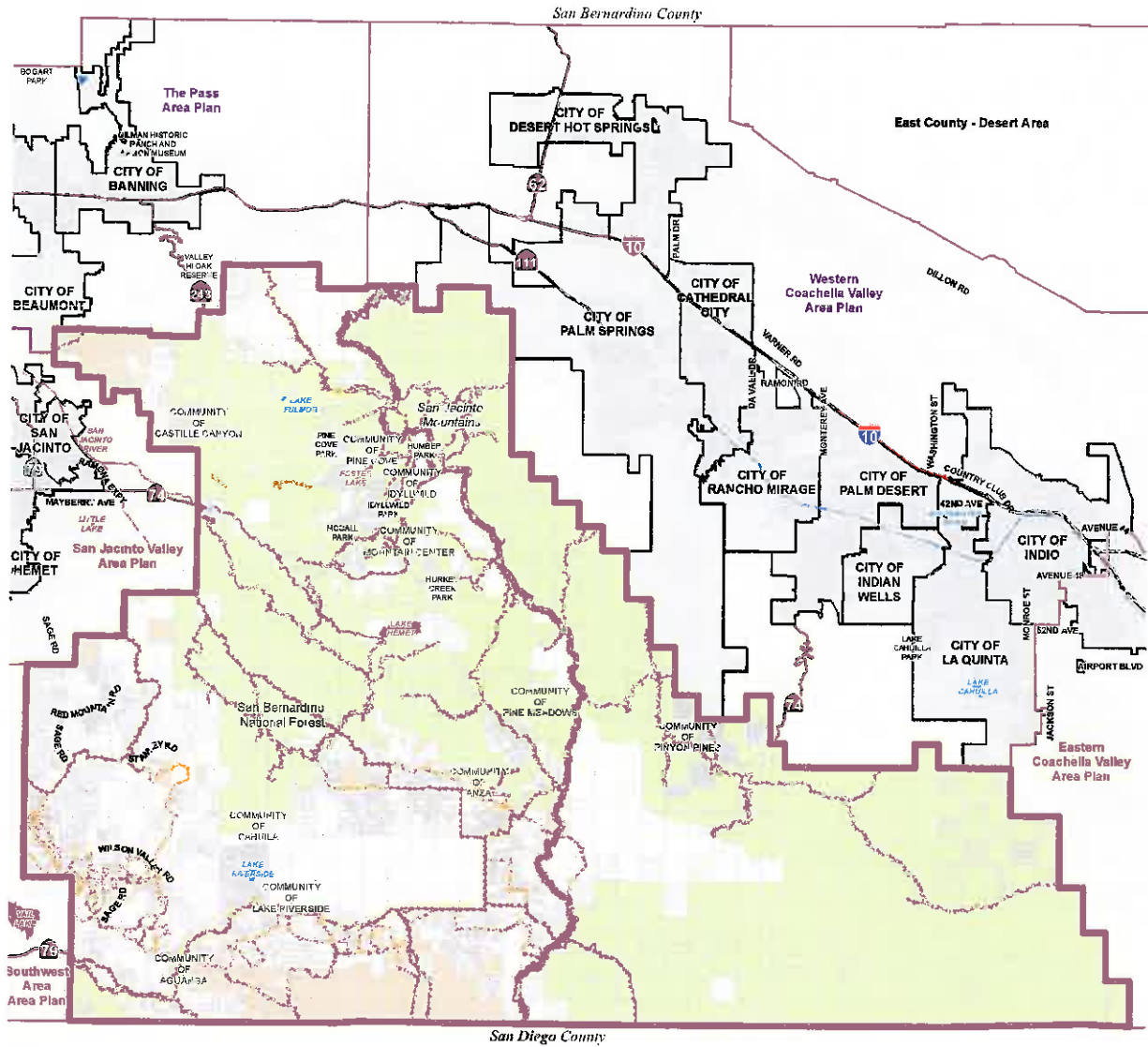
December 16, 2013

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN CIRCULATION

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- Regional Trail: Urban/Suburban
- Regional Trail: Open Space
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- Pacific Crest National Scenic Trail
- California Riding & Hiking Trail
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Data Source: Riverside County Parks

Note: Trails shown in non-county jurisdictions for informational coordination purposes only.
 Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TUM/Traffic and Planning Department, 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 bikeway systems located within cities are generally not shown. Where trails and bikeways are not or are planned in the unincorporated areas 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 bridged connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeway systems.

Figure 7

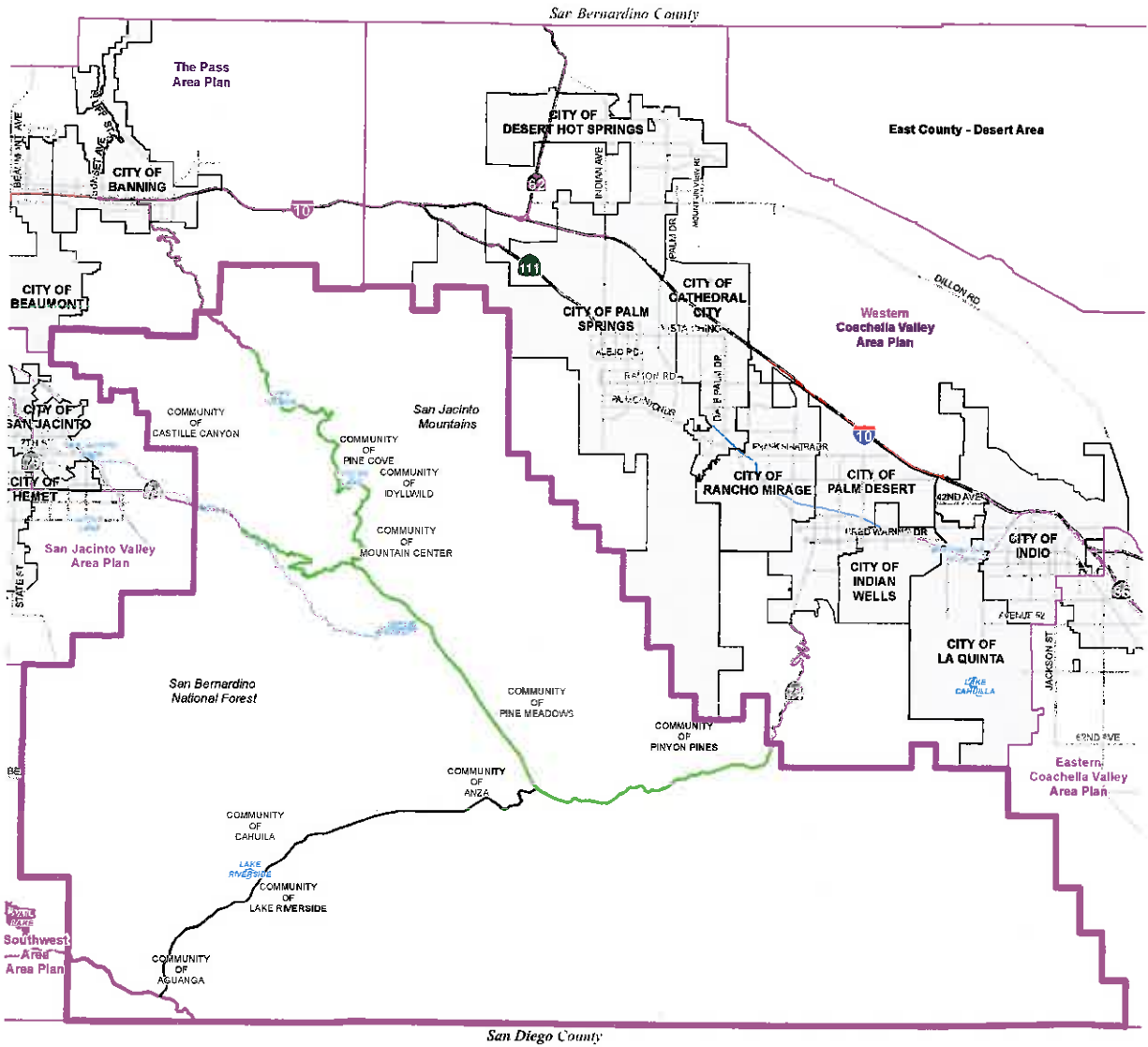
December 8, 2015

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN TRAILS AND BIKEWAY SYSTEM

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

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

Figure 8

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Western Riverside County MSHCP Program Description

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

Key Biological Issues

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

Policies:

REMAP ~~42.4~~ **13.1** Protect sensitive biological resources in REMAP through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

REMAP ~~42.2~~ **13.2** Conserve existing wetlands and wetlands functions and values in the REMAP portion of the upper San Jacinto River, Bautista Creek, Tule Creek, Temecula Creek, Cottonwood Creek, Wilson Creek, Cahuilla Creek, Tocalota Creek and Willow Canyon Creek with a focus on conserving existing habitats in the river and creeks.

REMAP ~~42.3~~ **13.3** Conserve the existing mosaic of upland habitat east of Vail Lake, southeast of East Benton Road, south of the Federal Bureau of Land Management (BLM) lands, north of SR-79 and west of Reed Valley Road to support sensitive, threatened, and endangered species in the REMAP. Conservation efforts should focus on maintenance of large block(s) of interconnected habitat centered around Wilson



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



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

- Quino checkerspot butterfly
- southwestern arroyo toad
- mountain yellow-legged frog
- Stephen’s kangaroo rat
- San Bernardino kangaroo rat
- Los Angeles pocket mouse
- least bell’s vireo
- California gnatcatcher
- bell’s sage sparrow
- cactus wren
- burrowing owl
- Parry’s spineflower
- engelmann oak
- Payson’s jewelflower
- long-spined spineflower
- small-flowered morning glory
- Palmer’s grappling hook

Valley, including the Wilson Valley Conservation Bank and the Sage Road/Billy Goat Mountain area, for populations of quino checkerspot butterfly, Stephens kangaroo rat, Bell's sage sparrow, cactus wren, and California gnatcatcher among others. Conservation should occur in large, interconnected habitat blocks, linking existing reserve areas.

- REMAP ~~42.4~~ 13.4 Conserve undeveloped uplands including agricultural land, annual grassland and coastal sage scrub that support or provide potential habitat for quino checkerspot butterfly, with a focus on proposed conservation areas within the recovery units identified in the *Quino Checkerspot Butterfly Draft Recovery Plan* (USFWS 2001). The areas proposed for conservation that are within the recovery units include the Sage Road/Billy Goat Mountain habitat complex located in the South Riverside Recovery Unit and Silverado habitat complex located in South Riverside/North San Diego Recovery Unit.
- REMAP ~~42.5~~ 13.5 Conserve open grasslands and sparse shrublands that support populations of Stephens' kangaroo rat, with a focus on suitable habitat in the Anza Valley, Cahuilla Valley along Cahuilla Creek, and the Sage and Aguanga areas in the vicinity of SR-79 and SR-371.
- REMAP ~~42.6~~ 13.6 Conserve open stream courses and adjacent coastal sage scrub, grasslands and chaparral supporting southwestern arroyo toad, with a focus on suitable breeding, foraging, and/or aestivating habitats along Temecula Creek, upper San Jacinto River and Bautista Canyon.
- REMAP ~~42.7~~ 13.7 Conserve existing habitat values of the upper San Jacinto River and Bautista Creek for the benefit of San Bernardino kangaroo rat.
- REMAP ~~42.8~~ 13.8 Conserve wetlands along Wilson Creek supporting least Bell's vireo, with a focus on maintenance of breeding and foraging habitats in Wilson Creek.
- REMAP ~~42.9~~ 13.9 Conserve floodplain areas supporting Coulter's goldfields, with a focus on conservation of Traver-Domino-Willows soil series in Anza Valley.
- REMAP ~~42.10~~ 13.10 Conserve floodplain areas supporting Mojave tarplant, with a focus on suitable habitat on Forest Service lands.
- REMAP ~~42.11~~ 13.11 Conserve floodplain areas supporting Parry's spineflower, with a focus on suitable habitat in Aguanga, Anza, Wilson Valley and Forest Service lands.
- REMAP ~~42.12~~ 13.12 Conserve floodplain areas supporting slender-horned spineflower, with a focus on suitable habitat in the Agua Tibia Wilderness.
- REMAP ~~42.13~~ 13.13 Conserve banks along seeps, springs, and permanent streams capable of supporting lemon lily with a focus on suitable habitat in the San Jacinto Mountains.
- REMAP ~~42.14~~ 13.14 Conserve clay soils in southern needlegrass grasslands, coastal sage scrub and chaparral supporting long-spined spineflower and Palmer's grappling hook, known to exist within the REMAP.
- REMAP ~~42.15~~ 13.15 Conserve Engelmann oak woodlands.

