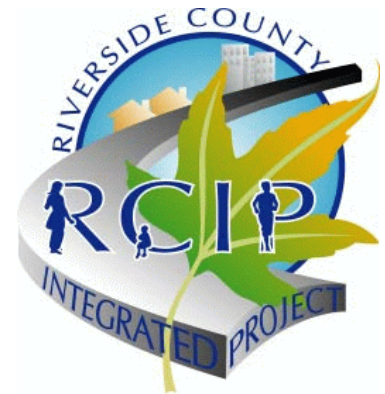


County of Riverside General Plan Riverside Extended Mountain Area Plan



COUNTY OF RIVERSIDE

Transportation and Land Management Agency
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
Phone: (909) 955-3161, Fax: (909) 955-3157

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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, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

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

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

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our

communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County. 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.

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Transportation

It is no secret that the distances in this vast County 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. 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, 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.



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.

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 supercedes 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 both a 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 doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive 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 man made hazards to consider, and they are spelled out in the Hazards section.



A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

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

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the 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 & 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 and villages within REMAP is intended to be preserved. The Rural Village Overlay Study Areas delineate areas in which an increase in development potential, including potential for additional commercial uses, may be considered. However, changes in land use and/or intensities in even these areas are expected to be limited.

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 October 7, 2003. 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.



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Figure 1: Location



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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

“

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

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 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



Lake Fulmor

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 Game, 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



A Community of Interest (COI) is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an Unincorporated Community (UC) within two years of status obtainment. Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

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:

- **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 (36,673 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.

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Figure 2: Physical Features



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Land Use Plan

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 30 Area Plan land use designations and five overlays. 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.

“

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

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; 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 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.

Rural Village Overlay Study Areas have been applied in strategic locations. These overlays allow a focused community core providing a mixture (however limited) of urban-type services and Community Development land uses complementing and blending with the natural environment and reinforcing existing community character.

Scattered rural residential communities are also present in the planning area, usually consisting of estate density residential homes with limited utilities and



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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.

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Figure 3: Land Use Plan



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Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	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)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ 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, 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)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ 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.



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Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
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.
	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 the 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 significant impacts 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 & 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 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.)
Watercourse Overlay (WCO)	<ul style="list-style-type: none"> The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
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 Limonite Policy Area (Jurupa Area Plan), or the Scott Road 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 ½ acre. This ½ acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and ½ 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.

County of Riverside General Plan

Riverside Extended Mountain Area Plan (REMAP)



Table 2: Statistical Summary

Base Land Use Designations^{a-b}				
Land Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	7,513	376	1,116	376
Agriculture Total	7,513	376	1,116	376
Rural Foundation Component				
Rural Residential (RR)	66,977	10,046	29,838	NA
Rural Mountainous (RM)	21,803	1,090	3,238	NA
Rural Desert (RD)	0	0	0	NA
Rural Total	88,780	11,136	33,076	0
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	9,729	3,405	10,113	NA
Very Low Density Residential (RC-VLDR)	202	101	300	NA
Low Density Residential (RC-LDR)	0	0	0	NA
Rural Community Total	9,931	3,506	10,413	0
Open Space Foundation Component				
Open Space Conservation (OS-C)	704	NA	NA	NA
Open Space Conservation Habitat (OS-CH)	286,197	NA	NA	NA
Open Space Water (OS-W)	1,196	NA	NA	NA
Open Space Recreation (OS-R)	2,249	NA	NA	337
Open Space Rural (OS-RUR)	108,477	2,712	8,054	NA
Open Space Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Total	398,823	2,712	8,054	337
Community Development Foundation Component				
Estate Density Residential (EDR)	237	83	246	NA
Very Low Density Residential (VLDR)	3,651	1,826	5,422	NA
Low Density Residential (LDR)	8	9	27	NA
Medium Density Residential (MDR)	1,432	5,011	14,883	NA
Medium High Density Residential (MHDR)	0	0	0	NA
High Density Residential (HDR)	13	139	412	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) ^c	369	775	2,302	2,219
Commercial Tourist (CT)	3	NA	NA	51
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	280
Community Center (CC)	0	0	0	0
Community Development Total	6,808	7,843	23,292	3,307
Other Land Uses, Overlays and Policy Areas^d				
Rural Community Estate Density Residential 2	0	0	0	NA
Glen Eden Policy Area	0	0	0	NA
Medium Density Residential (2-4 du/acre)	0	0	0	NA
Vista Santa Rosa Policy Area	0	0	0	NA
Rural Village Overlay	1,500	213	633	180
Rural Village Overlay Study Area	6,369	71	211	60
Community Center Overlay	0	0	0	0
Community Retail Overlay	0	0	0	0
Other, Overlays and Policy Areas Total	7,869	284	844	240



