



COUNTY-WIDE INFORMATIONAL ITEMS FOR GPA 960

I.	General Plan Elements for Consideration	
A.	Land Use Element:	Item #
a.	Incentive Program Policies*	1
b.	Community Center and Overlays*	2
c.	Incidental Rural Commercial Use Policies**	3
d.	Indian Fee Land Policies**	4
e.	Rural Village Land Use Overlay**	5
B.	Circulation Element:	
a.	Planned Circulation System Update	--
b.	Non-Motorized Transportation Plan Update (Trails)*	6
C.	Multipurpose-Open Space Element:	
a.	Energy Policies Update	--
b.	Cultural Resources Policies Update	--
b.	Multi-Species Habitat Conservation Plans Update	--
d.	Water Conservation Policies Update	--
D.	Safety Element:	
a.	Fire Hazard Section Update	--
b.	Flood and Inundation Hazard Section Update	--
E.	Housing Element:	
a.	Five-Year Update*	7
F.	Air Quality Element:	
a.	Greenhouse Gas Emission Reduction Policies	--
G.	Healthy Community Element:	
a.	New Element*	8
H.	Administration Element:	
a.	General Plan Amendment Policies	--
b.	City Sphere of Influence Policies**	9
I.	General Plan Appendices:	
a.	Update Socioeconomic Build-out Assumptions (Appendix E-1)	--
b.	Update Population and Employment Forecasts (Appendix F-1)	--
c.	Update Fiscal Analysis (Appendix G-1)	--
II.	District Specific Changes	
A.	District 1	
1.	Elsinore Area Plan:	
a.	Lake Elsinore Environs Policy Area and Lakeland Village Land Use Inventory**	10
b.	Meadowbrook Rural Village Study Area**	11
c.	El Cariso Rural Village Study Area*	11
B.	District 2	
1.	Eastvale Area Plan	
a.	Prado Basin Policy Area**	12
C.	District 3	
1.	Riverside Extended Mountains Area Plan (REMAP):	
a.	Anza Rural Village Overlay*	13
b.	Aguanga Rural Village Study Area*	13
2.	San Jacinto Valley Area Plan:	

* = Description Available

** = Description and Staff Proposal /Additional Info Available

10/7/2008



COUNTY-WIDE INFORMATIONAL ITEMS FOR GPA 960

a.	Agriculture/Development Potential Study Area**	14
D.	District 4	
1.	Eastern Coachella Valley:	
a.	Vista Santa Rosa Overlay*	15
b.	South Valley Overlay*	16
c.	Chiriaco Summit Rural Village Overlay*	17
d.	North Shore Policy Area**	18
2.	Western Coachella Valley:	
a.	Sky Valley Rural Village Overlay**	19
b.	Thousand Palms Land Use Inventory*	20
E.	District 5	
1.	Lakeview/Nuevo:	
a.	Northeast Dairies Overlay**	21
b.	San Jacinto River and 2-4DU/Ac Policy Area*	22
2.	Mead Valley:	
a.	Goodhope Rural Village Study Area*	23
III.	8 Criteria (Parcel Specific Land Use Changes)**	24
IV.	Informational Items	--
A.	Riverside Conservation Authority (RCA) Acquired Lands**	25
B.	Technical Maps**	26

* = Description Available

** = Description and Staff Proposal /Additional Info Available

10/7/2008



Section I

General Plan Elements for Consideration



INCENTIVES PROGRAM SUMMARY FOR ADMINISTRATION ELEMENT

The objective of the changes is to provide focus and clarity to the density transfer and clustering programs to maximize their effectiveness and avoid potential negative environmental, infrastructure and neighborhood impacts.

The effort will involve examining existing policies and providing new or revised policies providing specifics on where, and under what circumstances, such programs will be applicable, as well as policies for their implementation.

Detailed Incentives Program Information

The proposed General Plan Incentives Program changes would result in more detailed policies than what currently exist in the RCIP General Plan. The programs, when re-written, will be countywide in nature.

The amended Density Transfer and Incentives Programs will not be included in any of the area plans other than a simple reference to the programs generally. (Although, it is possible that there may be area plan specific policies developed; to be determined) It is envisioned that the policies will refer to the various General Plan Foundation Components. The policies may also separate the western County, from the Coachella Valley, from the Eastern part of the County for the purposes of defining the arenas within which density transfers may occur.

Goals for the proposed changes

1. To assist in the implementation of the Multiple Species Habitat Conservation Plans (MSHCP) in the County by setting aside open space land and generation of additional funds for the purchase of conservation lands.
2. To protect the public, and lessen public expenses in dealing with high fire hazard areas by setting aside open space in such areas, and by lessening future development impacts in these areas.
3. To:
 - a) protect the public and land development investments from flooding
 - b) minimize expenses to the public in providing for flood protection – both Capital costs associated with future flood control costs and ongoing costs associated with their maintenance, construction, and rescue expenses, and
 - c) set-aside land for open space as habitat linkages as part of the MSHCP, and for other purposes.
4. To protect steep slopes from erosion, depositional and runoff impacts, visual impacts, and water quality impacts.
5. To protect agricultural land by setting it aside permanently
6. To provide for open space community separators between the County's growing urban and rural communities, to enhance the communities' distinct identity, and to provide additional wildlife movement corridors.



COMMUNITY CENTER POLICY AREAS AND OVERLAYS SUMMARY

The objective of these changes is to provide focus and clarity for the implementation of Community Center concept.

The effort will involve identification and/or refinement of areas subject to the Community Center land use designation (currently covering approximately 720 acres located throughout the County) or overlays (currently covering approximately 5,500 acres throughout the County) to ensure that the densities and intensities developed in such areas are both appropriate to the location and serve to further the County's Vision for urban densities. Where necessary, policies will be revised to clarify implementation procedures for Community Centers.

Detailed Community Center Information

The land use policies and designations of Community Centers and Community Center Overlays will be reviewed and amended as deemed necessary to provide and enhance the sense of place for existing and emerging communities of the County. All area plan land use designations and policies will be evaluated to identify more appropriate locations and policies that will accommodate higher densities and intensities in a more focused growth pattern for Community Centers and Community Center Overlay areas of the County.

Goals for the proposed changes

1. To evaluate policies and locations of the adopted Community Center Land Use Designation and Community Center Overlays within the Area Plans.
2. To identify more appropriate policies and locations for the Community Centers and Community Center Overlays within the Area Plans.
3. To provide additional opportunities for implementation of the Transit Oasis Concept (Transit Oriented Developments) through application of Community Centers and Community Center Overlays along known future transit lines.



INCIDENTIAL RURAL COMMERCIAL POLICY SUMMARY (please refer to attached draft policy)

The objective of the new policy is to provide a mechanism in which needed incidental commercial uses, such as local retail and basic services in remote and/or rural areas, may be allowed under the rural and rural community General Plan Foundation Components.

The effort will involve development of policies outlining when such uses may be permitted, and the criteria used to determine when such uses are appropriate to a given area.

Detailed Rural Commercial Information

Policies will be added to allow small-scale commercial uses in Rural and Rural Community Foundation Component Areas to service the rural community. The development standards and allowed uses will be compatible with the standards outlined in the Zoning Ordinance for Rural Commercial Zone. Parcels that are zoned for Rural Commercial will be allowed to develop small-scale commercial uses which will provide services for travelers and the local rural community residents.

Goals for the proposed changes

1. Addition of policies that will allow small-scale commercial/industrial uses in Rural/Rural Community Foundation Components.
2. Provide basic services in close proximity to rural residents.
3. Limit the intensity of commercial development in Rural/Rural Community areas.
4. Outline specific circumstances where commercial uses may be allowed.

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GPA NO. 00960

**GENERAL PLAN AMENDMENTS TO RURAL AND RURAL COMMUNITY
LAND USE DESIGNATION**

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

Rural Area Plan Land Use Designations

The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal keeping uses. In the future, the challenge will focus on preserving the character of established rural areas while accommodating future growth, preventing the encroachment of more intense urban uses, and ensuring compatibility between rural and urban uses.

As shown on the Land Use Designation Key (Figure LU-5), the Rural General Plan Foundation Component consists of three Area plan land use designations: Rural Residential, Rural Mountainous, and Rural Desert. The Rural Village Area plan overlay is discussed at the end of this Element.

Rural Residential (RR) - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are also allowed within this designation. *Small-scale incidental commercial activities that are compatible with the surrounding uses are allowed.*

Rural Mountainous (RM) - The Rural Mountainous land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are also allowed within this designation. *Small-scale incidental commercial activities that are compatible with the surrounding uses are allowed.*

Rural Desert (RD) - The Rural Desert land use designation allows for single family residences, limited agriculture and animal keeping uses, with a maximum residential density of 1 dwelling unit per 10 acres. Limited recreational uses; 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 extraction of mineral resources with approval of a surface mining permit); governmental and utility uses are also allowed within this designation. This designation is generally applied to remote desert areas characterized by poor access and a lack of water and other services. *Small-scale incidental commercial activities that are compatible with the surrounding uses are allowed.*

Add the following new policy under Rural Area Land Use Designation (LU 17.6)

LU 17.7 Rural incidental commercial uses in the outlying rural areas of the county along rural highway corridors for the convenience of residents and travelers are allowed. The development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. The type of uses allowed and the development standards shall be in accordance to the Rural Commercial (C-R) Zone (AI 1).