- REMAP ~~42.16~~ 13.16 Conserve sensitive plant species: Payson's jewelflower, California beardtongue, Valley needlegrass grassland and foothill needlegrass grassland supporting Jaeger's milk-vetch, Plummer's mariposa lily, a key population of prostrate spineflower, Nevin's barberry, Hall's monardella, cliff cinquefoil, shaggy-haired alumroot, Johnston's rock cress, California muhly, San Jacinto Mountains bedstraw, Munz's mariposa lily, Palomar monkeyflower and chickweed oxytheca.
- REMAP ~~42.17~~ 13.17 Contribute to, and maintain, a core reserve area in the Anza Valley, including the existing Silverado Ranch Conservation Bank, through conservation of large habitat block(s). Conservation efforts should focus on maintenance of existing intact habitat block(s) and the mosaic of upland habitat in the Anza Valley area, including the existing Silverado Ranch Conservation Bank, for populations of quino checkerspot butterfly, Stephens' kangaroo rat, Los Angeles pocket mouse, burrowing owl, and other sensitive species.
- REMAP ~~42.18~~ 13.18 Contribute to and maintain the northeast portion of a proposed new core reserve centered around Vail Lake through conservation of large block(s) of existing intact coastal sage scrub habitat within the REMAP. Conservation efforts should focus on connecting large block(s) of coastal sage scrub to existing reserve lands outside REMAP to the west and maintaining opportunities for connectivity between existing reserve lands and to the REMAP Wilson Valley core area to the east.
- REMAP ~~42.19~~ 13.19 Provide for and maintain a continuous linkage along Tule Creek from the confluence of Temecula and Tule Creeks to the proposed Anza Valley core reserve area in the REMAP. Conservation efforts shall focus on wetland and substantial upland components that support breeding, foraging, aestivating and/or burrowing habitat for sensitive animal species. Maintain habitat and edaphic and hydrologic conditions for sensitive plant species.
- REMAP ~~42.20~~ 13.20 Provide for and maintain a continuous linkage along Cahuilla Creek from the confluence of Cahuilla Creek and Wilson Creek to the western boundary of the Cahuilla Indian Reservation. It is recognized that this linkage currently is constrained by the Lake Riverside subdivision present in this linkage area.
- REMAP ~~42.21~~ 13.21 Provide for and maintain regional connections along Temecula and Cottonwood Creeks to northern San Diego County through coordination of conservation planning efforts with the County of San Diego's anticipated amendment to their Multiple Species Conservation Plan (MSCP) Subarea Plan, currently in the planning stages.
- REMAP ~~42.22~~ 13.22 Provide for and maintain a continuous linkage from the Southwest Riverside County Multiple Species Reserve to proposed core habitat areas in the Wilson Valley along Tocalota Creek. Conservation efforts shall focus on wetland and substantial adjacent upland components that support breeding, foraging, aestivating and/or burrowing habitat for animal species. It is recognized that East Benton and Sage Road currently cross over the Tocalota Creek linkage and that agricultural activities occur adjacent to portions of the creek.
- REMAP ~~42.23~~ 13.23 Provide for and maintain a continuous robust upland linkage, connecting two existing reserves, the Diamond Valley Lake Reserve and the San Bernardino National Forest, through conservation of upland habitat in Cactus Valley. Conservation efforts should focus on connecting and maintaining upland habitat, including coastal sage scrub and chaparral, between

the western boundary of the REMAP and the western boundary of the National Forest in the vicinity of Red Mountain Road.

REMAP ~~42.24~~ **13.24** Provide for and maintain regional connection(s) from the San Bernardino National Forest to eastern Riverside County through coordination of conservation planning efforts with the Coachella Valley Association of Governments.

REMAP ~~42.25~~ **13.25** Provide for and maintain regional connection(s) from the Wilson Valley, Agua Tibia Mountains and the BLM Beauty Mountain Planning Area to northern San Diego County through coordination of conservation planning efforts with the County of San Diego's anticipated amendment to their MSCP Subarea Plan, currently in the planning stages.

REMAP ~~42.26~~ **13.26** Protect biological resources in REMAP through adherence to General Plan policies found in the General Plan Multipurpose Open Space Element.

Coachella Valley MSHCP Program Description

The Coachella Valley Association of Governments prepared, on behalf of its member agencies, a Multiple Species Habitat Conservation Plan which covers 27 species of plants and animals in the Coachella Valley and in the mountains to the west. The 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 9, Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan, for more information. This map is for informational purposes only.

Hazards

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

Portions of REMAP are subjected to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to REMAP.

Local Hazard Policies

Disaster Preparedness

Due to the remoteness, natural features and limited circulation in REMAP, natural disasters pose a potentially significant concern to the local population.

Policies:

- REMAP ~~43.1~~ 14.1 Protect life and property in REMAP by implementing the policies in the Disaster Preparedness, Response and Recovery section of the General Plan Safety Element.
- REMAP ~~43.2~~ 14.2 Cooperate with, and coordinate planning activities with, other state and federal agencies providing emergency services to REMAP residents.
- REMAP ~~43.3~~ 14.3 Establish disaster centers within REMAP stocked with food and adequate medical supplies.
- REMAP ~~43.4~~ 14.4 Maintain water storage facilities within REMAP adequate to provide peak load water supply requirements and designed to withstand moderate seismic activity.

Flooding and Dam Inundation

Hazards to life and property could result from a significant flood event on the San Jacinto River and along several creeks in the Garner and Anza Valleys. The areas within 100 year flood plains can be found on Figure 10, Special Flood Hazard Areas. The floodplains follow existing creeks and most greatly affect lowland areas.

In addition to hazards posed by flooding, dam failure from Lake Hemet may impact properties along the San Jacinto River. (See Figure 10.)

Policies:

- REMAP ~~44.1~~ 15.1 Adhere to the flood proofing, flood protection requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- REMAP ~~44.2~~ 15.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.
- REMAP ~~44.3~~ 15.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- REMAP ~~44.4~~ 15.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

Wildland Fire Hazard

Due to the rural and mountainous nature of the plan area as well as the local flora, much of REMAP is subject to wildfire susceptibility at very high and high levels (scales of susceptibility). This threat is present in both natural environments and built communities. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the



Fire Fact

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

public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility, to see the locations of the wildfire zones within REMAP.

Policies:

REMAP ~~45.4~~ **16.1** 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 Hot Springs, Buck Ridge, and San Jacinto Faults traverse the plan area generally from northwest to southeast. Their close proximity to the communities of Idyllwild and Mountain Center, and to the Lake Hemet Reservoir underscores the need to consider seismic constraints in the plan.

Policies:

REMAP ~~46.4~~ **17.1** Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

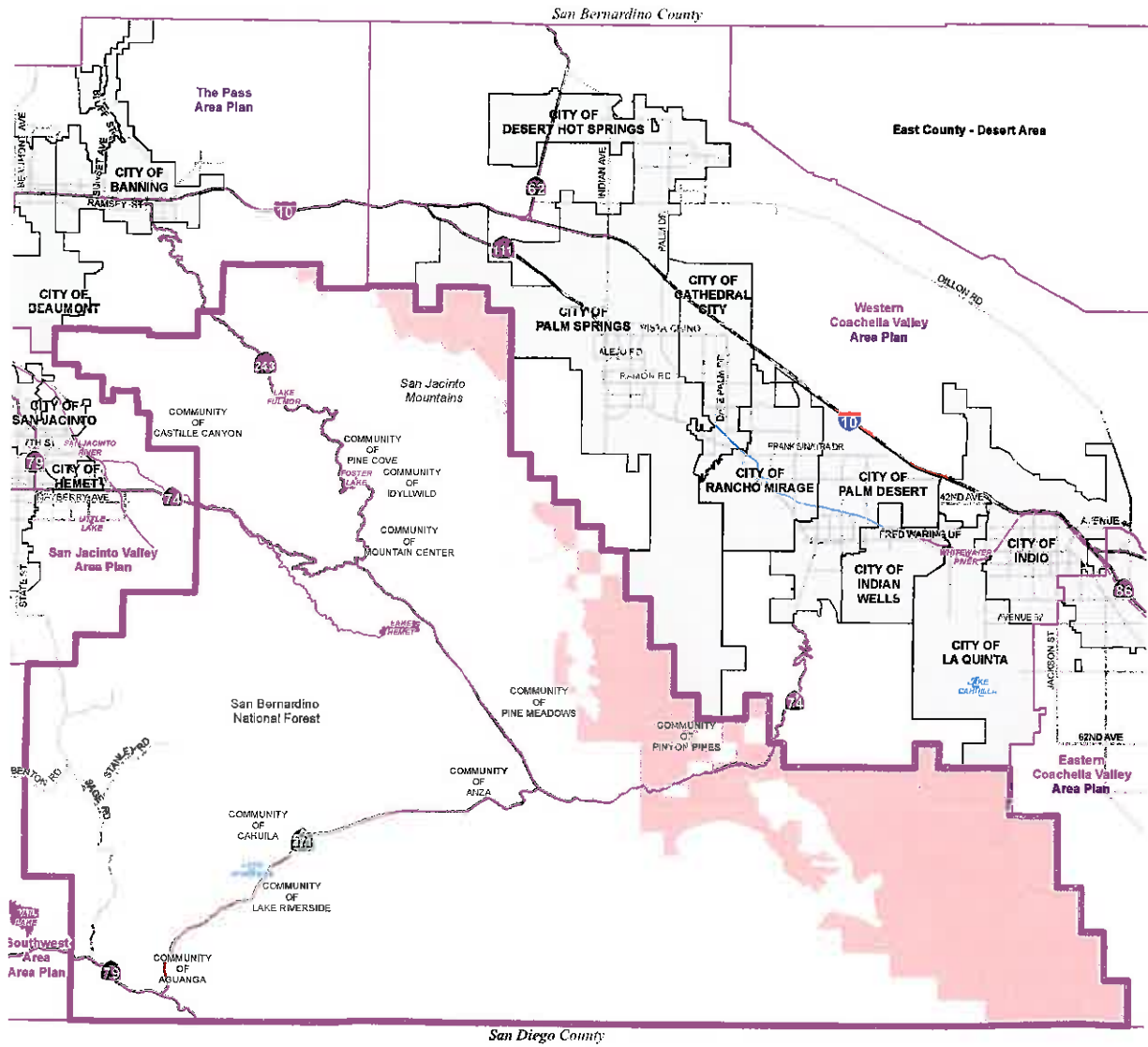
Slope

Many areas within REMAP, depicted on Figure 13, Steep Slope, contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

Policies:

REMAP ~~47.4~~ **18.1** Identify and preserve the ridgelines that provide a significant visual resource for REMAP through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

REMAP ~~47.2~~ **18.2** Protect life and property and maintain the character of REMAP through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Slope and Soil Instability Hazards section of the General Plan Safety Element, and use of the Open Space-Rural and Rural Mountainous land use designations.



