

EXHIBIT I
Final Changes to the RCIP General Plan
Amendment No. 618
October 7, 2003

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GENERAL PLAN ELEMENTS:

Introduction:

On Page I-4, revise the fifth paragraph to read as follows:

The MSHCP for Western Riverside County if adopted, will be implemented through integration into the Multipurpose Open Space element, and at the Area Plan Level. The MSHCP Advisory Committee, a third stakeholder group, also played a key role in shaping the development of the MSHCP for Western Riverside County, together with County staff and consultants. The proposed Coachella Valley MSHCP is referred to in the General Plan Multipurpose Open Space Element, as well as the Area Plans for REMAP, The Pass, Western Coachella Valley and Eastern Coachella Valley.

On Page I-7 delete the second bullet item in the text box which reads: “Incorporates the major conclusions from the CETAP and MSHCP studies;”

On Page I-7, revise the second paragraph under the heading, “The Foundation Components” to read as follows:

As detailed in the description of the General Plan Certainty system (see general description below and Chapter 10, Administration), the significance of these foundation components is that General Plan Amendments proposing a change of land use designation from one Foundation Component to another will only be entertained by the County at five-year intervals, except in specific extraordinary circumstances and Agriculture Foundation Amendments which are considered at 2 ½-year intervals.

On Page I-9, delete the Integrating Habitat Consideration section.

Vision Statement:

On Page V-6, revise the Man-made Environment Vision Statement as follows:

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

On Page V-16, add the following sentence to item 4:

Measures have been taken to preserve the long-term viability of airports by protecting them from the encroachment of incompatible development.

On Page V-17, revise the second and fourth sentence of the opening paragraph of the Conservation and Open Space Resource System to read as follows:

The multi-purpose open space system provides for the preservation of multiple species.Land areas will be preserved, set-aside for this purpose, and linked by corridors of various designs to allow movement between habitat areas.

On Page V-20 and as it may occur elsewhere in the General Plan, amend Agricultural Vision Statement No. 6 to read as follows

Where agricultural activities such as dairies, egg production and animal husbandry are accommodated, they are accompanied by special provisions for mitigating impacts on adjacent development to facilitate their continued operation consistent with State and local Right-to-Farm laws.

Land Use Element:

On Page LU-11, delete the last sentence of the fourth paragraph of the section on Concepts of the General Plan. This sentence begins, "In addition, the multi-purpose open space system provides...."

On Page LU-17, revise the last sentence of paragraph 4 under Administration to read:

The intent of these policies is to provide directions to allow for the continued operation of non-conforming uses as well as to ensure a coordinated planning effort between the County and cities, LAFCO, service providers, and the County Airport Land Use Commission.

On Page LU-18, delete policy LU 1.3.

On Page LU-18, revise policy LU 1.5 to read as follows:

The County shall participate in regional efforts...

On Page LU-18, add a new Policy LU 1.8 as follows:

LU 1.8: Within five years of the adoption of this General Plan, review all Specific Plans that have been in effect for 20 or more years in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment (five-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that five-year period.

On Page LU-18, add a new Policy LU 1.9 as follows:

As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the general plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes.

On Page LU-18, amend the Administration section to add new policies to read as follows:

LU 1.10: The zoning of properties consistent with this General Plan need not strictly conform to the level of development intensity or residential density specified on General Plan or Area Plan land use maps. In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied.

LU 1.11: The Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document.

LU 1.12: In conjunction with the adoption of this General Plan, each adopted Specific Plan is identified as a "Community Development" Specific Plan, a "Rural Community" Specific Plan, or a "Rural" Specific Plan. Future Specific Plans shall be similarly identified at the time of adoption. The following Specific Plan Amendments and Specific Plan Substantial Conformance applications shall not be interpreted to constitute Foundation-level changes subject to the 5-year Foundation General Plan Amendment cycles:

- a. All proposed land use designation changes within a “Community Development” Specific Plan;
- b. All proposed land use designation changes within a “Rural Community” Specific Plan, except those that propose to establish “Community Development” (other than Public Facilities) designations within its boundaries;
- c. All proposed land use designation changes within a “Rural” Specific Plan, except those that propose to establish “Community Development” (other than Public Facilities) or “Rural Community” designations within its boundaries.

A proposal to add a Public Facilities designation within a Rural Community” or “Rural” Specific Plan shall not be considered a Foundation-level change.

On Page LU-18, amend the Administration section (which begins on Page LU-17) by adding a new policy to read as follows:

LU 1.13: Pursuant to State law, each land use designation that provides for residential development (other than caretakers’ dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.

On Page LU-19, delete the first sentence of the second paragraph. This sentence begins, “The achievement of these desires....”

On Page LU-19, revise LU 2.1 d to read as follows:

Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.