- a. The portion of the lot proposed for small-scale commercial development shall be between 0.5 and 2.5 acres.*
- b. The design and scale of the commercial development are encouraged to be compatible with the surrounding uses, protect view sheds and blend in with the rural nature of the area.*
- c. The portion of the lot used for small-scale commercial development is encouraged to be located adjacent to an arterial, mountainous arterial or major roadway. However, it is discouraged to be located within 300 feet of a freeway.*
- d. Rural incidental commercial uses may not be located within 2 miles of a Commercial Retail Community Development Designation and it may not be located within one mile of an area with a Rural Village Land Use Overlay.*

Insert Rural Community description from page LU-40

Rural Community Area Plan Land Use Designation

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal – keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. *Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small-scale incidental commercial uses are allowed.*

Agriculture is permitted in these areas.

Estate Density Residential (EDR) - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the

application of the Estate Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture *and small scale incidental commercial uses* is are permitted in this designation. Small scale incidental commercial uses are permitted. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

Very Low Density Residential (VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture *and small scale incidental commercial uses* is are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

Low Density Residential (LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal-keeping uses are expected and encouraged. Agriculture *and small scale incidental commercial uses* is are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.]

Policies:

- LU 18.1*** Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 18.2*** Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 18.3*** Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 18.4*** Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.
- LU 18.5*** Encourage parcel consolidation. (AI 29)
- LU 18.6*** Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

LU 18.7 Rural incidental commercial uses in the outlying rural areas of the county along rural highway corridors for the convenience of residents and travelers are allowed. The development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. The type of uses allowed and the development standards shall be in accordance to the Rural Commercial (C-R) Zone (AI 1).

- a. The portion of the lot proposed for small-scale commercial development shall be between 0.5 and 2.5 acres.*
- b. The design and scale of the commercial development are encouraged to be compatible with the surrounding uses, protect view sheds and blend in with the rural nature of the area.*
- c. The portion of the lot used for small-scale commercial development is encouraged to be located adjacent to an arterial, mountainous arterial or major roadway. However, it is discouraged to be located within 300 feet of a freeway.*
- d. Rural incidental commercial uses may not be located within 2 miles of a Commercial Retail Community Development Designation and it may not be located within one mile of an area with a Rural Village Land Use Overlay.*

LU 18.8 Areas located within this foundation that are within a City's Sphere of Influence may proceed with a General Plan Amendment application to change into Community Development Foundation without waiting for the 5 year review cycle upon meeting the following conditions:

- a) Area is located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.*
- b) There is a Memorandum of Understanding between the County and the City that requires sewer services for the establishment of lots smaller than one acre.*
- c) A tract or parcel map is processed concurrently and approved with a condition of approval that requires the extension of a sewer line.*
- d) The proposed project is located within two hundred (200) feet of an existing sewer line.*

LU Policy ##.# will need to be change accordingly



INDIAN FEE LAND POLICY SUMMARY (Please refer to attached draft policy)

The objective of the additional policy is to provide clarity in the County's position on lands designated as "Indian Lands" in the General Plan, and to facilitate improved coordination for lands subject to County review.

The effort will involve developing policies outlining what land use designations would be considered appropriate for given areas if said areas were to be developed.

Detailed Indian Fee Land Information

Policy applies County-wide to "lands subject to Indian jurisdiction", which are owned by non-tribal members (fee lands). This policy only affects area plans with designated tribal lands. Furthermore, the new policy only applies on fee lands within tribal boundaries, and does not affect other Tribal Trust Lands and Allotment Lands.

The affects will be limited to requiring an applicant to submit fees and development applications to the County of Riverside for development on Indian fee lands. The new policies will require a sharing of responsibility for approval of projects taking into consideration current and future land use patterns, and underlying and surrounding land use designations of both County and Indian Lands.

Goals for the proposed changes

1. Establish final and reviewing authority over Indian Fee lands.
2. Simplify the development process for project applicants.
3. Clarify development standards for project applicants.
4. Land Use consistency between Tribal and County lands.

GPA NO. 00960
GENERAL PLAN AMENDMENTS TO AREAS SUBJECT TO INDIAN JURISDICTION
OF THE LAND USE ELEMENT 32.1

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

1. Amend and add language to the existing background section of page LU 79:

~~The General Plan and Area Plan maps depict some properties as “Areas Subject to Indian Jurisdiction”. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes. Within Indian reservation boundaries, properties so depicted include properties owned by non-Tribal members as well as properties owned by Tribal members and properties owned by the Tribe as a unit. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local government. Some Tribes have specifically requested that the County of Riverside avoid designation of properties within reservation boundaries. It is the position of the County of Riverside that each Tribe maintains land use jurisdiction over properties within reservation boundaries regardless of the ownership of such properties, just as cities maintain land use jurisdiction over properties inside city limits, whether or not the property owner is a resident of that city.~~

The General Plan and Area Plan maps depict some properties as “Areas Subject to Indian Jurisdiction”. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes. Within Indian reservation boundaries, properties so depicted include properties owned by non-Tribal members, called “fee lands”, as well as properties owned by Tribal members and properties owned by the Tribe as a unit. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local government. It is the position of the County of Riverside that each Tribe maintains land use jurisdiction over properties within reservation boundaries, unless the property is owned by a non-Tribal member (fee lands).

2. Amend a policy under policies of the areas subject to Indian jurisdiction page LU-79:

LU 32.1 The County of Riverside will continue to work with Tribal authorities to forge inter-governmental agreements in situations where such agreements would be mutually beneficial. In the absence of agreements specifying otherwise, questions regarding development within areas subject to Indian jurisdiction should be referred to the applicable Tribal authorities *except in case of fee lands where the local jurisdiction and tribe share the land use authority.*(AI 4)

3. Add a policy and change the subsequent numbering of LU 32.

LU32.2 *All new development proposals within fee lands should be consistent with the land use pattern and designations of the surrounding areas of the tribal and county jurisdiction. Developments of the fee lands shall be subject to the current Riverside County development and permitting procedures.*

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RURAL VILLAGE OVERLAY STUDY AREA (RVOSA) SUMMARY

The objective of the Rural Village Overlay Study Area change is to ensure that parcels within the area currently bounded by the existing Rural Village Overlay Study Area's have appropriate alternate land use designations assigned to facilitate development at greater intensities than would otherwise be permitted for the given Foundation (Rural or Rural Community) and to ensure such development occurs in a coordinated and appropriate manner in locations suitable for such intensification.

The changes will involve determining the appropriate land use designations and policies for the parcels subject to the Study Area. Changes will be made, where necessary, to existing policies, base land use designations and, potentially, boundaries. These changes will facilitate development, where appropriate, and minimize conflicts between the more urban uses potentially permitted by the overlay and the existing rural and undeveloped areas that surround it.

Detailed RVOSA Information

New policies for "Rural Village Land Use Overlay" will apply County-wide, but only affect areas within existing Rural Village Overlays (RVO) and Rural Village Study Areas (RVSA). Affected areas will be re-designated as "Rural Village Land Use Overlays" (RVLUO). For the existing RVSAs, underlying land use designations and the study area boundaries may be revised. RVO's changing to RVLUO's may also be examined and revised, where warranted. This item will affect approximately 10,000 acres within the County. The current GP has a total of approximately 7,620 acres of lands designated as being within existing RVO-SA's and a total of approximately 2,290 acres designated as being within RVO's. As a result of this item, specific parcels currently located within RVO-SA's will either be removed from the overlay entirely or be included in a newly defined "Rural Village Land Use Overlay" (RVLUO). In conjunction, land use designations will be assigned to these new RVLUO areas providing an "alternate" potential land use that may be developed on the given parcel within the Overlay. Overlay land use designations may change, but underlying (existing) land use designations are not expected to change.

Goals for the proposed changes

1. Analyze each existing Rural Village Overlay Study Area to determine the specific General Plan land use designations and/or overlays (partic. RVLUO) and/or land use policies that are appropriate for the locale.
2. Clarify and re-define the two terms "RVOSA and RVO" to "RVSA, RVO, and RVLUO".
3. Remove Rural Village Overlay Study Areas and replace with more specific land uses in order to provide a clearer statement of anticipated land uses and/ or development patterns.
4. Change all existing Rural Village Overlays to Rural Village Land Use Overlays to provide clearer depiction of intended future land use for development of the areas.
5. Examine RVO General Plan land use policies and amend or revise them as appropriate and placing all under the new RVLUO.

GPA NO. 00960
GENERAL PLAN AMENDMENTS TO RURAL VILLAGE OVERLAY AND
STUDY AREA OF THE LAND USE ELEMENT

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

Amend existing language of Land Use Element under Rural Village Overlay and Study Area on page LU67-69:

The Rural Village Overlay allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities.

In some rural village areas, dispersed development patterns, physical characteristics such as topography, and flood prone areas, and other factors prevent the final definition of Rural Village Overlay boundaries at the time of the adoption of the General Plan in 2003. ~~Following the adoption of the General Plan, all relevant factors will be studied in more detail on a parcel by parcel basis through the post General Plan adoption consistency zoning program, which may result in changes to the boundaries of the Rural Village Overlay areas, resulting in either the enlargement or reduction in size of these areas. Those Rural Villages are recognized as the Rural Village Overlay Study Areas.~~ The following rural villages are regarded as Rural Village Overlays: Sky Valley (Western Coachella Valley Area Plan), Chiriaco Summit (Eastern Coachella Valley), and Anza (REMAP); as well as Rural Village Overlay Study Areas: Meadowbrook and El Cariso (Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan), and Aguanga, Rader Junction, and Twin Creek Ranch (REMAP).

Following the adoption of General Plan in 2003, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis conducted for each Rural Village Overlay and Study Area. This analysis included a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that are suitable for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan maps. As a result of this spatial analysis, merits of development potential have been studied and they are represented in a land use overlay, called the "Rural Village Land Use Overlay". In some Rural Village Study Areas, this spatial analysis have resulted in changes to the boundaries of the Rural Villages resulting in either the enlargement or reduction in size of these areas.