Data Source: Riverside County (2011)

- Santa Rosa and San Jacinto Mountains Conservation Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 9

December 8, 2015

0 3.75 7.5 Miles

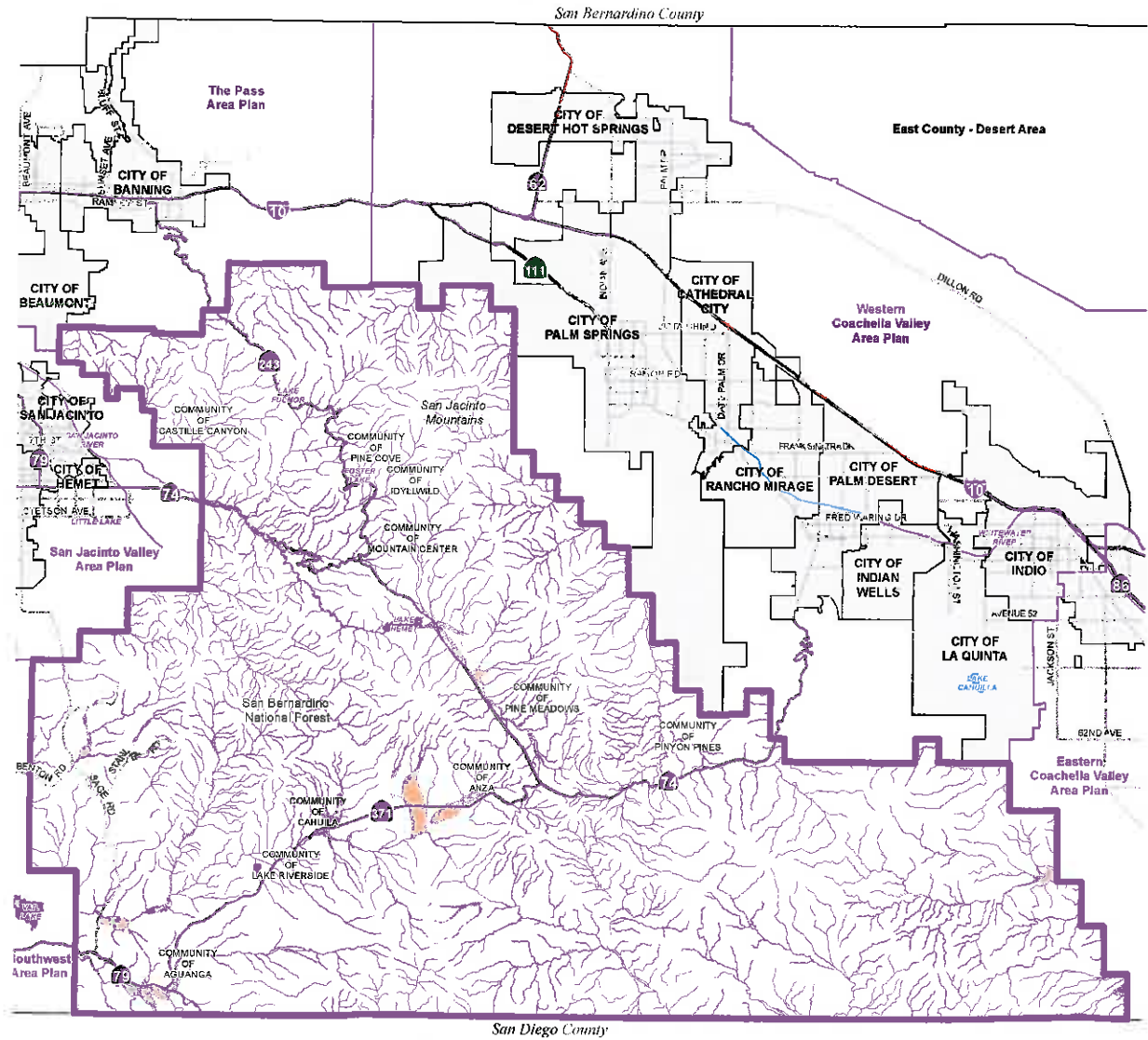
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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN CVMShCP

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Data Source: Riverside County Flood Control (2015)


Disclaimer:
The Public Flood Hazard Determination Interactive Map incorporates all of the Special Flood Hazard Areas in the unincorporated County of Riverside as listed in Ordinance No. 458-14 Section 6. It is updated quarterly to include any amendments, revisions or additions thereto that go into effect pursuant to Federal Law, and those that are adopted by resolution by the Board of Supervisors of the County of Riverside after a public hearing.


The flood hazard information is believed to be accurate and reliable. Flood heights and boundaries may be increased by man-made or natural causes. Moreover, this Interactive Map does not imply that land outside the regulated areas or the uses and development permitted within such areas will be free from flooding or flood damages. It is the duty and responsibility of CWDV and RCFCAWCD to make site determinations, where needed, as to the exact location of the boundaries of the special flood hazard areas and whether a property is governed by Ordinance 458. Decisions made by the user based on this Interactive Map are solely the responsibility of the user. RCFCAWCD and CWDV assume no responsibility for any errors and are not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein without first consulting the respective flood control agency with jurisdiction. If the property of interest is shown to be a floodplain, users are advised to contact the appropriate flood control agency for additional information and to obtain information regarding building requirements.

Flood Prone Areas

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

Figure 10

 April 1, 2015

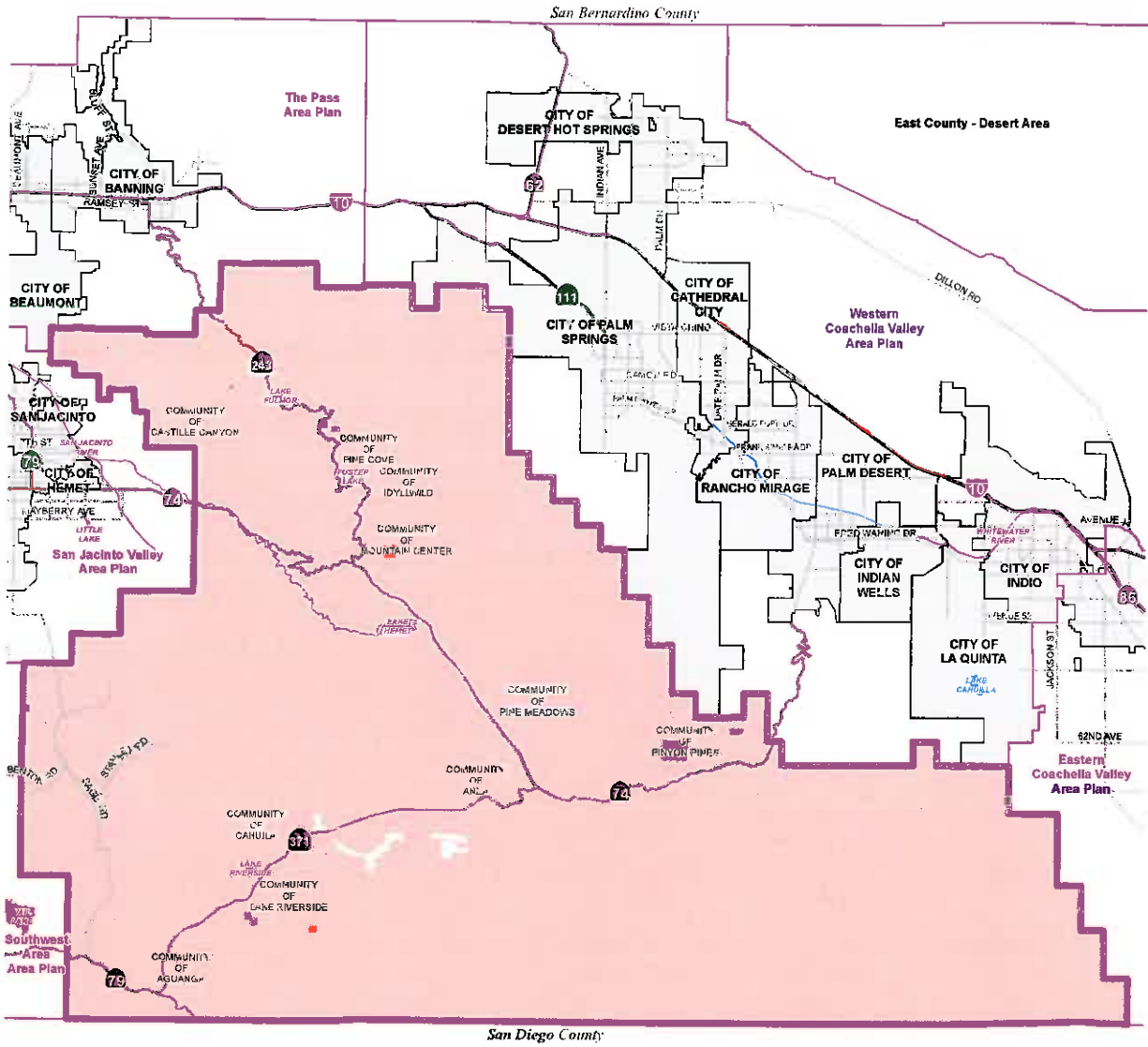


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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN SPECIAL FLOOD HAZARD AREAS

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

Fire Hazard Severity Zones (FHSZ)

Local Responsibility Area

Very High FHSZ

State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

Highways

Area Plan Boundary

City Boundary

Waterbodies

Figure 11



December 8, 2015

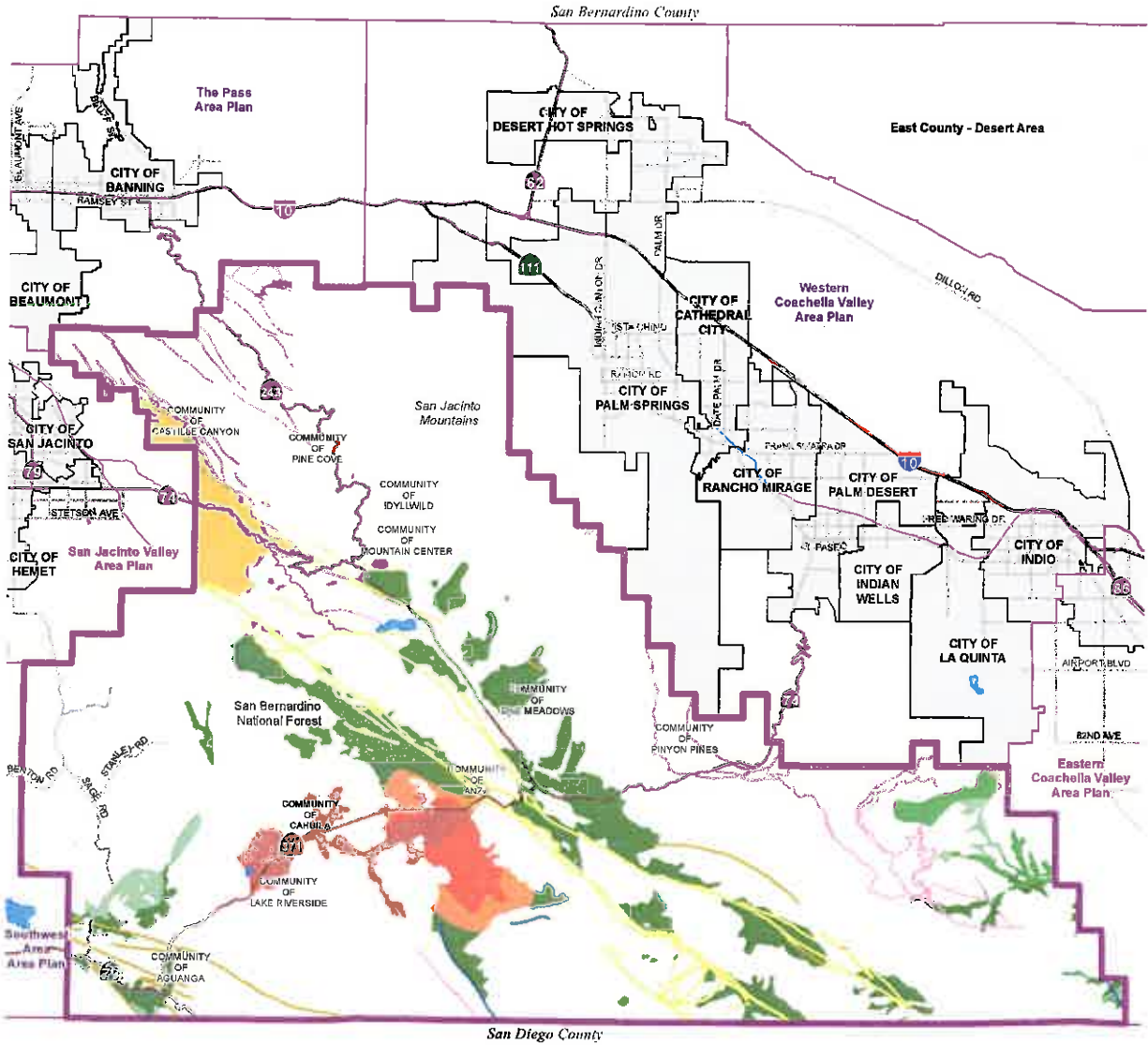


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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN WILDFIRE SUSCEPTIBILITY