On Page LU-21, amend the section titled “Community Design” which begins on Page LU-20 by adding Policy 3.5 stating as follows:

LU 3.5: Prepare a community separators map or overlay that will illustrate the intent of the County of Riverside and its residents that the County’s distinctive community identities be

maintained and not be absorbed in a sea of continuous suburban development. The map should be a “bubble” diagram rather than attempting to delineate policy boundaries.

Topographical and geographical features such as mountains, hills, rivers, and floodplains should constitute the community separators in most cases. The map should be used as a tool for the County’s use in inter-governmental matters, such as commenting on proposals submitted to or by LAFCO, cities, or tribal authorities.

On Page LU-24, in the section titled “Infrastructure, Public Facilities & Service Provision”, add a new policy to read as follows:

LU 5.4 Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of “public facilities”. This policy will ensure that the “public facilities” designation governs over what otherwise may be inferred by the large scale general plan maps.

On Pages LU-24 and LU-25, amend Policy LU 6.2 to read as follows:

LU 6.2: Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space – Rural and Agriculture designations, under the following conditions: (AI 1,3)

- a. The facility is compatible in scale and design with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.
- b. The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.

On Page LU-25, revise LU 6.5 to read as follows:

Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

On Page LU-27, revise the second sentence of the third paragraph of the Open Space, Habitat & Natural Resources Section as follows:

The Multipurpose Open Space Element addresses this issue in great detail.

On Page LU-27, revise Policy LU 8.5 to read as follows:

LU 8.5: In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible.

On Page LU-30, reword LU 11.1 f to read as follows:

Encourage the limitation of grading, cut and fill...

On Page LU-31, revise Policy 13.5, 13.6, and 13.7 to read as follows:

LU 13.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)

LU 13.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 6)

LU 13.7 Require that the size, height, and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)

On Page LU-31 and LU-32, delete the present section on Airports and replace with the following:

Airports

Airports in Riverside County provide an important function for passengers as well as for local and regional economies. Future population increases will create an additional demand for air transportation. In order to ensure the orderly expansion of airports and the adoption of land use measures

that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses, the State of California has adopted the Airport Land Use Law, Public Utilities Code Sections 21670-21679.5. This General Plan is intended to implement and be consistent with the purposes of the Airport Land Use Law.

The Airport Land Use Law provides for the creation of the Riverside County Airport Land Use Commission (ALUC) and the adoption of airport land use compatibility plans by the Commission to assist the County and affected cities in land use planning in the vicinity of public use airports located in the County. The Commission has adopted airport land use compatibility plans for airports in the County, and each of those plans, as presently adopted, is included in Appendix L and incorporated by reference. For a summary of those plans, refer to the appropriate Area Plan's Airport Influence Area section for the airport in question (See Reference Table).

Policies:

- LU 14.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.
- LU 14. 2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix L and as summarized in the Area Plan's Airport Influence Area section for the airport in question.
- LU 14.3 Review all subsequent amendments to any airport land use compatibility plan and either adopt the plan as amended or overrule the Airport Land Use Commission as provided by law (Government Code Section 65302.3).
- LU 14.4 Prior to the adoption or amendment of this General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of any airport land use compatibility plan, refer such proposed actions for determination and processing as provided by the Airport Land Use Law.
- LU 14.5 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan.
- LU 14.6 In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of

birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports.

- LU 14.7 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.
- LU 14.8 **ADVISORY REVIEWS:** The County may from time to time elect to voluntarily submit proposed actions or projects that are not otherwise required to be submitted to the ALUC under the Airport Land Use Law in the following circumstances:
- a. Clarification: If there is a question as to the purpose, intent or interpretation of an airport land use compatibility plan (CLUP) or its provisions; or
 - b. Advisory: If assistance is needed concerning a proposed action or project relating to Airport Land Use matters.
- LU 14.9 All development proposals within an Airport Influence Area will be submitted to the affected airport.

On Page LU-32, add a Table LU-6 to the Airports section above showing the Relationship of ALUC Compatibility Plans to County Area Plans.

On Page LU-32 through LU 34, delete the Wind Energy Resources section and replace it as follows:

Wind Energy Resources:

Energy resources provide the power necessary to operate and maintain the quality of life enjoyed by most Riverside County residents. Wind energy resources are among the beneficial energy resources located in Riverside County; development of wind resources provides economic and revenue advantages to the County. Many types of wind energy power generating facilities are present or will be built within the life span of this General Plan; however, the potential aesthetic, land use, noise, and ecology issues associated with the development of wind turbines necessitates adequate policy direction in order to ensure the continuation of the quality of life in the County. Wind turbines, also referred to as Wind Energy Conversion Systems (WECS), should generally be located away from natural hazards, critical habitat and community development type land uses. Nonetheless, wind turbines have an essential role as electric power generators, and,

consistent with these policies may be constructed and maintained in areas proven to have a wind resource.