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Riverside Extended Mountain Area Plan (REMAP)

Table 2: Statistical Summary

BUILDOUT PROJECTIONS TOTAL	511,855	25,857	76,795	4,260
Other				
City	0			
Indian Lands	36,701			
Freeways	0			
Other Total	36,701			
AREA PLAN TOTAL ACRES	548,556			

Overlays and Policy Areas

The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.

	Acreage
Overlays	
Mixed Use Planning Area	0
Community Development Overlay	0
Specific Community Development Designation Overlays and Policy Areas	
Not applicable	
Total	0

NOTES:

- ^a— Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- ^b— Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- ^c— It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- ^d— The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double-counting.

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Table 2: Statistical Summary of the Riverside Extended Mountain Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
BASE LAND USE PLANNING AREAS				
BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
Agriculture Foundation Component				
Agriculture (AG)	7,513	376	1,116	376
Agriculture Foundation Component Sub-Total	7,513	376	1,116	376
Rural Foundation Component				
Rural Residential (RR)	66,976	10,046	29,838	NA
Rural Mountainous (RM)	21,807	1,090	3,238	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Component Sub-Total	88,783	11,136	33,076	0
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	9,729	3,405	10,113	NA
Very Low Density Residential (RC-VLDR)	202	152	450	NA
Low Density Residential (RC-LDR)	0	0	0	NA
Rural Community Foundation Component Sub-Total	9,931	3,557	10,563	0
Open Space Foundation Component				
Open Space-Conservation (OS-C)	1,689	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	286,195	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)	107,497	2,687	7,981	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Component Sub-Total	398,815	2,687	7,981	337
Community Development Foundation Component				
Estate Density Residential (EDR)	237	83	246	NA
Very Low Density Residential (VLDR)	3,651	2,738	8,133	NA
Low Density Residential (LDR)	7	11	31	NA
Medium Density Residential (MDR)	1,432	5,012	14,886	NA
Medium High Density Residential (MHDR)	0	0	0	NA
High Density Residential (HDR)	13	143	425	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) ²	369	NA	NA	5,545
Commercial Tourist (CT)	3	NA	NA	49
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	59	NA	NA	806
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	0	NA	NA	0
Public Facilities (PF)	1,036	NA	NA	280
Community Center (CC) ³	0	0	0	0
Mixed-Use Planning Area (MUPA)	0	0	0	0
Community Development Foundation Component Sub-Total	6,807	7,987	23,721	6,680
SUB-TOTAL FOR ALL FOUNDATION COMPONENT USES	511,849	25,743	76,457	7,393
NON-COUNTY LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	3			
Indian Lands	36,703			
Freeways	0			



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Riverside Extended Mountain Area Plan (REMAP)