LU 28.1 Allow areas designated with the Rural Village *Land Use* Overlay to develop to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

LU 28.2 Consider new or expanded Rural Villages Overlay designations within Agriculture, Rural, *Rural Community* designations as well as the Open Space-Rural designation, as a Foundation Amendment.

~~LU 28.3 Control the extent and density of Rural Villages in order to maintain the areas' rural character through consideration of the following:~~

- ~~a. Allow properties within the Rural Village Overlay the opportunity to utilize the uses and maximum density/intensity of the Low and Medium Density Residential and Commercial Retail land use designations.~~
- ~~b. Limit the extent of Rural Villages to the area depicted on the area plan land use maps.~~
- ~~c. Control the design and placement of uses so that impacts from noise, light, odors, and traffic to surrounding properties are minimized.~~

LU 28.3 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 28.4 Permit transfer of density or lot aggregation/consolidation in Rural Villages *when such mechanisms and programs are available in the County.* (AI 30)

~~LU 28.6 Permit and encourage Rural Villages to be developed as one project.~~

~~LU 28.7 Meadowbrook and El Cariso (both in the Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan), and Aguanga, Radec Junction, and Twin Creek Ranch (all in REMAP area Plan) have been designated as Rural Village Overlay Study Areas. Following the adoption of the General Plan, these All future rural villages are required to be studied through the spatial analysis in conjunction with a post-General plan adoption consistency zoning review, with regard to community development patterns and land use compatibility, topography, available infrastructure, and other factors to determine their appropriate final boundaries and land use designations of the overlay. As necessary, the General Plan will be amended to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Rural Village Overlay Study Areas adopted at the time of adoption of the General Plan. (AI 1)~~

LU 28.5 As a result of the spatial analysis, boundaries of some Rural Village Study Areas have been altered. Any area that was previously designated a Rural Village Study Area and is not part of the land use overlay shall develop according to the policies of the underlying land use designation.

LU 28.6 All future land use overlays shall be required to identify and recognize the unique character of the area through the input of the community when determining the initial boundary and the land use designations.

LU 28.7 All future spatial analysis for the rural villages are required to be modeled and tailored to each specific community and the area surrounding them.



NON-MOTORIZED TRANSPORTATION PLAN UPDATE (TRAILS) SUMMARY

The objective of the changes are to determine appropriate locations and designs for trails relative to their function and connectivity; and to establish a program that clearly defines when and how such trails are to be implemented.

The effort will involve developing new trails standards, directions on location and establishing trail alignments (potentially including changes to maps at the Area Plan level), as well as clarification for implementation and management of trails.

Detailed Trails Update Information

A) Amend Non-Motorized Transportation Policies of the Circulation Element to revise trails standards to: 1) incorporate “Context-Sensitive Design Guidelines” 2) refine the classification of trails by adding new categories including “wilderness trails”, “carriage trails”, low-maintenance local trails, “lifestyle Corridors”, bicycle/cart paths, and paseos, sidewalks, and pedestrian access areas within projects 3) revise policies regarding the locations of Class II and Class III Bikeways, and the designation of all Class I Bikeways as “urban commuter” routes; 4) incorporate policies regarding trail signage; 5) incorporate policies regarding a strategy for maintenance of trails 6) adding acreage standards for trails and parks, and identifying potential partners for location, construction, and maintenance of trails and parks 7) incorporating community trail siting policies; 9) connectivity policies, and off-site improvement requirements; and

B) Amend Countywide Trails and Bikeways System map of the Circulation Element to 1) reflect the policy changes described above, as related to mapping, and 2) correct the mapped locations of General Plan trails in all area plans; 3) eliminate or reclassify mapped trails that are no longer possible or practical to build; and 4) show the location of opportunities for grade-separated trail crossings.

Goals for the proposed changes

1. Review and revise all General Plan trails in the County to ensure that the planned system is accurate and practical to build.
2. Ensure that a more rational, affordable system of maintenance responsibilities exists.
3. Revise trail policies and standards to ensure that trail and related facilities are more responsive to the needs of the county’s urban and rural communities.
4. Establish policies for amenities for trails.
5. Establish policies to facilitate public and private partnerships for joint-use of trail facilities and their maintenance.
6. Establish standards for the sections of the trail system which are the sole responsibility of the County.
7. Incorporate context-sensitive trail design standards for the local neighborhoods and open space areas in which they are located.
8. Expand trail standards to include policies for atypical facilities that are not mapped, such as sidewalks and paseos.
9. Provide support through policies in the Circulation Element for the new Health Element of the General Plan.



HOUSING ELEMENT UPDATE SUMMARY

The objective of the revised Housing Element is to address the current Regional Housing Needs Assessment of the state, assess current inventories and housing needs within the County and, provide goals, policies and plans for ensuring the variety of socioeconomic needs of the County.

The effort involves preparation of housing statistics and inventories, and development or revision of housing goals and policies. There is also a slight potential for changes in Land Use Element policies or designations to occur as a result, although none have been identified or are anticipated at this time.

Detailed Housing Element Information

The Housing Element will be revised according to the guidelines of the 5-year update of the General Plan from the state. If analysis shows insufficient land has been set aside to meet demand for very low, low, moderate and above moderate housing as set forth in Regional Housing Needs Assessment (RHNA), then the County would have to develop programs to designate additional property. However, the inventory has not yet been finished. A situation could occur where sufficient land is available, but is not properly designated to meet the standards of RHNA. The re-designation of properties to attain the needs assessment acreage total could be included as part of the 2008 General Plan Update EIR if required.

Goals for the proposed changes

1. Meet statutory requirements regarding local housing elements.
2. Insure that the County provides housing opportunities for citizens of all income levels.
3. Make sure housing exists for individuals with special needs.
4. Compliance with state guidelines to provide housing opportunities for all income levels.



HEALTHY COMMUNITIES ELEMENT ADDITION SUMMARY

The objective of the Element is to create appropriate policies that encourage healthy living and provide a land use/planning framework in which positive changes can be made.

The effort will involve creating the new Element with policies and plans. It will also include to the extent practical, identifying land use and planning issues that may be possible sources of positive changes for community health.

Detailed Healthy Communities Information

A new General Plan Element that will incorporate applicable health policies County-wide and by integration of Health Language in other existing Elements to include: Land Use Element, Circulation Element, Air Quality and Multi-purpose Open Space Element.

Newly adopted policies will have a positive affect on the health of residents County-wide by seeking to improve access to healthy foods, health care services, public transit, recreation and open space, by improving opportunities for physical activity including walkable neighborhoods, parks, trails, bike routes, safe neighborhoods and public spaces, and improving air quality and other aspects of the environment. Health is dependent on multiple factors and a healthy environment reduces health risks and promotes better lifestyle choices. Research and analysis will be cited in an existing conditions report to substantiate the need for health policies.

Goals for the proposed changes

1. To develop a Healthy Community vision statement, and explore creative and innovative methods of achieving the desired health outcomes through existing and new regulatory or policy measures.
2. Analyze existing health conditions in the county and develop a list of key health issues and opportunities to achieve the policies and implementation actions in the Healthy Community Element that are linked with other Elements.



SPHERE OF INFLUENCE SUMMARY FOR ADMINISTRATION ELEMENT (Please refer to attached draft policy)

Addition will be made for a County-wide policy regarding changes to land use designations for areas within Rural Community Foundation Components located within LAFCO-approved city Spheres of Influence.

The objective of the addition is to provide a mechanism for greater local control over land use and development within Spheres of Influence, as well as facilitate better coordination of infrastructure expansion in such areas.

Detail of Sphere of Influence Policy

The proposal involves an Administrative Element change allowing a Foundation Component Amendment from Rural Community to Community Development within a City Sphere of Influence dependent upon a condition to provide sewer service to the proposed development within the Amendment area. This change will be processed concurrent with the change in the Rural Community Foundation Component policies.

The new policy is expected to affect Area Plans within City Sphere's of Influence with Rural Community designations and will allow the foundation amendment outside of the regular 5-year comprehensive review.

Goals for the Proposed Changes

1. Improve ground water quality.
2. Facilitate the extension and connection to sewer systems.
3. Improve public health.
4. Allow developments to occur consistent with both County and City's land use vision of the area.

DRAFT (INTERNAL USE ONLY) 9/10/2008

GPA NO. 00960

GENERAL PLAN AMENDMENTS TO THE ADMINISTRATION ELEMENT

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

1. Amend the section of the Administration Element - Foundation Amendment Findings on pages A-12 and A-13 by adding finding “i” reading as follows:
 - i. *An amendment from a Rural Community Foundation Component is necessary to facilitate the extension of sewer service and to alleviate the potential for ground water pollution and other public health dangers. This amendment is only applicable to properties located within a City’s sphere of influence Area. This amendment is considered only in conjunction with the following circumstances:*
 1. *Area is located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.*
 2. *There is a Memorandum of Understanding between the County and the City that requires sewer services for the establishment of lots smaller than one acre.*
 3. *A tract or parcel map is processed concurrently and approved with a condition of approval that requires the extension of a sewer line.*
 4. *The proposed project is located within two hundred (200) feet of an existing sewer line.*



Section II

District - Area Plan Specific Proposed Changes



District 1 - Area Plan Specific Proposed Changes



AREA PLAN: ELSINORE
COMPONENT: LAKE ELSINORE ENVIRONS POLICY AREA AND LAKELAND VILLAGE LAND USE INVENTORY

The Elsinore Area Plan (ELAP) will be amended to revise the Lake Elsinore Environs Policy and the land use designation to parcels encompassed by the policy boundary. Modification to the boundary and land use designation will be made utilizing the most current Flood data from FEMA.