Policies:

- LU 15.1 Prohibit commercial wind turbines within the Community Development and Rural Community Foundation Component Areas, and within the Rural Residential land use designation. (AI 3).
- LU 15.2 Require wind turbines to address through project design the alignments of multipurpose trails as designated on Figure C-5 of the Circulation Element.
- LU 15.3 Require wind turbines to address through project design County Regional Parks and sensitive environmental areas. Setbacks will be determined on a project by project basis. (AI 3).
- LU 15.4 Except in unusual circumstances, no wind turbines shall be sited on lands in excess of 25% of slope.
- LU 15.5 Except in unusual circumstances, restrict lands in excess of 25% of slope from uses associated with wind turbine development, such as access roads, except in specific instances where site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated. (AI 3).
- LU 15.6 Prohibit wind turbines located on top of earthquake faults or lineaments. (AI 3).
- LU 15.7 Geotechnical considerations, such as potential landslides and mudflows, shall be reviewed with all commercial wind energy developments. Geotechnical reports submitted for review shall adequately address avoidance of hazards and, if avoidance is not feasible, propose mitigation according to good engineering practices. (AI 3).
- LU 15.8 Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be considered, including endangered species avoidance and mitigation, bird migration flyways, and may include appropriate consultation with state and federal wildlife agencies. (AI 3).

- LU 15.9 Restrict placement of commercial wind turbine arrays within 2,000 of residential development for arrays with 10 or fewer wind turbines and restrict placement of commercial wind turbine arrays within 3000 feet or greater of residential development for arrays with more than 10 wind turbines, unless the applicant supplies documentation that the machines are designed according to proven engineering practices and will not violate applicable County noise standards including excessive low frequency or pure tone noise. (AI 3)
- LU 15.10 Require wind turbines to operate at less than 65db(A) and not less than 60db(A) when installed adjacent to noise-sensitive land uses. (AI 3).
- LU 15.11 Ensure that site designs and operation provide for adequate security and safety to less the possibilities and impacts of accidents, vandalism, and environmental hazards. (AI 3).
- LU 15.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and sitting: (AI 3).
- a. Color of turbines;
 - b. Location and design of associated facilities such as roads, fencing, non Public Utilities Commission regulated utility lines, substations and maintenance buildings to minimize intrusion or disruption of the landscape;
 - c. Minimizing of disturbed ground and roadway, and restoring of the surface to natural vegetation;
 - d. Prohibition of brand names or advertising associated with wind turbines visible from any scenic highways or key viewpoints;
 - e. Need for interpretation and/or visitors center located at the end of the view shed of turbines.
- LU 15.13 Require design measures for commercial wind energy development on sites near official or eligible State or County Scenic Highways designated (Figure C-7, Circulation Element) by Riverside County, and sites within those areas identified as “critical” and “very critical” by Environment Impact Report No. 158. Issues which may be included in the review may be, but

are not necessarily limited to, the following list, depending on turbine types, densities, and siting: (AI 3).

- a. Except in unusual circumstances, no wind turbine will be sited on slopes in excess of 25%; the purpose of this standard is to prevent disturbance and degradation of landforms, and visual scarring by cut and fill, side casting, retaining walls, trenching, and vegetation removal; avoid skyline and ridgeline location.
- b. Wind turbines should be set back from scenic highways and viewpoints; set back individual turbines far enough from scenic highways and key viewpoints so they do not obscure or overwhelm distinctive skylines; set back large turbines from small important landmarks so that they do not overwhelm the landform.
- c. Coordinate color schemes for all developments; avoid mixing colors within a particular array unless to subordinate a particular turbine type or to provide safety markings; limit use of color patterns as accent for key clusters or individual turbines; consider aviation safety coloration and lighting as may be required by the FAA.

On Page LU-34 at the end of the page, add a new subsection to read as follows:

Density Transfers

Density transfers for residential dwelling units are an important tool for implementing several goals of the County's General Plan, including open space preservation, the provision of community separators, and rural lands preservation. Additionally, if the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) is adopted, density transfers will be an important tool in helping to assemble the Plan's reserve system. The County is working with community stakeholders to develop policies to implement a program to enable and encourage transfers of density that implement the goals described above. The policies will also be designed to be implemented in conjunction with the Incentives System (Administration Element: Page A-18). When completed, the density transfer policies will be considered for incorporation into the General Plan.

On Page LU-35, amend the second paragraph under the heading, "Land Use Designation Policies," by amending the second and third sentences to read as follows:

The General Plan Foundation Components describe the overall nature and intent of each of the five General Plan land uses: Community Development, Rural Community, Rural, Agriculture, and Open Space. These Foundation Components are general in nature and do not determine the specific land use on individual properties located within the boundaries of Area Plans.