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

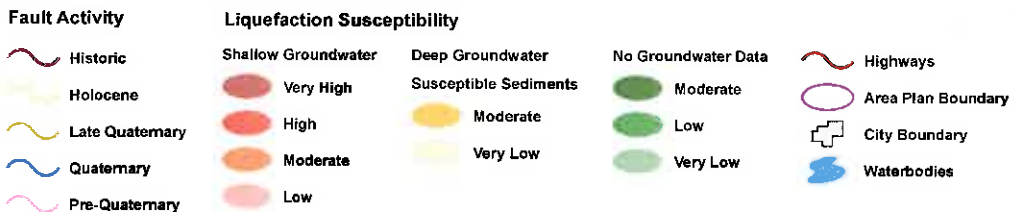


Figure 12

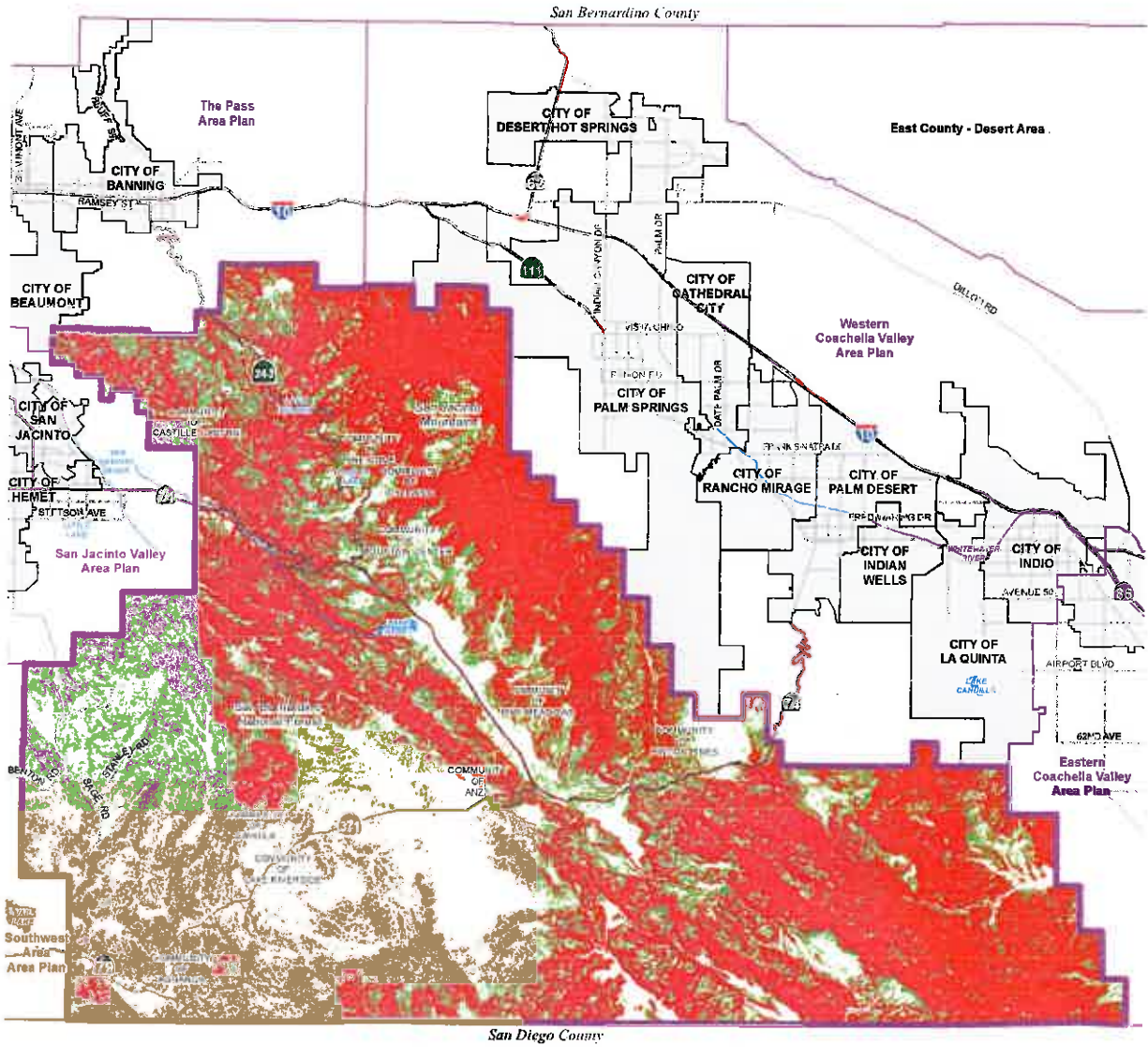


Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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 without respect to accuracy and precision shall be the sole responsibility of the user.



RIVERSIDE EXTENDED MOUNTAIN AREA PLAN SEISMIC HAZARDS

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Data Source: Riverside County (2007)

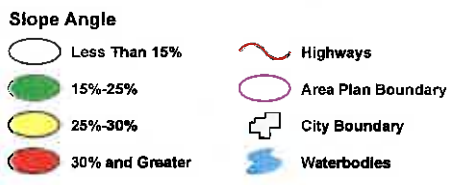
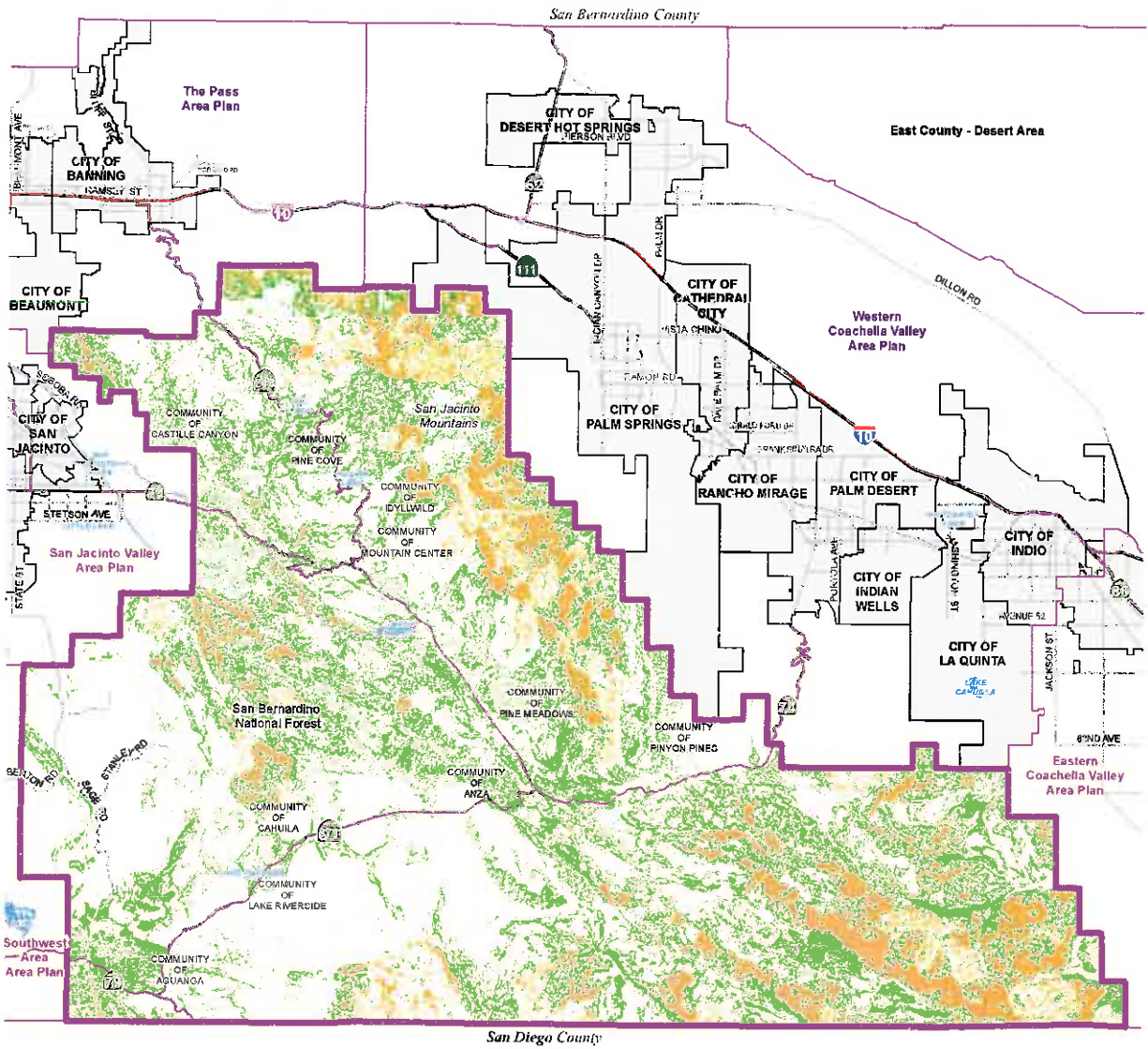


Figure 13

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Data Source: California Geological Survey (2008)

Slope Instability





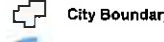

-  High susceptibility to seismically induced landslides and rockfalls.
-  Low to locally moderate susceptibility to seismically induced landslides and rockfalls.
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 14

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 42867

Project Cases: General Plan Amendment No. 1153

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P.O. Box 1409, Riverside, CA 92502-1409

Lead Agency Contact Person: Cindy A. Thielman-Braun

Lead Agency Telephone Number: (951) 955-8632

Applicant's Name: County-Initiated Project

Applicant's Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Applicant's Telephone Number: (951) 955-8632

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment (GPA) No. 1153 proposes to amend the Riverside County General Plan Land Use Element to revise and expand discussion and policies addressing renewable energy development, including: Wind Energy Siting, Solar Energy Siting, and Electricity Transmission Siting; a new "Wilderness Policy Area" section and five associated new policies; a new "Public Lands in Far Eastern Riverside County" section addressing renewable energy development plans for the region, including the State's proposed Desert Renewable Energy Conservation Plan (DRECP) and existing U.S. Bureau of Land Management (BLM) Solar Energy Plan, with nine new associated policies; and three new figures—Figure LU-7, Wilderness Policy Areas in Far Eastern Riverside County; Figure LU-8, Far Eastern Riverside County Solar Energy Areas; and, Figure LU-9, Extent of the Proposed California Desert Renewable Energy Conservation Plan.

GPA No. 1153 also proposed the following revisions and additions related to renewable energy resources for the Multi-Purpose Open Space Element: new and revised text addressing the renewable energy resources in the county, with four new policies; minor edits to Wind Energy Resources, including a new policy; edits to Solar Energy Resources, including two new policies; edits to the Geothermal Resources and Biomass Resources sections, including two new policies; a new "Emerging Technologies" section and ten new associated policies; and revisions to Figure OS-5, Renewable Energy Resources.

The Eastern Coachella Valley Area Plan (ECVAP) is proposed to add a "Salton Sea Renewable Energy Policy Area," with sixteen new associated policies and revisions to Figure ECVAP-4, Overlays and Policy Areas, to show the locations of the new policy area, as well as the locations of the new Wilderness Policy Areas located in ECVAP. New text and four associated policies are also added to address Wilderness Policy Areas.

Lastly, the following Area Plans are also revised to show the Wilderness Policy Areas located in their territories, along with associated policies and edits to their respective Policy Area

exhibits: Western Coachella Valley Area Plan (WCVAP), The Pass Area Plan (PAP), Riverside Extended Mountainous Area Plan (REMAP), Desert Center Area Plan (DCAP) and Palo Verde Valley Area Plan (PVVAP).

No Foundation Component or General Plan Land Use Designation changes are proposed under GPA No. 1153.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: N/A – Countywide

D. Assessor’s Parcel No.: N/A – Countywide

E. Street References: N/A – Countywide

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 1-36 of Township 1 South, Ranges 16 East – 24 East; Townships 2 South, 5 South and 6 South, Ranges 1 East – 24 East; and Townships 3 South, 4 South, 7 South and 8 South, Ranges 1 East – 23 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The far eastern Riverside County desert region (FERCO) runs east of Coachella Valley to the Arizona border within the Colorado Desert ecoregion. (Although technically excluding the Desert Center and Palo Verde Valley Area Plans by definition, for simplicity “FERCO” is used herein to describe all of Riverside County east of the Coachella Valley.) The FERCO region consists mainly of vacant open desert land with scattered, sporadic homes and agricultural uses, mainly located along the Interstate 10 (I-10) corridor. The City of Blythe to the east has a variety of community level development and to the north the Palo Verde Valley features predominantly agricultural uses, with scattered residential, commercial and industrial uses mixed in. Also scattered throughout FERCO are a number of large (1,000-5,000 acres each) commercial solar generating facilities. The bulk of the region is undeveloped and/or public land managed and/or conserved by BLM.