Developments along Grand Avenue are impeded by an abundance of parcels with split land use designation on vary narrow lots. The land use designation along Grand Avenue within the Lakeland Village Area will be studied and analyzed. The findings will result in an amendment to the ELAP to modify the land use designation for these parcels through an overlay program. The revision will be made by developing a Specific Community Development Land Use Overlay that will provide alternative land use designations and policies to guide development.

The objective of this change is to ensure that parcels within the Lake Elsinore Environs Policy Area have appropriate land use designations and that land use within the Policy Area is coordinated to facilitate development, where appropriate, and minimize conflicts between flood zones and developable areas.

The GPA 960 effort will involve determining the appropriate land use designations and policies for the parcels within the Lakeland Village Community Area potentially resulting in changes, where necessary, to the underlying land use designations of various parcels of land.

Goals for the proposed changes

1. Reduce conflict between developable areas and flood zone incompatibility by utilizing the most accurate flood data available.
2. Eliminate split land use designations along Grand Avenue (except for areas split for conservation purposes) by using spatial analysis to either assign each parcel with appropriate land use designations or to establish a Specific Community Development Overlay providing optional land use designations.
3. Simplify development review for both applicants and planners in regard to General Plan Land Use.
4. Concentrate Commercial/Retail development into a centralized location for the purposes of consistency.
5. Preserve the unique nature of the community.

GPA NO. 00960

**GENERAL PLAN AMENDMENT TO MODIFY THE LAKE ELSINORE ENVIRONS
POLICY AND TO CONDUCT LAND USE INVENTORY FOR THE LAKELAND
VILLAGE IN THE LAKE ELSINORE AREA PLAN**

(All added text is marked with *italic* font style and all deleted text is marked with ~~striketrough~~ font effect)

Lake Elsinore Environs Policy Area

The Lake Elsinore Policy Area consists of portions of Sections 11, 13, and 14 of Township 6 South, Range 5 West and portions of Sections 18, 19, and 20 of Township 6 South, Range 4 West designated Open Space-Conservation. The Open Space-Conservation designation is based generally on (1) the boundaries of the mapped 100-year flood plain in this area and (2) the boundaries of existing W-1 zoning prohibiting development of structures. The intent of this designation is to protect the public from flooding hazards.

Policies:

ELAP 7.1 The Open Space-Conservation designation within this area is based on concerns related to flooding hazards. Following adoption of this General Plan *in 2003*, the County of Riverside ~~will review~~ *have reviewed and integrated* the most accurate flood mapping information *in the 2008 update of the General Plan* ~~in conjunction with the County's consistency zoning program~~. If property not within the 100-year flood plain is designated as Open Space-Conservation, the County will initiate a general plan amendment to an appropriate Community Development foundation component designation *through a technical amendment*, or include such a change in a general plan amendment of greater scope. Such a general plan amendment shall be exempt from the 5-year limit placed on Foundation Component amendments as described in the Administration Element. Additionally, privately-initiated amendments within this Policy Area may be exempted from the 5-year limit provided that any area proposed for removal from the Open Space-Conservation designation is located outside the 100-year flood plain and that the proposed new designation is a Community Development Foundation Component designation.

ELAP 7.2 To avoid potential flood hazards for future developments in the area, usage of clustering and consolidation of parcels in the area is encouraged whenever possible.



AREA PLAN: ELSINORE
COMPONENT: MEADOWBROOK AND EL CARISO LAND USE OVERLAY

Changes will be made to the Meadowbrook and El Cariso Rural Village Overlay Study Areas (RVSA) within the Elsinore Area Plan to replace the Study Area with a formal Land Use Overlay. The overlay will be renamed as the “Meadowbrook Rural Village Land Use Overlay” and “El Cariso Rural Village Land Use Overlay” to distinguish it from the previous study areas.

The objective of this change is to ensure that parcels currently bounded by the existing Rural Village Overlay Study Area have appropriate alternate land use designations assigned in an overlay to facilitate development at greater intensities than would otherwise be permitted for the given Foundation (Rural or Rural Community). It is also to ensure such development occurs in a coordinated and appropriate manner in locations suitable for such intensification.

The GPA 960 effort will involve determining the appropriate land use designations and policies for the parcels previously subject to the Study Area and making changes, where necessary, to its existing policies, base land use designations and, potentially, its boundaries, as well as creating new alternate land use designations via the Rural Village Land Use Overlay. These changes will facilitate development, where appropriate, and minimize conflicts between the more urban uses potentially permitted by the overlay and the existing rural and undeveloped areas surroundings.

Goals for the proposed changes

1. Analyze each existing Rural Village Overlay Study Area to determine the specific General Plan land use designations and/or overlays (partic. RVLUO) and/or land use policies that are appropriate for the locale.
2. Clarify and re-define the two terms “RVOSA and RVO” to “RVSA, RVO, and RVLUO”.
3. Remove Rural Village Overlay Study Areas and replace with more specific land uses (either individual land use designations or via the RVLUO’s land use designations, as appropriate) in order to provide a clearer statement of anticipated land uses and/ or development patterns for locations previously designated as RVO-SA’s.
4. Change all existing Rural Village Overlays to Rural Village Land Use Overlays, subject to the revised policies of the new overlay intended to provide clearer depiction of intended future land use for future development of the areas.
5. Examine associated General Plan land use policies (particularly those for the Rural Village Overlays), both in the General Plan Land Use Element and in the individual Area Plans, amending or revising as appropriate and placing them all under the new RVLUO.

GPA NO. 00960
GENERAL PLAN AMENDMENTS TO RURAL VILLAGE OVERLAY STUDY
AREA OF THE ELSINORE AREA PLAN

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

Amend existing description and policies of the Rural Village Overlay Study Area section of the Elsinore Area Plan on volume 1 page 26-27 to read as follows:

~~**Rural Village Overlay Study Areas**~~ ***Rural Village Land Use Overlays***

Rural Village Overlay Study Areas have been identified on the Elsinore Area Plan map for the communities of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) and El Cariso Village (along the Ortega Highway segment of State Highway Route 74). Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis conducted for the Meadowbrook and El Cariso Rural Village Study Areas. Through this spatial analysis, county review, and community discussions, the boundary and policies of these study areas were modified and Rural Village Land Use Overlays were created to strategically intensify the uses in the targeted core areas.

ELAP 6.1 Allow areas designated with the Rural Village Land Use Overlay to develop to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP 6.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved based on the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

ELAP 6.3 The boundary of the El Cariso Rural Village was redefined and a land use overlay was created to strategically intensify land uses in the targeted core areas around SH-74 and El Cariso Rd.. Commercial uses and residential uses at densities higher than one dwelling unit per five acres may be approved based on the land use overlay provided that adequate water supplies and fire protection are available.



District 2 - Area Plan Specific Proposed Changes



AREA PLAN: EASTVALE
COMPONENT: PRADO DAM POLICY AREA

A new Prado Dam Policy Area will be created within the Eastvale Area Plan to provide new policies and, where appropriate, changes to land use designations.

The objective of the new Prado Dam Policy Area will be to ensure that the area within the potential upstream dam inundation zone (approximately delineated by the 566-foot elevation line) have land use designations appropriate to the risks associated with the floodplain and to provide better coordination of land uses and protective policies for the area within the Prado Dam upstream inundation zone.

The GPA 960 effort will involve examining the existing land use designations of all parcels within the limits of potential upstream dam inundation zone and reassigning land use designations (to generally less intense uses) as deemed appropriate. Policies for the area will be developed and the Policy Area boundaries will be defined.

Goals for the proposed changes

1. Establish policies for development of properties within the new inundation area that create a defined process for development review in this area and clarify requirements.
2. To aid planners through the implementation of a policy area and specific policies. The new policies will address the use of incentives and indicate allowable uses for properties within or bordering inundation areas. Policies will include a requirement for consultation with the Orange County Public Facilities and Resources Department and Riverside County Flood Control District prior to processing of development proposals.
3. For understanding of the typically expected hazards for property or projects within the inundation hazard area and ways to minimize or eliminate the existing or future impact.

DRAFT (INTERNAL USE ONLY) 10/02/2008

GPA NO. 00960

**GENERAL PLAN AMENDMENTS TO CHANGE SANTA ANA RIVER
CORRIDOR POLICY AREA AND INSERT PRADO DAM INUNDATION
POLICY AREA OF THE EASTVALE AREA PLAN**

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

Amend Santa Ana River Corridor Policy Area of the Eastvale Area Plan on page 19 with:

Santa Ana River Corridor

The Santa Ana River is an integral part of the County's multipurpose open space system. It includes the Santa Ana River Trail, a national recreation trail designated within this corridor that, if completed, will incorporate 110 miles of trail system from San Bernardino County in the north to Orange County in the south. Beyond that, it is the centerpiece of a massive, 2,650-square mile watershed that involves major portions of three counties. The river drains southwest toward the Prado Dam, and serves as a prominent natural buffer between Eastvale and the City of Norco. Several natural and channelized drainage courses connect with the river. In addition to their fundamental water related functions, these watercourses provide corridors through developed land and link open spaces together. Among other things, this is what allows wildlife to move from one open space to another without passing through developed land. Of particular relevance here is the fact that ~~the proposal to increase the~~ *increased* height of the Prado Dam would cause inundation of land below an elevation of 566 feet west of a planned levee. This argues for special treatment of the lower river portion of Eastvale. The following policies preserve and protect this important natural and recreational feature.

EAP 1.4 Minimize the disruption of sensitive vegetation and species, especially in and near the 566-foot (*between 564 and 568 foot*) elevation contour.