On Page LU-35, amend the third paragraph under the heading, "Land Use Designation Policies," by amending the second and third sentences to read as follows:

The Land Use Designations Summary Table (Table LU-3) on the following page provides intensity/density standards and allowable land uses for each land use category. A detailed description of the land use designations, associated policies and development standards follows this table. For land use designations permitting residential uses at densities at or less than 2 dwelling units per acre, typical representative minimum lot sizes are also displayed to provide the reader with a conceptual understanding of what types of lotting patterns can occur resulting from development in these designations. The table is not intended to imply that there is a minimum lot size requirement associated with any land use designation. However, minimum lot size requirements do apply in some circumstances elsewhere in the General Plan in conjunction with clustering policies, policy areas, etc.

On Page LU-35, add a fourth paragraph under the heading Land Use Designation Policies to read as follows:

All references to acreage or acres in this Element, unless otherwise specified, pertain to gross acreage.

On Page LU-35, insert the following text immediately preceding Figure LU-5:

Standards of population density for residential uses can be derived for each residential land use category by multiplying the maximum allowable number of dwelling units per gross acre (du/ac) for the category by the average number of persons per dwelling unit assumed for the residential designations. The persons per dwelling unit standard used for western Riverside County (except REMAP) is 3.01. The persons per dwelling unit standard used for eastern Riverside County (and REMAP) is 2.97. The 2.97 persons per dwelling unit factor is applied to areas within REMAP, the Eastern Desert Land Use Plan, and the Western Coachella Valley, Eastern Coachella Valley, Desert Center, and Palo Verde Valley Area Plans. All other areas utilize the 3.01 persons per dwelling unit standard. (These standards are described in Appendix E, Socioeconomic Buildout Projections Assumptions & Methodology.)

Standards of population density for nonresidential uses can be derived by multiplying one gross acre (43,560 square feet) by the net acreage factor of 0.75 (0.80 for industrial uses); then by the applicable Floor Area Ratio (FAR, or gross building area of all floors divided by lot area); and then dividing by the assumed square foot per employee factor. The assumed average square footage of nonresidential building floor area per employee varies among the non-residential land use designations, and is described in Appendix E, Socioeconomic Buildout Projections Assumptions & Methodology.

On Page LU-35 and LU-36, revise Figure LU-5 and Table LU-3 to reflect the following classification of General Plan Foundation Components and land use designations:

Community Development: Estate Density Residential (2 acre minimum lot size), Very Low Density Residential (1 acre minimum lot size), Low Density Residential (one - half acre minimum lot size), Medium Density Residential (2-5 dwelling units per acre), Medium High Density Residential (5-8 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), Very High Density Residential (14-20 dwelling units per acre), Highest Density Residential (20 + dwelling units per acre), Commercial Retail, Commercial Tourist, Commercial Office, Community Center, Light Industrial, Business Park, Public Facilities, and Mixed Use per Adopted Specific Plan.

Rural Community: Estate Density Residential (2 acre minimum lot size), Very Low Density Residential (1 acre minimum lot size), and Low Density Residential (one- half acre minimum lot size).

Rural: Rural Residential (5 acre minimum lot size), Rural Mountainous (10 acre minimum lot size), and Rural Desert (10 acre minimum lot size).

Agriculture: Agriculture.

Open Space: Conservation, Conservation-Habitat, Open Space-Recreation, Open Space-Rural, Open Space-Water, and Open Space-Mineral Resources.

On Page LU-35, add a new section to the Land Use Designation Policies as follows:

Rural Community

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. Agriculture is permitted in these areas.

These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County experience rapid urban development, providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature.

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 is permitted in this designation. 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 is 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 is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

On Page LU-36, replace Table LU-3 with the table on the following page.