The Salton Sea region at the southern end of the ECVAP encompasses the water of the Salton Sea, as well as the surrounding vacant lands and scattered development along the shore consisting of scattered single-family residences, mobile homes and mobile home parks, scattered commercial and industrial uses, agricultural lands (including fish farms), recreational uses and conservation lands. Agricultural uses and vacant land predominate the valley floor. Rising into the hills that line the valley are mostly vacant Colorado desert lands, with much of the hills under conservation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: This project includes a General Plan Entitlement/Policy Amendment, but no proposed changes to either Foundation Components or Land Use Designations. There are

no additional implementing development plans associated with this project. This project adds or revised portions of the Land Use Element, but is consistent with all other provisions of the Land Use Element.

2. **Circulation:** The project does not propose any circulation network changes and is consistent with all applicable policies of the Circulation Element.
 3. **Multipurpose Open Space:** This project proposes revisions to this Element to expand discussion of renewable energy resources. It is consistent with all other policies of the Multi-Purpose Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan:** Eastern Coachella Valley Area Plan (ECVAP), Western Coachella Valley Area Plan (WCVAP), The Pass Area Plan (PAP), Riverside Environs Mountainous Area Plan (REMAP), Desert Center Area Plan (DCAP), Palo Verde Valley Area Plan (PVVAP) and Far Eastern Desert Region of Riverside County (FERCO), which is not in any other Area Plan.
- C. General Plan Foundation Component (Existing):** Various.
- D. General Plan Land Use Designation (Existing):** Various.
- E. General Plan Foundation Component (Proposed):** N/A (No changes proposed.)
- F. General Plan Land Use Designation (Proposed):** N/A (No changes proposed.)
- G. Overlay(s), if any:** N/A (No changes proposed.)
- H. Policy Area(s), if any:** Proposed new Wilderness Policy Areas (throughout FERCO, ECVAP, WCVAP, PAP, REMAP, DCAP and PVVAP) and Salton Sea Renewable Energy Policy Area within ECVAP. No changes to any existing Policy Areas.
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Various.

- 2. **Foundation Component(s):** Agricultural, Open Space, Rural, Rural Community and Community Development
- 3. **Land Use Designation(s):** Various. (No changes proposed.)
- 4. **Overlay(s), if any:** None.
- 5. **Policy Area(s), if any:** Various. (No changes proposed to any existing Policy Areas.)

J. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** None.
- 2. **Specific Plan Planning Area, and Policies, if any:** None.

K. Zoning (Existing): Various.

L. Zoning (Proposed): N/A (No changes proposed.)

M. Adjacent and Surrounding Zoning: Various.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Cindy A. Thielman-Braun

Printed Name

For Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9, Scenic Highways

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure C-9 – “Scenic Highways” exhibit, Interstate 10 (I-10) running through the far eastern Riverside County desert region (FERCO) is designated as “County Eligible” and the stretch of Highway 111 running along the eastern shore of the Salton Sea within the Salton Sea Renewable Energy Policy Area (SSREPA) of ECVAP is “State Eligible.” The proposed Wilderness Policy Areas (WPAs), which add requirements for planning and coordination, will not have any adverse effects on these or any other scenic highways in Riverside County. Nor will they have any adverse effect on any other scenic resources.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East Solar Energy Zone (SEZ) or proposed California Desert Renewable Energy Conservation Plan (DRECP) Development Focus Areas (DFAs) on public or private lands within FERCO may be visible from the I-10 and may affect scenic vistas in the desert. Development proposals on public (BLM) lands are outside the jurisdiction of the County of Riverside, however proposals on private lands within FERCO or the Salton Sea Renewable Energy Policy Area (SSREPA) shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location

nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mount Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ordinance No. 655 (Regulating Light Pollution), Riverside County General Plan Figures REMAP-5 and ECVAP-7, Mt. Palomar Nighttime Lighting Policy

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure REMAP-5, Mt. Palomar Nighttime Lighting Policy exhibit, none of the proposed renewable energy related policy areas or plans will affect any portion of Mt. Palomar Zone A (a circular area extending 15 miles out from the observatory). Some of the WPAs fall within Mt. Palomar Zone B (which extends for 45 miles beyond the observatory), but the WPAs will not introduce any light or glare nor have any adverse effect on nighttime use of the observatory. Zone B extends into the western most edge of ECVAP but does not fall within the bounds of the proposed SSREPA nor any of FERCO. Thus, any future development proposals or land use applications within these proposed policy areas will not have any significant effect on nighttime operations at Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: Project application materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) None of the proposed WPAs, which merely add requirements for planning and coordination, will have any adverse effects lighting or glare within Riverside County. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with any future projects' lighting plans. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private land within FERCO may create new sources of light and glare in the desert. Development proposals on public (BLM) lands are outside the jurisdiction of the County of Riverside, however proposals on private lands within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2, Agricultural Resources, GIS database and project application materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure OS-2, Agricultural Resources exhibit, a variety of agricultural lands fall within the proposed WPAs, SSREPA and renewable energy plan areas. These include farmlands of Prime Importance, State Importance and Local Importance around the SSREPA and PVVAP regions. By definition, there are generally no designated farmlands within areas proposed for WPAs, nor will WPAs affect any existing farmlands or agricultural activities. For renewable energy development, the proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in the conversion of state-designated farmlands to non-agricultural uses. Nor will said policy areas conflict with existing agricultural zoning, use, Williamson Act contracts or Agricultural Preserves.

The bulk of the lands within BLM Riverside East SEZ and proposed DRECP DFAs on public or private lands within FERCO do not have any state-designated agricultural resources present. However, it is possible that future development of commercial-scale solar energy facilities within the PVVAP portion of the desert may affect some state-designated farmlands, existing agricultural uses, Williamson Act contracts or Agricultural Preserves. Development proposals on public (BLM) lands are outside the jurisdiction of the County of Riverside, however proposals on private lands within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

c-d) For the reasons outlined above, the project will not directly cause development of non-agricultural uses within 300 feet of agriculturally zoned property or directly result in conversion of farmland to non-agricultural uses. In addition, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible, including via compliance with County Ordinance No. 625 requirements. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a, Forestry Resources Western Riverside County, and Figure OS-3b, Forestry Resources Eastern Riverside County

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3a and 3b, Forestry Resources in Western and Eastern Riverside County, respectively, exhibits, the WPAs may occur within areas of mapped forestry resources. However the WPAs merely add requirements for planning and coordination; they will not have any adverse effects on timberland or forestry resources in Riverside County. Nor will they result in the conversion of forest land to non-forest uses. Within the FERCO and ECVAP regions, the only forestry resources present are scattered desert woodlands. Such resources have little to no commercial forestry resource value nor are such resources utilized for timber production in Riverside County. As such, no future development occurring within FERCO or SSREP will have a significant adverse effect on forest land or timberland, nor will it result in the conversion of forest land to non-forest uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within one mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook and project application materials

Findings of Fact:

a-f) The proposed WPAs, which merely add requirements for planning and coordination, will not affect air quality plans or violate air quality standards. Nor will they result in cumulatively considerable pollutant increases, odors or other significant air quality impacts.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may have the potential to generate construction-related air quality emissions. However, in terms of operational emissions and cumulative effects, renewable energy projects generally provide a net benefit to the region. Nevertheless, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP, CVMSHCP and Proposed California DRECP

Findings of Fact:

a-f) In some locations, particularly within REMAP and the Coachella Valley region, proposed WPAs may overlap with either the Western Riverside County Multiple Species Habitat Conservation Plan (WRC-MSHCP) or Coachella Valley MSHCP (CV-MSHCP). However, the proposed WPAs merely add requirements for planning and coordination; they will not have any adverse effects on either MSCHP. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. Rather, they are expected to improve coordination between land use proposals on private lands and the protection of existing federal Wildernesses and other public conservation lands. As such, none of the new policy areas will have substantial adverse effects on protected species, their habitat, wildlife movement corridors or nursery sites, riparian habitat, protected wetlands or sensitive natural communities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may affect biological resources in the desert. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Similarly, no Habitat Acquisitions and Negotiations Strategy (HANS) application is required at present. However, future projects within these areas will require biological assessment to determine the site's biological resources and subsequently apply appropriate development mitigation measures. Such future development proposals and land use applications shall also be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. In addition, any future project proposed pursuant to a new policy area will also be required to conform to additional plan-wide requirements of the WRC-MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), or CV-MSHCP standards, as applicable. As a result, no specific significant impacts or mitigation are identified at this time.

g) This project does not conflict with any local policies or ordinances for biological protection. Rather, the proposed policy areas and policies serve to improve coordination with existing and proposed plans, including plans protecting federal Wildernesses and other conservation areas.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, no site-specific studies have been performed to assess presence or potential for historic resources. The proposed WPAs will not have any adverse effects on historic resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may have the potential to affect existing or previously undiscovered historic resources in the desert. However, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a-d) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, no site-specific studies have been performed to assess presence or potential for historic resources. The proposed WPAs will not have any adverse effects on archeological resources, including human remains or religious or sacred sites and uses.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may have the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential to affect existing or previously undiscovered archeological or tribal cultural resources in the desert. However, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

e) Pursuant to Senate Bill 18 (SB 18) requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (NAHC) of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on or around September 21, 2015. SB 18 provides for a 90-day review period in which all noticed tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

New State legislation, Assembly Bill 52 (AB 52) 52, became effective July 1, 2015, and requires a lead agency notify any Native American Tribe who has requested to consult within 30-days after a project is deemed complete. Thus, for this project, AB 52 notices were mailed to all requesting tribes on or about September 2, 2015. Tribes contacted with no subsequent response encompassed the following: Pechanga Band of Mission Indians, Agua Caliente Band of Cahuilla Indians and Gabrieleño Band of Mission Indians. The Rincon Band of Luiseño Indians responded with a letter stating Tribe would defer to Pechanga and/or Soboba Tribes. The Soboba Band of Luiseño Indians responded with a request for consultation. County staff met with the Tribe and consulted with them and concluded the AB 52 consultation appropriately. No tribal cultural resources were identified as a result of the AB 52 consultation process. Thus, no specific significant impacts or mitigation are identified at this time. For specific site development proposals, however, at present such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. Similarly, all such projects shall undergo applicable AB 52 and SB 18 consultation procedures as well.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8, Paleontological Sensitivity

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) Pursuant to Riverside County General Plan, Figure OS-8, proposed policy areas are located within areas of various paleontological sensitivity including “High” and “Undetermined.” None of the proposed WPAs, which merely add requirements for planning and coordination, will have any adverse effects on paleontological resources.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or within SSREPA, may have the potential to affect paleontological resources in the desert. Thus, prior to any site disturbance for an implementing project, a cultural resources study may be required. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2, Earthquake Fault Study Zones, and GIS database

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2, Earthquake Fault Study Zones exhibit, no known faults or study areas are mapped within FERCO. Both existing faults and Alquist-Priolo and Riverside County fault zones are mapped within the San Jacinto Mountains (where WPAs are proposed) and along the eastern side of the Salton Sea (within the proposed SSREPA).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse seismic effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to seismic effects. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a faulting study and seismic risk analysis may be required. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3, Generalized Liquefaction

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3, Generalized Liquefaction exhibit, a variety of liquefaction susceptibilities occur within Riverside County, including: high to very high shallow groundwater susceptible sediments around the Salton Sea (including the SSREPA), eastern half of Coachella Valley, and along the Colorado River region and the Blythe and PVPAP mesa; deep groundwater sediments of moderate susceptibility occur in the western half of the Coachella Valley and outward from Blythe towards Desert Center and northwards in the McCoy/Palen valley region; and, lastly, no groundwater data, but susceptible sediments of moderate to low susceptibility are located throughout the FERCO region, including along the I 10 and Highway 177, as well as scattered throughout the San Jacinto Mountains and San Gorgonio Pass regions.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse liquefaction effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to liquefaction effects. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a liquefaction study or other appropriate geotechnical study may be required. Further, development proposals within FERCO or the SSREPA shall be required to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Appendix H: Natural Hazard Mapping, Analysis and Mitigation, Figure 1-9, Probabilistic Acceleration Contour Mapping for Riverside County, Earth Consultants International, August 1, 2000

Findings of Fact:

a) All of Southern California has some degree of potential exposure to significant ground shaking. Based on the groundshaking map (Figure 1-9) from General Plan Appendix H, the valley floor along the eastern half of the Coachella Valley has an “Extremely High” groundshaking risk (which is defined as a 10% probability of having an earthquake with peak horizontal accelerations at bedrock equal to or exceeding 40% of gravity by 2050). The western half of the valley floor, as well as the San Jacinto Mountain Range and Mecca Hills region are rated “Very High” groundshaking risk (of an earthquake reaching 30-40% of gravity occurring by 2050) and “High” (earthquake of 20-30% of gravity) in the desert region running north-south approximately around the Desert Center area. The Blythe and PVVAP region rates “Low” (quake of equal or less than 10% of gravity) and “Moderate” (quake reaching 10-20% of gravity) for the swath of land between Desert Center and the Palo Verde Mesa regions.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse groundshaking effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to groundshaking effects. Where appropriate, prior to site disturbance and during the time of an implementing project, analysis via seismic fault or other appropriate geotechnical study may be required. Required compliance with the Title 24 of the California Building Code will mitigate, to some degree, the potential for ground-shaking impacts. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse or rockfall hazards?