Insert a new policy area called Prado Dam Inundation Policy Area in the Eastvale Area Plan on page 21 with:

Prado Dam Inundation Policy Area

Another closely related policy to the Santa Ana River Policy Area is the Prado Dam Inundation Policy Area. According to the Orange and Riverside County Flood Control Districts, the height of the Prado Dam is anticipated to be increased by three feet, causing inundation of land below an elevation of 566 feet west of a planned levee. This argues for special treatment of the lower river portion of Eastvale as the reservoir storage capacity increases from 217,000 acre-feet to 362,000 acre-feet. The Prado Dam project is designed to provide flood protection for residences and business in the communities of Orange, Riverside, and San Bernardino counties. All three counties are collectively working closely with the U.S. Army Corps of Engineers to implement the project.

EAP 2.1 All development proposals between 564 to 568 foot elevation contour line in the southern portion of Eastvale Area Plan should consult with Riverside and Orange County Flood Control Division to minimize the impact and safety concerns related to the Prado Dam Project and its inundation areas.

EAP 2.2 Although the 566 foot contour line is established by the three county flood control divisions to limit buildable lands in the dam inundation area, there are site layouts and other alternative flood control solutions that could be applied by the flood control divisions to the development proposals, which could alter buildable lands.

DRAFT



District 3 - Area Plan Specific Proposed Changes



AREA PLAN: RIVERSIDE EXTENDED MOUNTAIN AREA PLAN (REMAP)
COMPONENT: ANZA AND AGUANGA RURAL VILLAGE LAND USE OVERLAY

Changes will be made to the Anza Rural Village Overlay and Aguanga Rural Village Overlay Study Area within REMAP. These Overlays will be renamed as the “Anza Rural Village Land Use Overlay” and “Aguanga Rural Village Land Use Overlay” to distinguish it from the previous overlays.

The objective of this change is to ensure that parcels within the area currently bounded by the existing Rural Village Overlay and the Rural Village Overlay Study Area have appropriate alternate land use designations assigned in an overlay to facilitate development at greater intensities than would otherwise be permitted for the given Foundation Component (Rural or Rural Community) and to ensure such development occurs in a coordinated and appropriate manner in locations suitable for such intensification.

The GPA 960 effort will involve determining the appropriate land use designations and policies for the parcels subject to the Rural Village Land Use Overlay and making changes, where necessary, to its existing policies, base and/or overlay land use designations, and boundaries, as warranted. These changes will facilitate development, where appropriate, and minimize conflicts between the more urban uses potentially permitted by the overlay and the existing rural and undeveloped areas that surround it.

Goals for the proposed changes

1. Analyze the existing Rural Village Overlay and Rural Village Study Area to determine the specific General Plan land use designations and/or overlays (partic. RVLUO) and/or land use policies that are appropriate for the locale.
2. Clarify and re-define the two terms “RVOSA and RVO” to “RVO and RVLUO”.
3. Remove Rural Village Overlay Study Area and replace with more specific land uses via the RVLUO’s land use designations in order to provide a clearer statement of anticipated land uses and/ or development patterns for locations previously designated as RVO-SAs.
4. Change all existing Rural Village Overlays to Rural Village Land Use Overlays, subject to the revised policies of the new overlay intended to provide clearer depiction of intended future land use for future development of the area.
5. Examine associated General Plan land use policies (particularly those for the Rural Village Overlays), both in the GP Land Use Element and in the individual Area Plans, amending or revising as appropriate and placing them all under the new RVLUO.



AREA PLAN: SAN JACINTO VALLEY
COMPONENT: AGRICULTURE/DEVELOPMENT POTENTIAL STUDY AREA

The San Jacinto Valley Area Plan (SJVAP) will be amended to reflect change to the Agricultural-Potential Development Special Study Area (APDSSA). The proposed change would replace the Study Area with a formal Policy Area and/or Land Use Overlay.

The objective of this change is to ensure that parcels within the approximately 8,000-acre area currently bounded by the APDSSA have possible land use designations, and to study its potential for urbanization in line with the anticipated future growth of the region. The proposed Potential Development Land Use Overlay will provide a set of alternate land use designations that will accommodate the area's transition from agricultural to more urban uses over time. It will also analyze the certainty of the anticipated development patterns for the region based on coordination of development, circulation, public facility, recreation and infrastructure planning.

The GPA 960 effort will involve determining the appropriate land use designations and policies for the parcels within the proposed Land Use Overlay area potentially resulting in changes, where necessary, to the underlying land use designations of various parcels of land. If necessary, a Policy Area will be provided to supplement the Land Use Overlay.

Goals for the proposed changes

1. Analyze and distribute land uses within the overlay areas in order to provide clearer depiction of intended future developments in the area.
2. Remove ADPSSA and replace it with more specific land uses by establishing new PDLUO to provide a clearer statement of anticipated land uses and/ or development patterns for locations previously designated as ADPSSA.
3. Amend the policy of the ADPSSA to replace the establishment of the Agriculture Committee with General Plan Advisory Committee for the purposes of efficiency.
4. Manage the growth pressures of the area and implement sound land use overlay policy that preserves the unique characteristics while providing for economic incentives for the current agricultural business owners.
5. Examine, draft, and appropriately insert associated General Plan land use policy languages into the San Jacinto Valley Area Plan of the General Plan.
6. If necessary by the study, remove ADPSSA and use the current underlying designations.

**GPA NO. 00960
GENERAL PLAN AMENDMENTS TO CHANGE AGRICULTURE/POTENTIAL
DEVELOPMENT SPECIAL STUDY AREA OF THE SAN JACINTO VALLEY
AREA PLAN**

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

1. Amend existing background section of the SJVAP Agricultural Preservation on page ??? with:

Agricultural uses within the San Jacinto River floodplain, including farming, ranching and dairy and poultry operations are either recognized with Agriculture designations, or the uses will be permitted to continue within Open Space designations. Data in this area plan is current as of () ~~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.

2. Amend the policy background under Agriculture/Potential Development Special Study Area of the San Jacinto Valley Area Plan on page ??? stating as follows:

~~Agriculture/Potential Development Special Study Area Potential Development Land Use Overlay (PDLUO)~~

During the course of public hearings regarding the San Jacinto Valley Area Plan *in 2003*, it became apparent that the visions of local residents and landowners for the future of the historically agricultural area of the eastern San Jacinto Valley, especially areas southerly of Florida Avenue and easterly of Soboba Street, are not easily reconciled. Many of the residents in this area would like the surrounding agricultural lands to remain in agricultural use for the foreseeable future, while many of the owners of agricultural land are concerned that agricultural uses will be economically marginal within the next few years, requiring provision for alternative development opportunities.

~~SJVAP 6.1~~ Following adoption of the RCIP General Plan *in 2003*, the County of Riverside *has initiated a spatial analysis of the Agriculture/Potential Development Special Study Area. As a result, the County of Riverside amended the policies of this policy area in 2008 as follows:* ~~shall initiate a focused study of agricultural and undeveloped areas within the Agriculture/Potential Development Study Area. A committee shall be established including, as available, representatives of the Office of the Agricultural Commissioner, the Cooperative Extension Service, the~~

~~Natural Resources Conservation Service, the Office of the Third District Supervisor, the Riverside County Farm Bureau, the Lake Hemet Municipal Water District, the City of Hemet, the Riverside County Planning Department, owners of farmland, and residents within and in the vicinity of the study area to assess the viability of continued agricultural use of the area, enhance the long term preservation of agriculture in the area, and address problems resulting from the interface of agricultural uses with community development and rural community uses.~~

Potential Development Land Use Overlay (PDLUO)

During the course of public hearings regarding the San Jacinto Valley Area Plan in 2003, it became apparent that the visions of local residents and landowners for the future of the historically agricultural area of the eastern San Jacinto Valley, especially areas southerly of Florida Avenue and easterly of Soboba Street, are not easily reconciled. Many of the residents in this area would like the surrounding agricultural lands to remain in agricultural use for the foreseeable future, while many of the owners of agricultural land are concerned that agricultural uses will be economically marginal within the next few years, requiring provision for alternative development opportunities.

Following adoption of the RCIP General Plan in 2003, the County of Riverside has initiated a spatial analysis of the Agriculture/Potential Development Special Study Area. As a result, the County of Riverside amended the policies of this policy area in 2008 as follows:

SJVAP 6.1 Any new developments within the former Agriculture/Potential Development Special Area should be consistent with the policies of adopted Potential Development Land Use Overlay. (Fig. ???)

SJVAP 6.2 The committee to oversee the development of this land use overlay will be the same body as the 2008 General Plan Advisory Committee established by the County Board of Supervisors on April 08, 2008.

SJVAP 6.3 Allow areas designated with the Potential Development Land Use Overlay to develop according to the standards and land use designations of the overlay. Otherwise, the standards of the underlying land use designation shall apply.

SJVAP 6.4 Permit transfer of density or lot aggregation/consolidation when such mechanisms and programs are available in the County. (AI 30)

SJVAP 6.5 Preservation of the agriculture in the area should be the foremost priority of any future development plans in the area. This overlay should only be used in situations where agriculture conversion to a residential or

commercial/industrial development is the only viable alternative option to farming.

SJVAP 6.6 As noted in the Administration Element of the General Plan, Agriculture designation is subject to an Agriculture Foundation Amendment Cycle. This cycle allows up to 7% of all land designated as Agriculture to change to other foundation component and land use designations during each 2½-year. (See Amendment Cycle 4)

DRAFT



District 4 - Area Plan Specific Proposed Changes



AREA PLAN: EASTERN COACHELLA VALLEY
COMPONENT: VISTA SANTA ROSA POLICY AREA SUMMARY

The implementation of the policy is to provide comprehensive community plan-level planning for the Vista Santa Rosa (VSR) Policy Area, and provide a land use overlay that outlines an alternate pattern of urbanized land use and develop plans for ensuring necessary access, infrastructure development, and public facilities as build-out of the area progresses.