**Table LU-3
Land Use Designations Summary Table**

Foundation Component	Area Plan Land Use Designation	Building Density/Intensity Range	Comments
Community Development	Estate Density Residential (EDR)	2 AC Min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels where intensive animal keeping is discouraged
	Very Low Density Residential (VLDR)	1 AC Min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels where intensive animal keeping is discouraged
	Low Density Residential (LDR)	½ AC Min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels where intensive animal keeping is discouraged
	Medium Density Residential (MDR)	2 - 5 DU/AC	<ul style="list-style-type: none"> Single-family detached residences Lot sizes range from 5,500 to 20,000 sq. ft., that means standard 7200 sq. ft. lots allowed
	Medium High Density Residential (MHDR)	5 - 8 DU/AC	<ul style="list-style-type: none"> Single-family detached residences, with potential for cluster development Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 DU/AC	<ul style="list-style-type: none"> Single-family attached residences, including townhouses, stacked flats, courtyard homes etc.
	Very High Density Residential (VHDR)	14 - 20 DU/AC	<ul style="list-style-type: none"> Single-family attached residences and multifamily dwellings
	Highest Density Residential (H'TDR)	20+ DU/AC	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium Multi-storied (3 +) structures are allowed
	Commercial Retail (CR)	0.20 - 0.35 FAR*	<ul style="list-style-type: none"> Local and regional serving retail and service uses
	Commercial Tourist (CT)	0.20 - 0.35 FAR*	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/ amusement activities
	Commercial Office (CO)	0.25 - 1.0 FAR*	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services
	Light Industrial (LI)	0.25 - 0.60 FAR*	<ul style="list-style-type: none"> Industrial and related uses including warehousing/ distribution, assembly and light manufacturing, and repair facilities.
	Heavy Industrial (HI)	0.15 - 0.50 FAR*	<ul style="list-style-type: none"> More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR*	<ul style="list-style-type: none"> Employee intensive uses, including research & development, technology centers, corporate offices and "clean" industry
	Public Facilities (PF)	< 0.60 FAR*	<ul style="list-style-type: none"> Public/ quasi-public uses such as landfills, airports, utilities, and other civic uses.
	Community Center (CC)	5 - 40 DU/AC 0.01 - 0.3 FAR*	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area
Mixed Use per Adopted Specific Plan		<ul style="list-style-type: none"> Mixture of residential, commercial, office, entertainment, educational and/or recreational uses or other uses per adopted Specific Plans 	
Rural Community	Estate Density Residential (EDR)	2 AC Min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels Intensive equestrian and animal keeping uses are expected and encouraged 1 Ac. Min. for SOI of City of Corona, Moreno Valley & Riverside; 10,000 sq. ft. Min. for projects adjacent to CD Foundation with clustered units; ½ Ac. Min. for all other areas
	Very Low Density Residential (VLDR)	1 AC Min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels Intensive equestrian and animal keeping uses are expected and encouraged 1 Ac. Min. for SOI of City of Corona, Moreno Valley & Riverside; 10,000 sq. ft. Min. for projects adjacent to CD Foundation with clustered units; ½ Ac. Min. for all other areas
	Low Density Residential (LDR)	½ AC Min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels Intensive equestrian and animal keeping uses are expected and encouraged 1 Ac. Min. for SOI of City of Corona, Moreno Valley & Riverside; 10,000 sq. ft. Min. for projects adjacent to CD Foundation with clustered units; ½ Ac. Min. for all other areas
Rural	Rural Residential (RR)	5 AC Min.	<ul style="list-style-type: none"> One single-family residence with a minimum lot size of 5 AC Limited animal keeping and agricultural uses are allowed
	Rural Mountainous (RM)	10 AC Min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 AC and limited animal keeping and agriculture 70% areas of 10 Acres has slopes of 25% or greater
	Rural Desert (RD)	10 AC Min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 AC Allows limited animal keeping, agriculture, recreational, renewable energy uses, compatible resource development, and governmental and utility uses.
Agriculture	Agriculture (AG)	10 AC Min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants and other related uses One single-family residence allowed per 10 acres
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to lands conserved and managed in accordance with adopted Habitat Conservation Plans
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural drainage corridors
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, golf courses Neighborhood parks are permitted within residential land uses
	Rural (RUR)	20 AC Min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities Areas held in reserve for future mineral extraction and processing
Overlays (Not a Foundation Component, may be used in different foundation components)	Community Center Overlay (CCO)		<ul style="list-style-type: none"> Future Community Center, where there is a need to protect other options for development while Community Center concept is pursued.
	Rural Village Overlay (RVO)		<ul style="list-style-type: none"> A concentration of development of residential and commercial uses within areas of rural character Allows uses and maximum density of Medium Density Residential, Medium High Density Residential and Commercial Retail
	Community Development (CDO)		<ul style="list-style-type: none"> Allows Community Development land use designations to be applied in future within specified areas within other foundations while maintaining underlying foundation until CD uses are approved

*FAR- Floor Area Ratio

On Page LU-36, insert the table entitled Population per Square Mile immediately following Table LU-3:

POPULATION PER SQUARE MILE						
Area Plan Designation	Western Riverside County Excluding REMAP			Eastern Riverside County Including REMAP		
	Minimum	Projected	Maximum	Minimum	Projected	Maximum
Open Space-Rural	0	48	96	0	48	95
Agriculture, Rural Mountainous, Rural Desert	0	96	193	0	95	190
Rural Residential	193	289	385	190	285	380
Estate Density Residential	385	674	963	380	665	950
Very Low Density Residential	963	963	1926	950	950	1901
Low Density Residential	1926	2312	3853	1901	2281	3802
Medium Density Residential	3853	6742	9632	3802	6653	9504
Medium High Density Residential	9632	12522	15411	9504	12355	15206
High Density Residential	15411	21190	26970	15206	20909	26611
Very High Density Residential	26970	32749	38528	26611	32314	38016
Highest Density Residential/ Community Center	38528	57792	77056	38016	57024	76032

On Page LU-38, amend Policy LU 16.1 to read as follows:

- LU 16.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.