Table 2: Statistical Summary of the Riverside Extended Mountain Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
<i>Other Lands Sub-Total</i>	36,706			
TOTAL FOR ALL BASE LANDS	548,555			
SUPPLEMENTAL LAND USE PLANNING AERA				
<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.</i>				
<i>The acreage and statistical data below represent possible ALTERNATE land use or build-out scenarios.</i>				
OVERLYAS & POLICY AREAS				
OVERLAYS^{4,5}				
Community Development Overlay	0	0	0	0
Community Center Overlay	0	0	0	0
Rural Village Overlay	1,500	213	633	180
Rural Village Overlay Study Area	6,369	71	211	60
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay^{4,5}	7,869	284	844	240
POLICY AREAS⁶				
Idyllwild/Pine Cove Village Tourist	10,761	---	---	---
Total Area Within Policy Areas⁶	10,761	---	---	---
TOTAL AREA WITHIN SUPPLEMENTALS⁷	18,604			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of build-out 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.



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, Policy Areas, and are described in detail below.

POLICY AREAS

Two policy areas have been designated within the REMAP. Their boundaries are shown on Figure 4, 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.



Idyllwild Village

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 1.1 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
 - b. 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 1.2 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



REMAP = Riverside Extended Mountain Area Plan Policy



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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.

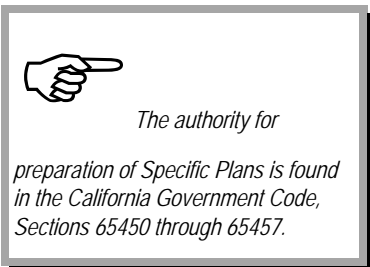
Rural Village Overlay Study Areas

Large areas in the vicinity of Aguanga and Radec Junction, and the Twin Creek Ranch area, have been identified as Rural Village Overlay Study Areas. Following the adoption of the General Plan, these areas will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final boundaries of one or more Rural Village Overlays, which may be larger or smaller than the Study Areas depicted on the Area Plan map.

Policies:

REMAP 2.1: Commercial uses, small-scale industrial uses, and residential uses at densities higher than those levels depicted on the Area Plan may be approved within the Rural Village Overlay Study Areas, to the extent permitted by zoning and as allowed within Rural Village Overlay areas.

Specific Plans



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

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. 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 ¹

Specific Plan	Specific Plan #
Red Mountain Springs	124

¹ Source: County of Riverside Planning Department.

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Figure 4: Policy Areas



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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 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 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 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 3.1 Require development to adhere to standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Community Design & 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.

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




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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 Restrict future village development to remain within the limits of the Community Development Foundation Component or Rural Village overlays. Care shall be taken to provide sufficient public and private open space recreation within these areas.
- REMAP 4.2 Control residential densities in order to preserve the "small town, semi-rural" atmosphere.
- REMAP 4.3 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 Permit only light, non-polluting industrial uses such as cottage industries.
- REMAP 4.5 Encourage developers to provide public easements by means of streets, walkways, or trails to open space corridors.
- REMAP 4.6 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 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 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 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 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 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 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 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 Require special area wide geologic and soils studies to determine the lands' capacity for on site sewerage due to the large amount of rural acreage in REMAP and limited availability of sewer systems.

Area Plan-Wide

- REMAP 4.15 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 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 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 on-site sewage disposal must be used.
- REMAP 4.18 Implement methods of solid waste management which emphasize source reduction, recovery, conversion, and recycling



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in the interest of environmental quality, economic productivity, and conservation of natural resources.

REMAP 4.19 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 Locate, operate and maintain public services and facilities in a manner that will not degrade environmental quality.

REMAP 4.21 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 5.1 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/.25 acres
<15%	as per designation



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. Totalling 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.



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

- REMAP 5.2 Encourage development to be clustered in areas of lesser slope.
- REMAP 5.3 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 6.1 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 Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping.

Noise



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

REMAP 7.2 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 8.1 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.

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Figure 5: Mt. Palomar Nighttime Lighting Policy



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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 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.

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

“

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



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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 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional Classifications and Standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element.



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

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

REMAP 9.4 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- transportation facilities.