Source: Riverside County General Plan Figure S-4, Earthquake-Induced Slope Instability Map

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figures S-4, Earthquake-Induced Slope Instability Map, the potential for “high” susceptibility to seismically-induced landslides and rockfalls exists at throughout the hilly regions of eastern Riverside County which may include WPAs. The remainder of the project areas, including SSREPA and most of the BLM SEZ and DRECP DFA areas are flat and not subject to any significant rockfall or slope instability hazards.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to significant rockfall, slope instability or lateral spreading risks. None of the areas called out for potential future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, show potential for seismically-induced slope instability or rockfall hazards. In addition, future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7, Documented Subsidence Areas Map

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7, Documented Subsidence Areas Map, scattered areas in the San Jacinto Mountains, the northern end of Coachella Valley and most of the flatter valley floor areas east of Coachella Valley are designated as “susceptible” to subsidence. The land around the Salton Sea and on the Coachella Valley floor up to approximately Indio are “areas with documented subsidence.”

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse subsidence effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to subsidence effects. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a soil study or other appropriate geotechnical study may be required. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow or volcanic hazard?

Source: Project application materials

Findings of Fact:

a) There are no known mudflow or volcanic hazards document for eastern Riverside County. Thus, there will be no impacts related to these hazards. None of the proposed policy areas or other changes will be on or near bodies of water with seiche potential other than the SSREPA around the Salton Sea. The topography of the Salton Sea basin relative to the arrangement of existing land uses makes seiche risks for the region relatively low. However, future development within the SSREPA may have the potential to result in exposure to seiche. Thus, prior to site disturbance and during the time of an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing project, analysis through the preparation of a flooding hazard study or other appropriate geotechnical study may be required.

Further, development proposals within the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. However, given the minimal seiche risk, it is assumed that such risks present in the SSREPA can be minimized to less than significant levels with an appropriate combination of site design and grading, soils engineering and floodplain management. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates sub-surface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope, Riverside County 800-foot Scale Slope Maps and project application materials

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope exhibit, some WPAs are located over areas with slopes of up to 30% or greater. However, as the proposed WPAs merely add requirements for planning and coordination, they will not be subject to potential adverse effects due to slopes. The SSREPA and FERCO portions of the project are on flat or mostly flat lands as well. Thus, the project is not expected to result in any significant change of topography or ground surface relieve features. In addition, any future development will be required to comply with the California Building Code as it relates to slope development and grading to ensure soil hazards are minimized to less than significant levels. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. This includes requirements of soils engineering, subsurface sewer disposal systems (either existing or proposed) and cut or fill slopes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adherence to such requirements and existing ordinance and code standards will be sufficient to ensure that no hazards are created as a result of grading, cut, fill or slope creation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan Figure S-6, Engineering Geologic Materials Map, USDA Soil Conservation Service Soil Surveys, GIS database and project application materials

Findings of Fact:

a-c) Pursuant to Figure S-6 and the USDA Soil Conservation Service Soil Surveys, a variety of soil types underlie eastern Riverside County. Some WPAs are located over erosive or expansive soils, as well as soils incapable of adequately supporting septic tanks. However, as the proposed WPAs merely add requirements for planning and coordination, they will not be subject to potential adverse effects due to soils.

The SSREPA and FERCO portions of the project are also located on a variety of soil types. But, again the proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in development with substantial erosion or expansive soil hazards. Any future development will be required to comply with the California Building Code as it relates to slope development and grading to ensure soil hazards are minimized to less than significant levels. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. This includes requirements of soils engineering, subsurface sewer disposal systems (either existing or proposed) and cut or fill slopes. Adherence to such requirements and existing ordinance and code standards will be sufficient to ensure that no hazards are created as a result of grading, cut, fill or slope creation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: USDA Soil Conservation Service Soil Surveys and GIS database

Findings of Fact:

a-b) The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse erosion effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in erosion. Thus, prior to site disturbance and during any implementing project, analysis through the preparation of an appropriate geotechnical study may be required and preparation and implementation of a site-specific Water Quality Management Plan (WQMP).

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site?

Source: Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, Ordinance No. 460, Article XV, and Ordinance No. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, eastern Riverside County is subject to areas of moderate to high wind erosion, as well as very high wind erosion potential in the middle of the Coachella Valley. The proposed SSREPA addresses the wind erosion (fugitive dust) hazards predicted to occur around the Salton Sea as water levels decrease in the coming years. Depending on the types of project implemented in the SSREPA, the project could have a beneficial effect on wind erosion around the sea.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse liquefaction effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in wind erosion and blowsand exposure. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a soils study or other appropriate geotechnical study may be required. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County General Plan Air Quality Element and Riverside County Climate Action Plan

Findings of Fact:

a-b) The proposed WPAs, which merely add requirements for planning and coordination, will not result in any greenhouse gas (GHG) emissions either directly or indirectly. Nor will they conflict with any GHG reduction policies or plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to add new sources of GHG emissions in the desert. However, any such emissions from renewable energy generation would offset the GHG emissions that would have been needed to generate similar amounts of electricity using fossil fuels. Thus, overall, the plans proposed in this project will have a net beneficial effect on GHG emissions in Riverside County.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA, as well as the GHG reduction requirements of the Riverside County Air Quality Element and Climate Action Plan (CAP). At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b, d-e) The proposed WPAs, which merely add requirements for planning and coordination, will not have any hazard or hazardous materials effects in eastern Riverside County. Future development of commercial-scale solar energy facilities within FERCO, or SSREPA, may have the potential to introduce hazardous materials into previously vacant areas of the desert. Thus, prior to site disturbance and for any implementing project, a Phase I hazardous materials analysis may be required and permits for any hazardous substance used onsite. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

c) As noted above, the proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will impair or physically interfere with any adopted emergency response or evacuation plans. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19, Airport Locations, and GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19, Airport Locations exhibit, the policy areas proposed under GPA No. 1153 are not located within an Airport Influence Area (AIA) or compatibility zone and will not require review by the Airport Land Use Commission (ALUC). As a result, there will be no impacts.

c-d) Future development of commercial-scale solar energy facilities within FERCO or SSREPA may have the potential to create an aviation safety hazard through glare or reflection (for solar) or height (for wind or geothermal) if introduced within the vicinity of a private airstrip or heliport or within two miles of a public airport or landing strip. Thus, prior to site disturbance and for any implementing project, analysis of aesthetic resources, specifically as affecting aviation, may be required.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11, Wildfire Susceptibility, and GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11, Wildfire Susceptibility exhibit, policy areas proposed will be located in a variety of Fire Hazard Severity Zones (FHSZs), including possibly “Very High” for Local Responsibility Areas in the San Jacinto WPA, “High” for WPAs within State Responsibility Areas and “Moderate” for Federal Responsibility Areas in FERCO. No FHSZ hazards are mapped around the Salton Sea / SSREPA.

The proposed WPAs, which merely add requirements for planning and coordination, will not have any adverse effects on or increase the risk wildland fire risks to people or structures. Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan Figure S-9, 100-Year Flood Hazard Zones, and GIS database

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 “100-Year Flood Hazard Zones” exhibit, the project site includes areas within 100-year floodplain zones on the western half of the Salton Sea (for SSREPA) and scattered throughout the Coachella Valley and FERCO.

The proposed WPAs, which merely add requirements for planning and coordination. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff or require any BMP’s. No additional studies of the current conditions were conducted because there are no accompanying development projects. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9, 100-Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zone and GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9, "100-Year Flood Hazard Zones" exhibit, the project site includes areas within 100-year floodplain zones on the western half of the Salton Sea (for SSREPA) and scattered throughout the Coachella Valley and FERCO. No policy areas are located within any dam hazard zones as identified in General Plan Figure S-10. The project will not have any adverse effects due to dam inundation.

The proposed WPAs, which merely add requirements for planning and coordination. There is no grading proposed at this time that would alter any drainage patterns, change absorption rates or surface runoff, expose people or structures to flooding hazards or change surface water levels. No additional studies of the current conditions were conducted because there are no accompanying development projects. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database and project application materials

Findings of Fact:

a) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in substantial alteration of present or planned land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project does not propose any changes within City Spheres of Influence. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, GIS database and project application materials

Findings of Fact:

a-e) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. As such, they do not affect any existing zoning nor propose any new zoning. They are, by definition, compatible with existing and planned surrounding land uses. They help ensure land use consistency between the County General Plan and land use designations and plans for public lands within the County. They do not create any new land use entitlements or propose any new development themselves. They do not affect any existing or proposed specific plans nor do they disrupt or divide any established communities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6, Mineral Resource Zones, and GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-6, Mineral Resource Zones exhibit, the project proposes policy areas mainly in areas designated either MRZ-4 (presence and significance of mineral deposits undetermined) in FERCO and the eastern half of the Salton Sea, MRZ-3 (significance of mineral deposits undetermined) in the Coachella Valley and San Gorgonio regions and Unstudied (No MRZ designation issued) for the San Jacinto Mountains, western half of the Salton Sea and Joshua Tree Wilderness areas. The project does not affect any existing or proposed State-designated significance sectors or any existing mining operations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19, Airport Locations

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19, Airport Locations exhibit, the project will not occur within or adjacent to any designated Airport Influence Area (AIA), public airport or private airstrip. As a result, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1, Circulation Plan, GIS database and project application materials

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1, Circulation Plan exhibit, the project is not located on or near any railroads. As a result, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1, Circulation Plan, GIS database and project application materials

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in creation of or exposure to highway noise. The SSREPA is located in proximity to Highways 111 and 86. Potential solar energy development may be proposed in proximity to Interstate 10 or Highway 177.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project application materials and GIS database

Findings of Fact:

The project is not located near nor expected to generate any other sources of potential noise, therefore, there will be no significant impacts from other noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1, Land Use Compatibility for Community Noise Exposure, and project application materials

Findings of Fact:

a-d) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in increased noise or vibration levels or exposure of sensitive receptors to such. In particular, none of the proposed WPAs, which merely add requirements for planning and coordination, will have any adverse noise effects.

Future development of commercial-scale solar energy facilities within FERCO, or SSREPA, may have the potential to generate noise or vibration or affect sensitive receptors in the desert. For these cases, prior to any site disturbance or construction of any implementing project, the preparation of a noise study may be required to determine noise impacts and identify site-specific mitigation measures. All future uses will be required to adhere to the Riverside County's allowable noise standards and will be analyzed at the time of an implementing project.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials, GIS database and Riverside County General Plan Housing Element

Findings of Fact:

a-f) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific impacts to housing, displacement of residents, affect a County Redevelopment Project Area or affect population projections.