On Page LU-39, amend Policy 16.6 to read as follows:

- LU 16.6 Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)

On Page LU-39, amend LU 16.7 to read as follows:

Adhere to Riverside County's Right-to-Farm Ordinance.

On Page LU-39, amend Policy LU 16.10 to read as follows:

- LU 16.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County's intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan. Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such retail uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit or other discretionary approval required for these uses:

- a. Whether the use provides a needed service to the surrounding agricultural area that cannot be provided more efficiently within urban areas or requires location in a non-urban area because of unusual site requirements or operational characteristics;
- b. Whether the use is sited on productive agricultural lands and less productive land is available in the vicinity;

- c. Whether the operational or physical characteristics of the use will have a detrimental impact on water resources or the use or management of surrounding properties within at least 1/4 mile radius;
- d. Whether a probable workforce is located nearby or is readily available.

Allow for proposed agriculturally-related processing uses whether or not in conjunction with a farming operation, such as commercial canning, packing, drying, and freezing operations, in all areas and land use designations. Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such processing uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit required for these uses:

- a) Whether the uses are clustered in centers instead of single uses;
- b) Whether the centers are located a sufficient distance from existing or approved agricultural or rural residential commercial centers or designated commercial areas of any city or unincorporated community;
- c) Whether sites are located on a major road serving the surrounding area;
- d) Whether the road frontage proposed for the uses and the number of separate uses proposed are appropriate;
- e) For proposed value-added uses such as canneries and wineries with on-premises retail uses, the evaluation under the criteria above shall consider the service requirements of the uses and the capability and capacity of cities and unincorporated communities to provide the required services.

On page LU-40, Add a new agricultural policy, LU 16.11, to read as follows:

The County shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities.

On Page LU-41, amend the final sentence of the definition of *Rural Residential (RR)* to read as follows:

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.

On Page LU-42, amend the final sentence of the definition of *Rural Mountainous (RM)* to read as follows:

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.

On Page LU-42, amend the second sentence of the definition of *Rural Desert (RD)* to read as follows:

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.

On Page LU-42, revise LU 17.4 to read as follows:

Encourage clustered development where appropriate on lots smaller than...

On Page LU-44, revise the second sentence of the first paragraph to read:

There are a number of methods proposed to achieve this balance, including implementation of adopted MSHCP's, the creation....

On Page LU-44, revise the first sentence of the Open Space-Conservation Habitat designation to read:

The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCP's.

On Page LU-44, add a third sentence to the definition of the *Open Space - Water (OS-W)* designation to read as follows:

The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be

undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.

On Page LU-45, amend policy LU 18.2 to read as follows:

LU 18.2 Cooperate with the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

On Page LU-45, revise LU 19.4 to read:

Encourage that structures be designed to maintain the environmental character in which they are located.

On Page LU-45, delete the second and third sentences of the definition of Open Space – Rural and replace as follows:

Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

On Page LU-48 through LU-50, rename all residential designations in accordance with the classification of land use changes made on Page LU-35 and LU-36 to Figure LU-5 and Table LU-3 described above.

On Page LU-48, delete the paragraph under the heading “Very Low Density Residential (VLDR),” and replace it with the following three paragraphs:

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 Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Estate Density Residential designation), intensive animal-keeping uses are discouraged or would be limited as appropriate in order to ensure compatibility between the EDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres, which allows a minimum lot size of 2

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 Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Very Low Density Residential land use designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the VLDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 2 dwelling units per acre, which allows a minimum lot size of 1 acre.

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 Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the LDR designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the LDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre, which allows a minimum lot size of one - half acre.

On Page LU-50, revise LU 22.6 to read:

Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)

On Page LU-51, revise the description of Commercial Retail to read:

Commercial Retail (CR) – The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County unincorporated territory. The amount of land designated for Commercial Retail development within the County's land use plan exceeds that amount which is anticipated to be necessary to serve the County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the County. In order to more accurately project the actual potential for retail development

within the County unincorporated areas, and the traffic and environmental impacts that would result from it, the statistical build out projections for the County assume that 40% of the area designated Commercial Retail might ultimately develop as commercial uses. It is assumed that residential uses at the Medium Density Residential range would develop on the remaining 60% of the CR designated areas. Floor area ratios range from 0.2 to 0.35.