The effort will involve developing appropriate General Plan policies, maps and implementation guidelines for achieving the aims of the “Vista Santa Rosa Community Land Use Concept Plan”, conceptually approved by the Riverside County Board of Supervisors on June 17, 2008.

Detailed Vista Santa Rosa Policy Information

The Vista Santa Rosa Land Use Concept Plan (LUCP) will affect approximately 20 square miles of unincorporated area, or about 12,923 acres, located between the Cities of La Quinta, Indio, Coachella and the Santa Rosa Mountains.

The Eastern Coachella Valley Area Plan (ECVAP) would be amended to: 1) adjust the existing Vista Santa Rosa (VSR) Policy Area’s boundaries, 2) amend the existing land use designations 3) amend the existing policies and programs and 4) amend the area plan – level and Countywide Circulation maps for planned trails and new roadway classifications. In addition, the proposed VSR LUCP would set a precedent as it would permit in the plan’s Policy Area 4, inter-foundational General Plan Amendments on a limited basis (Community Development Foundation Component – density clustering would be permitted, in this area. VSR would be classified as a Rural Community Foundation Component area).

Goals for the proposed changes

1. Provide land use changes that preserve the unique characteristics of the VSR Community and its heritage while allowing for new developments in the area that are higher in density and intensity.
2. Provide land use alternatives and policies to manage the growth pressure to the VSR Community
3. Provide effective buffering policies to protect agriculture, where farmers desire to keep their properties in agriculture
4. Provide additional opportunities for rural residential and equestrian-oriented lifestyles and adequately buffer these uses from incompatible uses.
5. Provide opportunities for resort and suburban-density development
6. Provide for a core community Village Center and smaller commercial areas sufficient to serve the local community compatible with the rural character and image of the community.
7. Provide a high quality system of trails to serve equestrians, bicyclists, pedestrians, and electric cart users for recreation and local daily transportation purposes.
8. Protect Vista Santa Rosa’s open vistas to preserve its unique character and image in the Coachella Valley.



AREA PLAN: EASTERN COACHELLA VALLEY
COMPONENT: SOUTH VALLEY IMPLEMENTATION PROGRAM

The Eastern Coachella Valley Area Plan will be amended to create a new South Valley Land Use Overlay and South Valley Community Policy Area.

The objective of this change is to provide comprehensive community plan-level planning for the approximately 24-square mile region (approximately 30,000 acres) located roughly east of the proposed Vista Santa Rosa Community Policy Area and west of the community of Mecca via the policies of the Community Policy Area; to provide a land use overlay that outlines an alternate pattern of urbanized land use, in contrast with the existing, predominantly rural, land use designations; to develop plans for ensuring necessary access and circulation are provided for the area (roads, trails, etc.) and that sufficient detail exists for coordination of necessary infrastructure development (water, sewer, etc.) and public facilities (schools, parks, fire stations, etc.), as warranted as buildout of the area progresses.

The GPA 960 effort will involve developing appropriate General Plan-level policies, maps and implementation guidelines for achieving the aims of the “South Valley Implementation Plan,” which has been under study by direction of the Riverside County Board of Supervisors since early 2006.

Goals for the proposed changes

1. Analyze and distribute land uses within the overlay areas in order to provide clearer depiction of intended future land use for future development of the areas.
2. Manage the growth pressures within the Coachella Valley region with sound land use development patterns that are visionary in nature while providing for detailed direction.
3. Identify and provide for necessary amenities for creation of unique SVO neighborhoods with community separators, parks, trails, transition areas, and open spaces as identified in the design guidelines of Thermal, Mecca, and Vista Santa Rosa Design Guidelines.
4. Incorporate aspects of the South Valley Implementation Program (SVIP) that have been developed into the General Plan for implementation purpose.
5. Examine, draft, and appropriately insert associated General Plan land use policy languages into the Eastern Coachella Valley Area Plan of the General Plan.



AREA PLAN: EASTERN COACHELLA VALLEY
COMPONENT: CHIRIACO SUMMIT RURAL VILLAGE LAND USE OVERLAY

The Eastern Coachella Valley Area Plan (ECVAP) will possibly be amended to revise the existing Chiriaco Summit Rural Village Overlay and rename the overlay as the “Chiriaco Summit Rural Village Land Use Overlay” to distinguish it from the previous overlay. The current ECVAP does not have policies to guide development for this overlay; however, this area is included under the Planned Community section of the ECVAP and is subject to policies pertained to it.

The objective of this change is to ensure that parcels within the area currently bounded by the existing Rural Village Overlay have appropriate alternate land use designations assigned in an overlay to facilitate development at greater intensities than would otherwise be permitted for the given Foundation (Rural or Rural Community) and to ensure such development occurs in a coordinated and appropriate manner in locations suitable for such intensification.

The GPA 960 effort will involve determining the appropriate land use designations and policies for the parcels subject to the Rural Village Land Use Overlay and making changes, where necessary, to its existing policies, base and/or overlay land use designations, and boundaries, as warranted. These changes will facilitate development, where appropriate, and minimize conflicts between the more urban uses potentially permitted by the overlay and the existing rural and undeveloped areas that surround it.

Goals for the proposed changes

1. Analyze the existing Rural Village Overlay to determine the specific General Plan land use designations and land use policies that are appropriate for the locale.
2. Incorporate Policies that are provided under the Planned Community Section of this ECVAP.
3. Clarify and re-define the two terms “RVOSA and RVO” to “RVSA, RVO, and RVLUO”.
4. Change all existing Rural Village Overlays to Rural Village Land Use Overlays, subject to the revised policies of the new overlay intended to provide clearer depiction of intended future land use for future development of the areas.
5. Examine associated General Plan land use policies (particularly those for the Rural Village Overlays), both in the GP Land Use Element and in the individual Area Plans, amending or revising as appropriate and placing all under the new RVLUO.



AREA PLAN: EASTERN COACHELLA VALLEY
COMPONENT: NORTH SHORE POLICY AREA

Changes may be made to approximately 180 parcels totaling approximately 770 acres within the Eastern Coachella Valley Area Plan currently falling under the size limits currently associated with their given land use designations and may also result in the creation of a policy area (North Shore Policy Area) to address lot size and land use issues at the policy level.

The objective of these changes is to ensure that existing lots, including some substandard sized lots predating California Subdivision Map Act regulations, have at least a minimum level of development potential, i.e., one dwelling unit per parcel, and that policies are created to facilitate this minimum level of development in an appropriate fashion.

The GPA 960 effort will involve identifying all existing parcels potentially subject to this proposed policy area and creating policies to address minimum use on the sites. It also possible that some or all of the subject parcels may have their land use designations changed from “Rural Desert” to “Rural Residential.” The exact combination of policy and land use designation changes to occur will be determined through analysis included as part of the GPA 960 effort.

Goals for the proposed changes

1. Create Policy Area that encompasses Rural Desert Designated areas within the North Shore Community
2. Allow property owners opportunities for improvements on individually owned parcels due to current conformity issues.



AREA PLAN: WESTERN COACHELLA VALLEY
COMPONENT: SKY VALLEY RURAL VILLAGE LAND USE OVERLAY

Changes will be made to the Sky Valley Rural Village Overlay within the Western Coachella Valley Area Plan (WCVAP). Following the analysis and the community input, it is recommended that the “Sky Valley Rural Village Overlay” will be removed from the General Plan.

The objective of this change is to ensure that parcels within the area currently bounded by the existing Rural Village Overlay remain as rural. Any new commercial proposal in Sky Valley is deemed detrimental to the unique characteristics of the Sky Valley Community.

The GPA 960 effort will involve Policies to remove impediments that hinder the area to develop as “rural”. Many discussions, letters, and emails from the Community were very clear in expressing their opposition to any commercial developments in the area.

Goals for the proposed changes

1. Analyze the existing Rural Village Overlay Area to determine the specific General Plan land use designations and/or overlays (partic. RVLUO) and/or land use policies that are appropriate for the locale.
2. Remove the existing Rural Village Overlays of the Sky Valley and revise policies of the overlay intended to provide clearer depiction of intended future land use as requested by the Community.
3. Examine associated General Plan land use policies (particularly those for the Rural Village Overlays), both in the GP Land Use Element and in the individual Area Plans, amending or revising as appropriate and placing all under the new RVLUO.

DRAFT (FOR INTERNAL USE ONLY) 10/02/2008

GPA NO. 00960

**GENERAL PLAN AMENDMENTS TO RURAL VILLAGE OVERLAY STUDY
AREA OF THE WESTERN COACHELLA VALLEY AREA PLAN**

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

Delete existing description and policy of the Rural Village Overlay section of the Western Coachella Valley Area Plan on volume 2 page 16 and 34.

~~Also identified within this Land Use Plan is the location of a Rural Village within the community of Sky Valley. Shown with the Rural Village Overlay designation on the Land Use Plan, Figure 3, this village is designed to allow for a concentration of rural residential uses, a small neighborhood commercial center, public, and open space uses, thus allowing Sky Valley residents access to localized commercial and public services.~~

~~**Sky Valley Rural Village Overlay**~~

~~The Sky Valley Rural Village overlay area encompasses 115 acres along Dillon Road in the Sky Valley community. While the underlying designation on Figure 3, Land Use Plan, is Rural Residential, this area would be allowed to accommodate additional residential and commercial development under the regulations of the Rural Village Overlay. The intent of the Sky Valley Rural Village Overlay is to establish an intimate rural core that provides local serving commercial and public services for the residents of Sky Valley, and allows for additional estate density and very low density residential development, while preserving the community's rural character.~~

~~The Village would consist of a small commercial/public use core area, with the remainder consisting of single family residential development and open space. The General Plan Land Use Element details policies for development within Rural Village areas countywide. The following policies for the Sky Valley Rural Village Overlay area provide additional and more restrictive policies regarding residential density, commercial intensity, and development design.~~

~~Policies:~~

~~WCVAP 5.1 Limit residential development to a density not to exceed 0.4 dwelling units per acre (2 1/2 acre minimum lot size).~~

~~WCVAP 5.2 Allow clustered lots of minimum size one (1) acre, but maintain the overall density of the Village area at 0.4 dwelling units per acre.~~

~~WCVAP 5.3 Limit new commercial and public uses to a single core area not to exceed five (5) acres in size.~~

~~WCVAP 5.4 Require that development maintains the rural character of the area.~~

~~WCVAP 5.5 Ensure that development is compatible with existing and adjacent uses.~~



AREA PLAN: WESTERN COACHELLA VALLEY
COMPONENT: THOUSAND PALMS

Changes will be made to approximately 320 adjoining acres within the Western Coachella Valley Area Plan to reduce their designated land use intensities. The area is located within the Community of Thousand Palms.