In general future development of commercial-scale solar energy facilities within FERCO, or SSREPA, require large areas of vacant land for construction and for cost-efficiency are not proposed on lands with substantial existing development. Sites selected in the desert are typically undeveloped open lands with no existing homes. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to housing, displacement of residents, affect a County Redevelopment Project Area or affect population projections.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including fire services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including fire services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including fire services or facilities. In addition, at time of future construction for any implementing projects, costs associated with the increased need for fire services will be addressed through the County’s Development Impact Fee schedule.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Law Enforcement Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including law enforcement services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including law enforcement services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including law enforcement (Sheriff’s Department) services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: GIS Database

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including education services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including educational services or facilities. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including educational services or facilities. In addition, at time of future construction of any implementing projects, costs associated with any increased need for school services will be addressed through the County’s Development Impact Fee schedule.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including library services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including library services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including library services or facilities. In addition, at time of future construction of any implementing projects, costs associated with any increased need for library services will be addressed through the County's Development Impact Fee schedule.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including health services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including health services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including health services or facilities.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS Database, Ordinance No. 460, Section 10.35 (Regulating the Division of Land, Park and Recreation Fees and Dedications) and Ordinance No. 659 (Establishing Development Impact Fees)

Findings of Fact:

a-c) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts on existing recreational facilities or need for new recreational facilities. No Community Service Areas or recreation and park district Community Parks and Recreation Plans will be affected by this project's policy area proposals.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including recreational opportunities. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including recreational services or facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Riverside County General Plan Figure C-7, Trails and Bikeway System

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-7, Trails and Bikeway System exhibit, there are a number of identified trails throughout eastern Riverside County, including FERCO and the Salton Sea region. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts on existing trails or need for new trails.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including trails. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including trails. In addition, any requirements for contributions to trails will be determined during implementing project review. Where applicable, Quimby fees will be paid and/or implemented in the appropriate amount.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including trails. As such, future development of renewable energy in FERCO or SSREPA is not expected to result in significant impacts to public services, including trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Circulation Element and Figure C-1, Circulation Plan

Findings of Fact:

a-i) Pursuant to the Riverside County General Plan Figure C-1, Circulation Plan exhibit, a variety of road rights-of-way exist or are planned throughout eastern Riverside County, including FERCO and the Salton Sea region. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial traffic impacts, including conflicts with existing plans or ordinances, congestion management programs, changes in air, water or rail traffic, substantial increases in traffic hazards, inadequate emergency access or conflicts with non-motorized transport plans.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents or uses expected to generate substantial amounts of traffic. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in any specific substantial traffic impacts, including conflicts with existing plans or ordinances, congestion management programs, changes in air, water or rail traffic, substantial increases in traffic hazards, inadequate emergency access or conflicts with non-motorized transport plans.

As for specific roadway or traffic impacts, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan Figure C-7, Trails and Bikeway System

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-7, Trails and Bikeway System exhibit, there are a number of identified trails throughout eastern Riverside County, including FERCO and the Salton Sea region. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts on existing bike trails or need for new bike trails.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including bike trails. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including trails. In addition, any requirements for contributions to bike trails will be determined during implementing project review. Where applicable, Quimby fees will be paid and/or implemented in the appropriate amount.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including bike trails. As such, future development of renewable energy in FERCO or SSREPA is not expected to result in significant impacts to public services, including bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database and project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in the need for new or expanded water treatment facilities. In most instances future development on private lands in or adjacent to a proposed WPA would be occurring in areas not served by an existing water or sewer provider. As such, individual development proposals would be required to show proof of sufficient water supply (i.e., groundwater) and provide an acceptable septic system for sewage in order to be approved for development.

For future development of commercial-scale solar energy facilities within FERCO or SSREPA, the type and amount of water supplies needed will depend on the type of facility proposed. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Development proposals shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. Analysis will include assessment of water availability and will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists) and/or assessment of groundwater availability, as applicable. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database and project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in the need for new or expanded wastewater treatment facilities. In most instances future development on private lands in or adjacent to a proposed WPA and commercial energy developments in FERCO or SSREPA would be occurring in areas not served by an existing sewer provider. As such, individual development proposals would be required to show proof of sufficient water supply (i.e., groundwater) and provide an acceptable septic system for sewage in order to be approved for development.

At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Development proposals shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. Analysis will include assessment of sewage disposal needs (either through onsite septic or connection to sanitary sewer system) and will be required prior to the approval of an implementing project. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database and project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will not result in substantial generation of solid waste or affect any agency's waste disposal plans, statutes or regulations. In most instances future development on private lands in or adjacent to a proposed WPA and commercial energy developments in FERCO or SSREPA would be occurring in areas not served by an existing solid waste disposal provider. As such, individual development proposals would be required to develop individual plans for solid waste disposal and will be required to obtain County approval of such plans prior to project approval. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database and project application materials

Findings of Fact:

a-g) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered utility facilities, or need for new or physically altered utility facilities, including electricity, natural gas, communication systems, storm water drainage, street lighting, road maintenance or other governmental services.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new utilities, nor substantially increase need for utilities in most cases. For certain types of renewable energy development, however, the type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. Thus, at this stage, the utility requirements are too speculative to analyze. However, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

- a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a) The proposed policy areas and policies generally serve to recognize existing public agency plans and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will have any specific adverse effect on adopted energy conservation plans. In addition, any future implementing projects will be required to comply with California’s AB 32 greenhouse gas reduction requirements as well as Riverside County’s Climate Action Plan. Such compliance will ensure that appropriate energy conservation measures are applied to future development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Similarly, future development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

<p>51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact: The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will contribute to impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact: The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None.

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1153 (Entitlement / Policy) – Intent to Adopt a Negative Declaration – Applicant: County of Riverside – Supervisorial District: Countywide – Area Plan: Countywide – Zone Area: N/A – Zone: N/A – Policy Areas: Proposed (new) Salton Sea Renewable Energy Policy Area – Location: Countywide, with particular policies and emphasis on the Salton Sea (ECVAP) and Far Eastern Riverside County (FERCO) desert area outside of existing Area Plans. – Project Size: Countywide – **REQUEST:** County-initiated General Plan Amendment (GPA) No. 1153 proposes to amend the Riverside County General Plan to expand existing renewable energy policies to facilitate renewable energy development in the county, particularly the far eastern desert and Salton Sea regions. The Land Use Element contains text revisions and new and revised policies to coordinate development of renewable energy in the Far Eastern Riverside County (FERCO) desert area (outside of existing Area Plans) and address both the U.S. Bureau of Land Management Solar Energy Program and the state’s proposed Desert Renewable Energy Conservation Plan (DRECP). It will also improve public land coordination for a variety of federal lands within the county. Multipurpose Open Space Element revisions will expand the text and policies addressing renewable energy, including “emerging technologies.” Lastly, for the Eastern Coachella Valley Area Plan, the GPA will establish the Salton Sea Renewable Energy Policy Area along with greatly expanded text and policies. No changes to Land Use Designations or other land use entitlements are planned for this GPA; this GPA is not associated with any renewable energy development proposals. This work effort is funded by a grant from the California Energy Commission (CEC).

TIME OF HEARING: **9:30 am** or as soon as possible thereafter
FEBRUARY 24, 2016
City of La Quinta
City Council Chambers
78-495 Calle Tampico
La Quinta, CA 92253

For further information regarding this project, please contact Project Planner, Cindy Thielman-Braun, at 951-955-8632 or email cthielma@rctlma.org or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the

designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Cindy Thielman-Braun
P.O. Box 1409, Riverside, CA 92502-1409

Jacqueline Cochran Regional Airport
56-850 Higgins Dr.
Thermal, CA 92274

Palm Springs International Airport
Director of Transport & Energy
3400 E Tahquitz Cyn Way
Palm Springs, CA 92262

Desert Center Airport
Airport Manager
PO Box 714
Palm Desert, CA 92261

Bermuda Dunes Airport
79-880 Avenue 42
Bermuda Dunes, CA 92201-1453

Blythe Municipal Airport
Airport Manager
235 N Broadway
Blythe, CA 92225

Chino Airport
7000 Merrill Ave., #1
Chino, CA 91710-9091

Chiriaco Summit Airport
Airport Manager
PO Box 309
Riverside, CA 92504

City of Rancho Mirage
Planning Manager
69-825 Highway 111
Rancho Mirage, CA 92270

City of Blythe
Development Services Dept.
Attn: Walt Honse
235 N Broadway, MS 2611
Blythe, CA 92225

City of 29 Palms, Planning Director
6136 Adobe Rd
PO Box 995
29 Palms, CA 92277

City of Yucaipa
Planning Director
34272 Yucaipa Blvd
Yucaipa, CA 92399-2434

City of Coachella
Planning Director
1515 Sixth St
Coachella, CA 92236

City of Yucca Valley
Planning Director
57090 29 Palms Hwy.
Yucca Valley, CA 92284-2932

Cathedral City Planning Division
City Planner
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

City of Banning
Community Devel. Director
PO Box 998
Banning, CA 92220-0090

City of Beaumont
Planning Director
550 E. 6th St
Beaumont, CA 92223

City of Blythe
Devel. Services Director
440 S Main St
Blythe, CA 92225

City of Calimesa
Planning Manager
P.O. Box 1190
Calimesa, CA 92320

City of Desert Hot Springs
Attn: Larry Grafton, Planning Dept.
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

City of Indio
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Indio, CA 92202

City of La Quinta
Planning Director
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La Quinta, CA 92253

City of Indian Wells
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City of Palm Desert
Planning Director
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Palm Desert, CA 92260

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818 W 7th St, 12th Floor
Los Angeles, CA 90017

U.S. Department of Energy
Western Area Power Admin.
114 Park Shore Drive
Folsom, CA 95630-4710

Coachella Valley Assoc. of Govts.
73-710 Fred Waring Dr, Ste 200
Palm Desert, CA 92260-2553

Imperial Valley Assoc. of Govts.
940 West Main St., Suite 208
El Centro, CA 92243

San Bernardino Assoc of Govts.
1170 W 3rd St
San Bernardino, CA 92410-1715

Bureau of Indian Affairs
U.S. Dept. of Interior
650 E Tahquitz Canyon Way
Palm Springs, CA 92262

Bureau of Land Management
El Centro Field Office
1661 S 4th St
El Centro, CA 92243

Bureau of Land Management
Palm Springs Resource Area
690 W Garnet Ave, PO Box 581260
N Palm Springs, CA 92258-1260

Bureau of Land Management
Cal. Desert District Office
6221 Box Springs Ave
Riverside, CA 92507

Bureau of Land Management
Division of Land Acquisition
2800 Cottage Way
Sacramento, CA 95825

Bureau of Reclamation
Southern California Area Office
27708 Jefferson Ave., Suite 202
Temecula, CA 92590-2628

State School Lands
U.S. Dept. of the Interior
1849 C Street
Washington, DC 20240

US Geological Survey
Western Office of Regional Services
Menlo Park Campus, Bldg. 3 345
Middlefield Road
Menlo Park, CA 94025-3591

Bureau of Reclamation
Lower Colorado Region
PO Box 61470
Boulder City, NV 89006-1470

Joshua Tree National Park
National Park Service
74485 National Park Dr.
29 Palms, CA 92277-3533

Forest Service, U.S. Dept. of Agri.
San Jacinto Ranger Station
54270 Pinecrest, PO Box 518
Idyllwild, CA 92549

Natural Resources Conserv. Svc.
U.S. Dept. of Agriculture
82-901 Bliss
Indio, CA 92201-4355

San Bernardino National Forest
U.S. Forest Services
1824 Commercenter Circle
San Bernardino, CA 92408-3430

Mount Palomar Observatory
PO Box 2000
Palomar Mountain, CA 92060-0200

Cal. Dept. of Corrections
Chuckwalla Valley State Prison
19025 Willeys Well Rd
Blythe, CA 92225-2287

Resource Conservation District,
Palo Verde
PO Box 610
Blythe, CA 92225

San Bernardino Co Public Works Dept
Transportation Division
825 East Third St.
San Bernardino, CA 92415

Agua Caliente Band Cahuilla Indians
5401 Dinah Shore Dr.
Palm Springs, CA 92262

Ramona Band of Cahuilla Indians
PO Box 391670
Anza, CA 92539

Fort Yuma Quechan Indian Nation
PO Box 693
San Gabriel, CA 91778

Santa Rosa Band of Mission Indians
PO Box 391820
Anza, CA 92539

Soboba Band of Mission Indians
PO Box 487
San Jacinto, CA 92581

San Manuel Band of Mission Indians
26569 Community Center
Highland, CA 92346

Cabazon Band of Mission Indians
84-245 Indio Springs Pkwy
Indio, CA 92203-3405

Colorado River Indian Tribe
2660 Mohave Road
Parker, AZ 85344

Morongo Band of Mission Indians
12700 Pumarra Rd.
Banning, CA 92220

Pala Band of Indians
PMB 50
35008 Pala-Temecula Rd
Pala, CA 92059

Torres-Martinez Desert Cahuilla
Indians
PO Box 1160
Thermal, CA 92274

Pechanga Band of Mission Indians
PO Box 1477
Temecula, CA 92593

Twenty-Nine Palms Band of
Mission Indians
46-200 Harrison St
Coachella, CA 92236

Los Coyotes Band of Mission Indians
PO Box 189
Warner Springs, CA 92086

Cal. Dept. of Parks & Recreation
Colorado Desert District
200 Palm Canyon Dr.
Borrego Springs, CA 92004-5005