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

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

REMAP 9.7 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 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 10.2 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 Gorgonio 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



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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 11.1 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 11.2 Obtain designation for State Route 79 as an eligible and subsequently official scenic highway in accordance with the California State Scenic Highway Program.

- REMAP 11.3 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.



Figure 6: Circulation



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Figure 7: Trails and Bikeway System



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Figure 8: Scenic Highways



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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.

PROPOSED MULTIPLE SPECIES HABITAT CONSERVATION PLANS

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 proposed Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) and the Coachella Valley Association of Governments MSHCP (CVMSHCP) have been developed. The WRC MSHCP has been adopted by the County, and as of October 7, 2003, awaits approval by other jurisdictions and the Wildlife Agencies. The CVMSHCP is being developed by the Coachella Valley Association of Governments.

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



For further information

on the MSHCPs please see the Multipurpose Open Space Element of the General Plan.



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



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 proposed 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 proposed Western Riverside County MSHCP will allow the County 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, 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 12.1 Protect sensitive biological resources in REMAP through adherence to policies found in the Fish and Wildlife Habitat section of the General Plan Multipurpose Open Space Element.
- REMAP 12.2 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 12.3 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 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 12.4 Conserve undeveloped uplands including agricultural land, annual grassland and coastal sage scrub that support or provide



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



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 12.5 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 12.6 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 12.7 Conserve existing habitat values of the upper San Jacinto River and Bautista Creek for the benefit of San Bernardino kangaroo rat.
- REMAP 12.8 Conserve wetlands along Wilson Creek supporting least Bell's vireo, with a focus on maintenance of breeding and foraging habitats in Wilson Creek.
- REMAP 12.9 Conserve floodplain areas supporting Coulter's goldfields, with a focus on conservation of Traver-Domino-Willows soil series in Anza Valley.
- REMAP 12.10 Conserve floodplain areas supporting Mojave tarplant, with a focus on suitable habitat on Forest Service lands.
- REMAP 12.11 Conserve floodplain areas supporting Parry's spineflower, with a focus on suitable habitat in Aguanga, Anza, Wilson Valley and Forest Service lands.
- REMAP 12.12 Conserve floodplain areas supporting slender-horned spineflower, with a focus on suitable habitat in the Agua Tibia Wilderness.
- REMAP 12.13 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 12.14 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 12.15 Conserve Engelmann oak woodlands.



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- REMAP 12.16 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 12.17 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 12.18 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 12.19 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 12.20 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 12.21 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 12.22 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 12.23 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 12.24 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 12.25 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 12.26 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 is preparing, on behalf of its member agencies, a proposed Multiple Species Habitat Conservation Plan which is intended to cover 28 species of plants and animals in the Coachella Valley and in the mountains to the west. Currently, this plan proposes to conserve between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 9, Draft Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan, for more information. This Plan is not yet adopted and is subject to change. This map is for informational purposes only.



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Figure 9: Draft Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan



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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 13.1 Protect life and property in REMAP by implementing the policies in the Disaster Preparedness, Response & Recovery and Disaster Recovery Plans section of the General Plan Safety Element.
- REMAP 13.2 Cooperate with, and coordinate planning activities with, other state and federal agencies providing emergency services to REMAP residents.
- REMAP 13.3 Establish disaster centers within REMAP stocked with food and adequate medical supplies.
- REMAP 13.4 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, Flood Hazards. 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 14.1 Adhere to the flood proofing, flood protection requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- REMAP 14.2 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 14.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- REMAP 14.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation section of the General Plan Safety Element.



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.

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 Fire Safe can provide assistance in educating the 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 15.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Seismic

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 16.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.



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





Slope

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 17.1 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 17.2 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.



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Figure 10: Flood Hazards



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Figure 11: Wildfire Susceptibility



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Figure 12: Seismic Hazards



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Figure 13: Steep Slope



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Figure 14: Slope Instability



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