The objective of this change is to ensure that Community's desire for rural lifestyle patterns are preserved for the area and that appropriate levels of development occur for the parcels in the boundary.

The GPA 960 effort will involve identifying the applicable parcels and changing their land use designation from Medium Density Residential (2-5 du/acre) to Very Low Density Residential (1 du/ac) (within the Community Development Foundation Component).

Goals for the proposed changes

1. Reflect the change in Community Vision
2. Lower the density by changing the land use designation from Medium Density Residential to Very Low Density Residential



District 5 - Area Plan Specific Proposed Changes



AREA PLAN: LAKEVIEW/NUEVO
COMPONENT: NORTHEAST DAIRIES POLICY AREA

A new Northeast Dairies Policy Area will be created within the Lakeview/Nuevo Area Plan to ensure appropriate land use designations and policies for the area.

The objective of the new Northeast Dairies Policy Area will be to ensure land use designations within the Policy Area to clearly reflect which areas are suitable for potential urbanization (i.e., community development) and which should remain at the current levels of intensity (agricultural uses, open space, floodplain, etc.).

The GPA 960 effort will involve examining the existing land use designations of all parcels within the limits of new Policy Area and reassigning land use designations, or area percentages to be allotted to various land uses, as deemed appropriate. A program will be developed for determining land use and improvements are appropriate in specific locations based on the timing of development proposals as they are presented to the County. This will aid in determining appropriate plans and timing for the anticipated gradual conversion of agricultural lands to community development uses expected for the area over time as growth pressures build. In addition, policies for the area will also be developed and the Policy Area boundaries will be defined.

Goals for the proposed changes

1. Provide guidance for the conversion of agricultural land north of the future Mid County Parkway to land uses that are compatible with a changing vision of the area.
2. To insure that existing agricultural uses can operate as long as they desire and not be subject to set of timelines of development.
3. To keep development out of the flood plain.
4. To protect the San Jacinto Wildlife Area from development.
5. To provide a strong tax base for the area by encouraging incubator industry within an area that is understood to incorporate into a new city.
6. Address traffic concerns along Mid County Parkway by creating and encouraging job intensive land uses in close proximity to residential uses.

DRAFT

**GPA NO. 00960
GENERAL PLAN AMENDMENTS TO NORTHEAST DAIRIES POLICY AREA
OF THE LAKEVIEW/NUEVO AREA PLAN**

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

1. Insert a new Overlay - Northeast Dairies Overlay in the Lakeview/Nuevo Area Plan on page 29:

The Lakeview area has long been characterized by agricultural uses, primarily based on the nearby Nutralite Vitamin Factory that once used the neighboring fields to grow ingredients. While the rural nature of the nearby Nuevo community is protected from development by the Lakeview/Nuevo Design Guidelines and the regional planning effort of the County, the area to the Northeast is foreseen to be more urban in its development as the remaining dairy uses fade away. The Mid-County Parkway will bisect the Lakeview community and will direct future development patterns of the area differently. There are number of Specific Plans proposing residential development within the Lakeview community and are currently on file with the County. However, some existing uses in the area remain and present potential land use incompatibility issues. The Northeast Dairies Policy Area is intended to address land use compatibility issues, and provide long range vision to insure both a cohesive development as well as a tax generator for the future community.

2. Insert new policies under Northeast Dairies Overlay section of the Lakeview/Nuevo Area Plan on page 30 stating as follows:

Policies:

*LNAP 5.1 Maintain a buffer of **300 feet** from the dairy/agricultural uses and 50 foot from non-dairy uses until such time the dairy/agricultural uses cease. A 300 feet buffer would be necessary to minimize the impact of the present dairy/agricultural uses on the proposed residential developments. At the same time, the buffer would conserve land for future residential developments when the dairy uses cease operation.*

LNAP 5.2 The existing dairy and other agricultural uses shall not have a timeline for withdrawal. When the land within the overlay amends the General Plan Land Use designation of Agriculture (AG), it shall convert only to Community Development Foundation designations as envisioned in this overlay.

LNAP 5.3 This overlay is divided into two distinct districts- the Business District and the Residential District. All agricultural conversions shall subscribe to the land use assumptions of these districts (Appendix E).

LNAP 5.4 All future developments must remain outside the 100 year Flood Plain line to the north within this overlay.

DRAFT



AREA PLAN: LAKEVIEW/NUEVO
SAN JACINTO RIVER/2-4 DU POLICY AREAS SUMMARY

The objective is to provide a consistent set of land use designations and policies that clearly define appropriate land use patterns for the areas both within and outside the floodplain of the San Jacinto River.

The effort will involve establishing land use designations and/or policies for lands within an area determined to be environmentally constrained (i.e., the “white line” area) and develop policies allowing for clustered residential uses outside of the environmentally constrained area. These efforts may involve changes to policies, base land use designations and/or overlay (alternate) land use designations within either of the Policy Areas. Both the 2015-acre San Jacinto River Policy Area and the 558-acre “2-4 DU” Policy Area, including an approximately 130-acre area that falls within both Policy Areas, will be examined.

Detailed Community Center Information

The intent of both of these policy areas was to allow flexibility in land use designation beyond what was depicted on the area plan land use map. However, both these policy areas were relying on implementation of the proposed San Jacinto River Channelization Project. Since the adoption of the General Plan in 2003, the county has determined not to channelize the San Jacinto River. As a result, both these policy areas, as well as the underlying land use designations, will need reconsideration. Both these policy areas collectively encompass approximately 2500 acres of the Lakeview Nuevo Area Plan. The county’s intent is to keep the San Jacinto River in its natural state as it traverses through the area plan.

Goals for the proposed changes

1. Review, and amend as deemed necessary, the land use designations and policy area text of the San Jacinto River Policy Area (approximately 2015 acres)
2. Review, and amend as deemed necessary, the land use designations and policy area text of the 2-4 DU/AC Policy Area (approximately 558 acres)
3. Make necessary modifications in the Area Plan text and map to reflect the changes warranted from the aforementioned objectives.



AREA PLAN: MEAD VALLEY
COMPONENT: GOODHOPE RURAL VILLAGE LAND USE OVERLAY

Changes will be made to the Goodhope Rural Village Overlay Study Area within the Mead Valley Area Plan to replace the Study Area with a formal Land Use Overlay and rename it as the “Goodhope Rural Village Land Use Overlay” to distinguish it from the previous study area.

The objective of this change is to ensure that parcels within the approximately 265 acre area currently bounded by the existing Rural Village Overlay Study Area have appropriate alternate land use designations assigned in an overlay to facilitate development at greater intensities than would otherwise be permitted for the given Foundation (Rural or Rural Community) and to ensure such development occurs in a coordinated and appropriate manner in locations suitable for such intensification.

The GPA 960 effort will involve determining the appropriate land use designations and policies for the parcels previously subject to the Study Area and making changes, where necessary, to its existing policies, base land use designations and, potentially, its boundaries, as well as creating new alternate land use designations via the Rural Village Land Use Overlay. These changes will facilitate development, where appropriate, and minimize conflicts between the more urban uses potentially permitted by the overlay and the existing rural and undeveloped areas that surround it.

Goals for the proposed changes

1. Analyze the existing Rural Village Overlay Study Area to determine the specific General Plan land use designations and/or overlays (partic. RVLUO) and/or land use policies that are appropriate for the locale.
2. Clarify and re-define the two terms “RVOSA and RVO” to “RVO, and RVLUO”.
3. Remove Rural Village Overlay Study Areas and replace with more specific land uses (either individual land use designations or via the RVLUO’s land use designations, as appropriate) in order to provide a clearer statement of anticipated land uses and/ or development patterns for locations previously designated as RVO-SA’s.
4. Examine associated General Plan land use policies (particularly those for the Rural Village Overlays), both in the GP Land Use Element and in the individual Area Plans, amending or revising as appropriate and placing them under the new RVLUO.



Section III

Parcel Specific Proposed Land Use Changes – 8 Criteria



COUNTY-WIDE PARCEL-SPECIFIC MAPPING CHANGES

In the five years since the adoption of the “RCIP General Plan” in October 2003, a number of minor mapping and land use designation inconsistencies have been identified as needing correction. The items listed in this category will affect specific parcels of land throughout the County. For this reason, they are grouped here by type, rather than individually by their respective Area Plans. Grouping these items in this manner also provides a clearer look at issues that might be individually insignificant, but cumulatively warrant greater review. (Note: These categories also include items previously included as part of adopted General Plan Amendment No. 716 but subsequently rescinded).