Cal. Dept. of Parks & Recreation
Ocotillo Well (ORV Rec) District
PO Box 360
Borrego Springs, CA 92004-0360

San Geronio Pass Water Agency
1210 Beaumont Ave
PO Box 520
Beaumont, CA 92223

Office of Statewide Health
Planning & Development
1600 Ninth St., Room 420
Sacramento, CA 95814

Fern Valley Water District
55790 S. Circle Dr
PO Box 3039
Idyllwild, CA 92549

Desert Water Agency
1200 S. Gene Autry Trail
PO Box 2466
Palm Springs, CA 92264-3533

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

East Blythe Water District
Attn: Blythe City Council
235 N. Broadway
Blythe, CA 92225

Metropolitan Water District of So Cal
Attn: P.E. Manager
PO Box 54153
Los Angeles, CA 90054-0153

Mission Springs Water District
66-572 Second St
Desert Hot Springs, CA 92240-3711

Myoma Dunes Water Company
79-050 Avenue 42
Bermuda Dunes, CA 92201-8002

Imperial Irrigation District
333 E Barioni Blvd
PO Box 937
Imperial, CA 92251-1773

Palo Verde Irrigation District
180 W 14th Avenue
Blythe, CA 92225-2714

Yucaipa Valley Water District
12770 Second St
PO Box 458
Yucaipa, CA 92399

San Bernardino Valley Municipal
Water District
380 E Vanderbilt Way
San Bernardino, CA 92408

South Mesa Water Company
391 W Avenue L
Calimesa, CA 92320-1225

Imperial County Farm Bureau
1000 Broadway
El Centro, CA 92243-2315

Coachella Valley Parks & Rec. Dist.
45-305 Oasis St.
Indio, CA 92201-4337

Cal. Dept. of Boating & Waterways
Attn: David Johnson
2000 Evergreen St., Suite 100
Sacramento, CA 95815-0648

Beaumont / Cherry Valley
Recreation & Parks District
PO Box 490
Beaumont, CA 92223-0490

Atchison, Topeka & SF Railroad,
S.B. Property Tax Dept.
172 W Third St
San Bernardino, CA 92415-0360

Union Pacific Railroad Company
1400 Douglas St
Omaha, NE 68179

AmeriGas Corp
4240 Rocklin Rd, Suite 6
Rocklin, CA 95677-2862

Colorado River Board
Attn: Gerald R. Zimmerman
770 Fairmont Ave., Ste. 100
Glendale, CA 91203-1035

Desert Wind Energy Association
PO Box 206
N Palm Springs, CA 92258

San Diego Gas & Electric Co.
Corporate Headquarters
101 Ash St
San Diego, CA 92101-3017

Anza Cooperative Electric Co.
58470 Highway 371
PO Box 391909
Anza, CA 92539-1909

AT&T - Attn: Maryann Cassaday
3939 E. Coronado, 2nd Floor
Anaheim, CA 92807

State Water Resources Control Board
Div. of Financial Assistance
1001 I Street, PO Box 944212
Sacramento, CA 94244-2120

Southern California Gas Company
Engineering Dept.
1981 W Lugonia Ave, Mail Loc 8031
Redlands, CA 92374-9796

Southern California Gas Transmission
Attn: Region Planner
251 E First St
Beaumont, CA 92223-2903

Verizon Engineering
1980 Orange Tree Lane, Suite 100
Redlands, CA 92374

U.S. Army Corps of Engineers,
Los Angeles District Office
911 Wilshire Blvd, PO Box 532711
Los Angeles, CA 90053-2325

Bureau of Indian Affairs
Southern California Agency
Attn: Virgil Townsend,
2038 Iowa Ave, Ste 101
Riverside, CA 92507-0001

Bureau of Land Management
U.S. Dept. of Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

California Dept. of Forestry & Fire
Protection, Riv. County Admin. HQ
210 W San Jacinto Ave,
San Jacinto, CA 92570

U.S. Fish & Wildlife Service
Div. Manager, Ecological Services
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Federal Aviation Administration
Western Pacific Region
15000 Aviation Blvd.
Lawndale, CA 90261-1000

Marine Corps Air Station
Community Planning & Liason Office
Bldg. 699 Hart Street
Yuma, AZ 85365

U.S. Department of Transportation
Federal Highway Administration
650 Capitol Mall, Suite 4-100,
Sacramento, CA 95814

Natural Resources Conserv. Service
U.S. Dept. of Agriculture
950 N Ramona Blvd, Suite 6,
San Jacinto, CA 92582-2567

U.S. Navy, Attn: Community Plans
& Liaison Coordinator
1220 Pacific Highway,
San Diego, CA 92132-5190

US Marine Corps, Marine Corps
Installation West, Attn: Director,
Office of Govt & External Affairs
Building 1164, Box 555246
Camp Pendleton, CA 92055-5246

U.S. Army, National Training Center
Attn: Chief Strategic Plans, S3, NTC
PO Box 10172
Fort Irwin, CA 92310

U.S. Air Force, W. Reg. Environ. Office
Attn: Mr. Baha Y. Zarah
50 Fremont St., Suite 2450,
San Francisco, CA 94105-2230

U.S. Army, Combat Support Training
Center, Attn: Director of Public Works
B232 California Ave.,
Fort Hunter Liggett, CA 93928

Marine Corps Air/Ground Combat Ctr.
Attn: Installation & Logistics,
Commanding General
PO Box 788106
29 Palms, CA 92278-5001

Cal. Dept. of Conservation
CA Geol Survey, State Geologist
801 K Street, Suite 1200,
Sacramento, CA 95814

Cal. Dept. of Conservation
Mining & Geology Board
801 K Street, MS 20-15
Sacramento, CA 95814

Cal. Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

Cal. Integrated Waste Mngmnt Board
Attn: Permitting & Inspection Branch
8800 Cal Center Dr, PO Box 4025
Sacramento, CA 95826-3200

California State School Lands
100 Howe Ave, Suite 100-So,
Sacramento, CA 95825-8202

Mojave Desert Air Quality Mngmt Dist.
Attn: Charles Fryxell
14306 Park Ave.
Victorville, CA 92392-2310

South Coast Air Quality Mngmt Dist.
Office of Planning & Rules
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

California Air Resources Board
1001 I Street, PO Box 2815
Sacramento, CA 95812

Cal. Dept of Fish & Game
Environmental Svcs. Division
Attn: Scott Flint,
1416 Ninth St., 13th Floor
Sacramento, CA 95814

California Reclamation Board
Div. of Flood Management
3310 El Camino Ave., Ste. LL-60,
Sacramento, CA 05821

Cal. Dept. of Conservation
Attn: Roseanne Taylor
801 K Street, MS-24-02
Sacramento, CA 95814

Cal. Dept. of Forestry & Fire Protection
Attn: Environ. Coordinator
1416 Ninth St., Room 1516-24,
Sacramento, CA 95814

Cal. Dept. of Transp., Region 11
Dev. Review and Public Transportation
P.O. Box 85406, MS-50
San Diego, CA 92186-5406

Cal. Dept. of Transp., Region 8
Forecasting / IGR-CEQA Review
464 W Fourth St., MS-722, 6th Floor
San Bernardino, CA 92401-1400

Cal. Dept. of Transportation
Division of Aeronautics
PO Box 942871 MS-40
Sacramento, CA 94274-0001

Cal. Dept. of Transportation Planning
PO Box 942874, MS-32
Sacramento, CA 94274-0001

Regents of University of California
Director of Real Estate
1111 Franklin St., 6th Floor
Oakland, CA 94607-5201

California Energy Commission
Attn: Envir. Protection Officer
1516 Ninth St, MS-40
Sacramento, CA 95814

Housing & Community Development
Housing Policy Division
1800 Third St., Room 430
Sacramento, CA 95814

Native American Heritage Commission
Attn: Debbie Treadway
915 Capitol Mall, Room 364
Sacramento, CA 95814

Office of Historic Preservation
Attn: Michelle Messenger
PO Box 942896
Sacramento, CA 95814

Public Utilities Commission
Attn: Ken Lewis
505 Van Ness Ave.
San Francisco, CA 94102

Natural Resources Agency
1416 Ninth St, Suite 1311
Sacramento, CA 95814

Cal Dept of Fish & Wildlife, Region 6
3602 Inland Empire Blvd., #C-220,
Ontario, CA 91764

Cal. Dept. of Parks & Recreation
Environ. Stewardship Section
PO Box 942896
Sacramento, CA 94296-0001

Cal. State Lands Commission
Attn: G. Peika
200 Oceangate, Floor 12
Long Beach, CA 90802-4331

Governor's Office of Planning &
Research - Attn: Scott Morgan
PO Box 3044
Sacramento, CA 95812-3044

Cal. Dept. of Water Resources
Attn: Nadell Gayou, Sr. Eng.
901 P Street, 2nd Floor
Sacramento, CA 95814

Cal. Regional WQ Control Board,
San Digeo Region 9
9174 Sky Park Court, Ste 100
San Diego, CA 92123

Cal. Regional WQ Control Board,
Colorado River Basin Region 7
73-720 Fred Waring Dr, Suite 100
Palm Desert, CA 92260-2564

County of San Diego
Planning Director
5201 Ruffin Rd., Suite B
San Diego, CA 92123

State Water Resrces Control Board
Division of Water Quality
1001 I Street, PO Box 806
Sacramento, CA 95812-4025

State Water Rescrs Control Board
Division of Water Rights
1001 I Street, PO Box 2000
Sacramento, CA 95812-2000

County of San Bernardino
Director, Land Use Service Dept.
385 N Arrowhead Ave, 3rd Floor
San Bernardino, CA 92415-1008

County of Imperial
Planning Director
939 Main St., Suite B-1
El Centro, CA 92243-2843

County of La Paz
Planning Director
1112 S Joshua Ave., Suite 204
Parker, AZ 85344-5756

Pauma & Yuima Reservation
PO Box 369
Pauma Valley, CA 92061

Chemehuevi Reservation
PO Box 1976
Chemehuevi, CA 92363

Fort Mojave Indian Tribe
500 Merriman Ave.
Needles, CA 92363

Juaneno Band of Mission Indians
Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675

Augustine Band of Cahuilla Mission
Indians
PO Box 846
Coachella, CA 92236

Juaneno Band of Mission Indians
Acjachemen Nation
31411-A La Matanza St.
San Juan Capistrano, CA 92675

Rincon Band of Mission Indians
1 West Tribal Road
Valley Center, CA 92082

Gabrieleno/Tongva San Gabriel Band
of Mission Indians
PO Box 693
San Gabriel, CA 91778

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive
Vista, CA 92081

Juaneño Band of Mission Indians
PO Box 25628
Santa Ana, CA 92799

Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

La Jolla Band of Mission Indians
22000 Highway 76
Pauma Valley, CA 92061

Gabrieleno Band of Mission Indians –
Kizh Nation
PO Box 393
Covina, CA 91723

Serrano Nation of Mission Indians
PO Box 343
Patton, CA 92369



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GPA001153

Project Title/Case Numbers

Cindy A. Thielman-Braun
County Contact Person

(951) 955-8632
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, 12th Floor, Riverside, CA 92501-3634
Address

Countywide
Project Location

Proposal to amend the Riverside County General Plan to expand existing renewable energy policies to facilitate renewable energy development in the county, particularly the eastern desert and Salton Sea regions. The Land Use Element contains text revisions and new and revised policies to coordinate development of renewable energy in the Far Eastern Riverside County (FERCO) desert area (outside of existing Area Plans) and address both the U.S. Bureau of Land Management Solar Energy Program and the State's proposed Desert Renewable Energy Conservation Plan (DRECP). It will also improve public land coordination for a variety of federal lands within the County. Multipurpose Open Space Element revisions will expand the text and policies addressing renewable energy, including "emerging technologies." Lastly, for the Eastern Coachella Valley Area Plan, the GPA will establish the Salton Sea Renewable Energy Policy Area along with expanded text and policies. No changes to Land Use Designations or other land use entitlements are planned for this GPA; this GPA is not associated with any renewable energy development proposals. This work effort is funded by a grant from the California Energy Commission (REN-13-02).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
4. A statement of Overriding Considerations WAS NOT adopted
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EA, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner _____
Title

Date

Date Received for Filing and Posting at OPR: _____