- i. Criteria 1:** Map errors including incorrectly designated mountainous areas and missing land use designation.
- ii. Criteria 2:** Open Space – Conservation Habitat designation incorrectly applied.
- iii. Criteria 3:** Public Facilities designation incorrectly applied.
- iv. Criteria 4:** Open Space – Conservation designation incorrectly applied.
- v. Criteria 5:** Open Space – Recreation designation incorrectly applied.
- vi. Criteria 6:** Parcels that need to be changed to Open Space or Public Facility designations.
- vii. Criteria 7:** Application in process prior to 2003 General Plan Adoption
- viii. Criteria 8:** Changes being made as a result of executive direction.

SUMMARY TABLE OF COUNTY-WIDE PARCEL SPECIFIC LAND USE CHANGES

DISTRICT 1			
Exhibit C2-10	30.44 acres	OS-CH to RR and RM	OS-CH incorrectly applied
Exhibit C2-11	82.76 acres	OS-CH to RM	OS-CH incorrectly applied
Exhibit C2-12	143.1 acres	OS-CH to RR, RM, and CT	OS-CH on private land
Exhibit C2-14	40.80 acres	OS-CH to RM	MWD land maintained for future land sales
Exhibit C2-15	99.28 acres	OS-CH to EDR-CD and OS-RUR	OS-CH incorrectly applied
Exhibit C3-1	9.53 acres	PF to RR and RM	OS-CH incorrectly applied
Exhibit C4-2	4.57 acres	OS-C to VLDR-RC	OS-C incorrectly applied
Exhibit C8-1	16.61 acres	RR to LI	Executive Directive
Exhibit C8-5	82.2 acres	RR to OS-CH, VLDR, and MDR	Executive Directive
DISTRICT 2			
Exhibit C3-2	20.19 acres	PF to LI w/closed landfill overlay	PF incorrectly applied
Exhibit C6-4	231.41 acres	LDR, AG, MDR, OS-C to OS-W	New inundation areas
Exhibit C8-2	6.14 acres	LI to LDR-RC	Executive Directive
Exhibit C8-4	.46 acres	LI to MHDR	Executive Directive
DISTRICT 3			
Exhibit C1-5	68.08 acres	RM, RR to RR, EDR-RC	mapping error
Exhibit C1-6	4.9 acres	CR to CT, VLDR	mapping error
Exhibit C2-3	5.86 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-4	40.52 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-5	38.18 acres	OS-CH to OS-RUR	OS-CH incorrectly applied

Exhibit C2-13	120.89 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-16	147.48 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-17	434.46 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-18	321.60 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-19	153.54 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C4-1	3.47 acres	OS-C to MDR	OS-C incorrectly applied
Exhibit C6-1	268.01 acres	OS-CH to PF	Public Facility Use
Exhibit C6-2	7.73 acres	OS-CH to PF	Public Facility Use
Exhibit C7-1	11.63 acres	AG to EDR-RC	approved prior to RCIP adoption
Exhibit C8-3	5.50 acres	MDR to LDR	Executive Directive
DISTRICT 4			
Exhibit C1-1	0.11 acres	OS-R to MDR	mapping error
Exhibit C1-2	1.12 acres	No Designation to CR	mapping error
Exhibit C1-3	0.27 acres	No Designation to MDR	mapping error
Exhibit C2-1	15.30 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-6	4.72 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-7	10.04 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-8	10.06 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-20	5.51 acres	OS-CH to RR	OS-CH incorrectly applied
Exhibit C2-21	147.39 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C2-22	160.72 acres	OS-CH to RR, RD, EDR, MDR	OS-CH incorrectly applied
Exhibit C5-1	37.63 acres	OS-R to MDR	OS-R incorrectly applied
Exhibit C6-3	36.01 acres	OS-RUR to PF	Public Facility Use

Fish Farm Operations	2,012 acres	Various to AG.	Executive Directive
DISTRICT 5			
Exhibit C2-2	3.83 acres	OS-CH to MDR	OS-CH incorrectly applied
Exhibit C2-9	40.34 acres	OS-CH to RM, RR	OS-CH incorrectly applied
Exhibit C2-23	86.74 acres	OS-CH to OS-RUR	OS-CH incorrectly applied
Exhibit C6-5	118.4 acres	OS-RUR, RM to PF	Public Facility Use
Exhibit C6-6	70 acres	PF to RM	Public Facility Designation on Private Land
Exhibit C8-6	.74 acres	RC to CD	Executive Directive



Section IV

Informational Items



AREA PLAN: COUNTYWIDE PARCEL UPDATE
COMPONENT: RCA ACQUIRED LANDS FOR THE PURPOSE OF CONSERVATION

Changes will be made to all parcels throughout the County that have been acquired for preservation as conservation habitat lands since the October 2003 adoption of the RCIP General Plan documents.

The objective is to ensure that lands acquired for preservation as conservation habitat are appropriately designated within the General Plan land use maps.

The GPA 960 effort will involve identifying all such lands (such as those acquired by the Regional Conservation Authority) and changing their existing land use designations to “Open Space – Conservation Habitat” (OS – CH) to allow for more accurate land inventories within the County and ensure subject lands are protected from development at the General Plan level. At this time, it is estimated that a total of approximately 2,586 parcels on approximately 83,271 acres will be subject to this change.

Goals for the proposed changes

1. Clarity in land use planning and development proposals.
2. Assist in evaluation of MSHCP effectiveness, procedures, and policies.
3. Update land use maps for consistency with conservation efforts of the Riverside County MSHCP.

Riverside Conservation Authority Acquired Lands

DISTRICT 1	
LAND USE	ACRES
BP	751.99
CC	54.57
CITY	0.08
CO	84.23
CR	0.09
EDR-RC	9.74
LDR-RC	3.71
LI	82.20
MDR	0.70
MHDR	8.05
OS-C	310.85
OS-CH	83872.41
OS-RUR	518.82
OS-W	2569.90
PF	530.12
RM	560.94
RR	10.99
VLDR-RC	17.12
TOTAL	89386.51
TOTAL non OS-CH	5514.10

DISTRICT 3	
LAND USE	ACRES
AG	230.9
CITY	1.4
CR	2.39
EDR-RC	106.06
HDR	0.88
IND	2.11
MDR	47.07
MHDR	7.21
OS-C	7196.16
OS-CH	148854.2
OS-R	514.57
OS-RUR	26979.94
OS-W	1584.42
PF	420.81
RM	4591.96
RR	7733.35
VLDR	25.3
VLDR-RC	8.61
TOTAL	198307.34
TOTAL non OS-CH	49453.14

DISTRICT 2	
LAND USE	ACRES
AG	1.20
BP	11.14
CR	8.02
EDR	7.29
HDR	3.41
LDR	41.77
LDR-RC	110.15
LI	88.71
MDR	26.13
MHDR	6.01
OS-C	4832.75
OS-CH	11084.30
OS-R	606.14
OS-W	1062.92
PF	2.23
RM	9.49
RR	1.54
Total	17903.20
Total non OS-CH	6818.90

DISTRICT 5	
LAND USE	ACRES
AG	14.26
CT	1.99
EDR-RC	2.22
HDR	0.74
IND	9.35
LDR	15.29
LDR-RC	6.76
LI	0.27
MDR	4.38
OS-C	13897.8
OS-CH	16889.82
OS-R	2046.42
OS-RUR	3388.36
OS-W	2398.93
PF	289.87
RM	395.35
RR	242.4
VLDR	20.49
VLDR-RC	71.57
TOTAL	39696.27
TOTAL non OS-CH	22806.45

Countywide non OS-CH total = 84,593



Technical Amendments to the Informational Maps in the General Plan 10/02/2008

The 2003 adopted general plan of the county included many maps that were created for the purposes of informing the county and the public. Most of these technical and informational maps are included in the safety element and in each of the respective area plans. Since 2003, there have been numerous changes to most these maps in the general plan. County has taken an inventory of the changes since 2003 and will update these maps with an up-to-date data and information. The following items highlighted are the maps to be updated in 2008:

Safety Element Map Changes

Resource Map ID	Resource Map Name	Related GP policy #
S-1	Mapped Faulting in Riverside County	S 2.1a-e
S-2	Earthquake Fault Study Zones	
S-3	Generalized Liquefaction	S 2.2-4
S-4	Earthquake Induced Slope Instability Map	S 2.5-8, S 3.1
S-5	Regions Underlain By Steep Slopes	S3.2-3
S-6	Engineering Geologic Materials Map	S 3.4-7
S-7	Documented Subsidence Areas	S 3.8-10
S-8	Wind Erosion Susceptibility Map	S 3.11-14
S-9	100-and 500-year Flood Hazard Zones	S 4.1-11, S 4.19-22
S-10	Dam Failure Inundation Zones	S 4.12-18
S-11	Wildfire Susceptibility	S 5.1-10
S-12	Inventory of Hospital Locations	
S-13	Inventory of Emergency Response Facilities	
S-14	Inventory of School Locations	
S-15	Inventory of Communications Facilities	
S-16	Inventory of Dam Locations	S 7.10
S-17	Inventory of Highway Bridges	
S-18	Inventory of Hazardous Materials	S 6.1, S 7.3
S-19	Airport Locations	
S-20	Major Highway Locations	
S-21	Rail Facilities, Water, Oil and Natural Gas Pipeline Data	S 7.11

Area Plan Map Changes

Figure 3	General Plan Land Use	
Figure 4	Policy Area Map	
Figure 5	Airport Land Use Compatibility/Influence Area	
Figure 6	Mt.Palomar Nighttime Lighting Policy	
Figure 7	Circulation	
Figure 8	Trails and Bikeway Systems	
Figure 9	Scenic Highway	
Figure 10	Flood Hazard	
Figure 11	Wildfire Susceptibility	
Figure 12	Seismic Hazards	
Figure 13	Steep Slope	
Figure 14	Slope Instability	
Although exact numbering differs in each area plans, the ordering of the maps are the same		
	: updated maps	