On Page LU 51, insert a new Policy LU 23.2 and renumber all subsequent policies. Policy LU 23.2 is to read:

LU 23.2: Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate.

On Page LU-53, delete the first sentence of the definition of Public Facilities and replace it with the following two sentences:

The Public Facilities area plan land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Privately held uses with public facility characteristics are not required to be designated as Public Facilities, but are eligible to be so designated based on site-specific reviews of the characteristics of the use in question.

On Page LU-54, revise Public Facility Area Plan Land Use Designation policy LU 25.2 related to Community Design as follows:

LU 25.2 Protect major public facilities, such as landfill and solid waste disposal sites and airports, from the encroachment of incompatible uses.

On Page LU-54, in the section titled “Public Facility Area Plan Land Use Designation”, add new policies to read as follows:

LU 25.6 Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of Public Facilities. This policy will ensure that the “public facilities” designation governs over what otherwise may be inferred by the large-scale general plan maps.

LU 25.7: Due to the scale of General Plan and Area Plan maps and the size of the County, utility easements and linear rights-of-way that are narrow in width are not depicted on General Plan and Area Plan maps. These features need to be taken into consideration in the review of applications to develop land and proposals to preserve land for conservation.

On Page LU-58, add Policy LU 26.12 and a new land use designation, Mixed Use Per Adopted Specific Plan as following:

Location and Extent of Community Centers

LU 26.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan amendments (GPAs). However, the areal extent of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a general plan amendment) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any 5-year certainty period.

Mixed Use Planning Area - The Mixed Use Planning Area land use designation is intended to reflect mixed use areas. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. Many of the Mixed Use Planning Areas are located in specific plans. In the future, these areas may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

On Page LU-59, add the following title and text immediately following the paragraph entitled "Overlays."

Community Development Overlay

The Community Development Overlay is a tool that allows Community Development land use designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas, while maintaining the underlying land use designations of these other foundation components until such time as the Community Development land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing uses and designations and proposed new Community Development designations, and the permitted density and intensity of development. Community Development Overlays established at the time of General Plan adoption are mapped on the affected Area Plan Land Use Plan maps. General Plan Amendments from other Foundation Components to Community Development designations within the Community Development Overlay are exempt from the 5-year Foundation Amendment restriction.

Community Center Overlay

The Community Center Overlay is applied in areas where the intent under the General Plan is for either a Community Center to be developed, or for the underlying designated land use to be developed depending on the desires of the affected landowners. Various factors, including the existence of multiple small parcels, existing development patterns, or uncertainty as to the ultimate location of the community center in the local area, result in the need to retain flexibility regarding options for development while the community center concept is pursued. In Community Center Overlay areas, either a specific plan or a more general master plan, instead of a specific plan, may be established. Also, for implementation, an overlay zone may be applied that provides flexible regulations to facilitate the ultimate development of a community center while preserving many traditional land use and development options. Because of the multiplicity of smaller parcels in some Community Center Overlay areas and other factors, the County may take a role in working with area landowners to prepare a master plan or a specific plan, and undertaking other functions that would assist in developing a community center.

- LU 27.01 Allow either a Community Center or a land use consistent with the underlying designation to be developed in areas covered by the Community Center Overlay designation.
- LU 27.02 The Community Center Overlay designation may be applied to any area within the Community Development Foundation Component, where such application would be consistent with the intent and policies of this section, and the potentially ultimate development of a community center, consistent with

the intent and policies of the Community Center area plan land use designation.

- LU 27.03 Since it is a land use designation within the Community Development Foundation Component, the Community Center Overlay designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan amendments (GPAs).

On Page LU-59, revise the title of the “Rural Village Overlay” section to read: “Rural Village Overlay and Rural Village Overlay Study Area.”

On Page LU-59, delete the paragraph under Rural Village Overlay and replace it with the following:

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. 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. The following rural villages are regarded as Rural Village Overlay Study Areas: Meadowbrook and El Cariso (Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan, and Aguanga, Radec Junction, and Twin Creek Ranch (REMAP Area Plan).

On Page LU-60, add Policy LU 27.7 as follows:

- LU 27.7 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 rural villages shall be studied 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. 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.

On Pages LU-60 and LU-61, amend the section titled Overlays by deleting the sub-section titled “Neighborhood Center Overlay”, with all of its associated policies, and by adding the following sub-section:

Specific Community Development Designation Overlays

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. The application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the five-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to five-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the 5-year limit placed on Foundation Component General Plan Amendments, but only for the general plan amendment to the specific designation of the overlay. (For example, a property that has an underlying designation of Rural Community – Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail within the five-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to receive approval of a General Plan Amendment to Medium Density Residential during that period.)

In situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, consult the applicable Area Plan text for an explanation.

On Page LU-62, amend the first sentence of the second paragraph of the section titled “Eastern Riverside County Desert Areas (Non-Area Plan)” to read as follows:

The portion of eastern Riverside County located easterly of the Coachella Valley is characterized by expansive, primarily undeveloped desert and mountainous areas.

On Page LU-62, amend the list of “natural features and land uses” in the third paragraph by inserting, following the reference to the banks of the Colorado River and preceding the reference to several mining operations, the following text:

- The Colorado River Aqueduct owned and operated by the Metropolitan Water District of Southern California.

Add a Page LU-72 at the end of the Land Use Element and establish a new section as follows:

Areas Subject to Indian Jurisdiction

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 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.

Multipurpose Open Space Element:

On Page OS-3, revise the third paragraph in the Renewable Resource section as follows:

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

On Page OS-12, add the following definitions for Development and Watercourse:

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

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

On Page OS-12, amend Policy OS 5.3 to read as follows

- OS 5.3 Based upon site, specific study, all development shall be set back from the floodway boundary a distance adequate to address the following issues:
- a. Public safety;
 - b. Erosion;
 - c. Riparian or wetland buffer;
 - d. Wildlife movement corridor or linkage; and
 - e. Slopes. (AI 59, 60)

On Page OS-12, amend Policy OS 5.5 to read as follows:

- OS 5.5 New development shall preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Incentives shall be utilized to the maximum extent possible.

On Page OS-12, amend Policy OS 5.6 to read as follows

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

On Page OS-13, amend Policy OS5.7 to read as follows:

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

On Page OS-13, amend Policy OS 6.2 to read as follows:

- OS 6.2 Preserve buffer zones around wetlands where feasible and biologically appropriate.

On Page OS-15, replace Policy OS 7.2 with the following:

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

(e.g., establish a reliable and/or less costly supply of irrigation water). (AI 78)

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

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

On Page OS-15, amend Policy OS 7.3 to read as follows:

OS 7.3 Encourage conservation of productive agricultural lands and preservation of prime agricultural lands.

On Page OS-19, revise Policy OS 8.1, Forest Resources Policy, to read:

...and protecting natural resources and habitat lands included within the MSHCPs. (AI 3)

On Page OS-20, revise the Wind Energy section under the Renewable Energy title to read as follows:

Wind Energy

Wind energy generation installation, known also as Wind Energy Conversion Systems (WECS), are a well established industry in the San Gorgonio Pass and Coachella Valley areas of the County. General regulatory issues to be considered in relation to wind energy are aesthetics, safety, noise, air navigation interferences, land use, wildlife and general ecology, slopes and erosion, PM10 and dust control, wind access and equity.

Policies:

- OS 10.1 Provide for orderly and efficient wind energy development in a manner that maximizes beneficial uses of the wind resource and minimizes detrimental effects to the residents and the environment of the County.
- OS 10.2 Continue the County's Wind Implementation Monitoring Program (WIMP) in order to study the evolution of wind energy technology, identify means to solve environmental and community impacts, and provide for an ability to respond with changes in the County's regulatory structure.

On Page OS-31, add Policy OS 15.2 to the Petroleum Resources Section as follows:

- OS 15.2 Development of renewable resources should be encouraged.

On Page OS-31, revise OS 16.3 to read:

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

On Page OS-33 through OS-36, replace the text with the following:

Preservation

The RCIP Vision directs that,

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

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

MULTIPLE SPECIES HABITAT CONSERVATION PLANS

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

To address the issues of wildlife health and sustainability, the County has participated in or directed the development of two Multiple Species Habitat Conservation Plans (MSHCP’s). These proposed MSHCP’s are stakeholder driven, comprehensive, and multi-jurisdictional, and focus on the conservation of both species and associated habitats, in order to address biological and ecological diversity conservation needs and provide

mitigation for the impacts of development in Riverside County. These plans are two of several large multi jurisdictional habitat planning efforts within southern California which have been developed under the overall goal of maintaining biological diversity within a rapidly urbanizing region. The proposed MSHCP's, if adopted, will allow the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program that will facilitate the preservation of biological diversity as well as maintain the region's quality of life.

Should these MSHCP's not be adopted, it will be necessary to assess development related impacts and develop associated mitigation measures on a project by project basis.

Coachella Valley Association of Governments MSHCP Program Description

The Coachella Valley Association of Governments (CVAG) is preparing, on behalf of its member agencies, a proposed Multiple Species Habitat Conservation Plan that is intended to cover 28 species of plants and animals in the Coachella Valley. Currently, this plan proposes to conserve between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards and an aggressive acquisition program, for a total conservation area of between 700,000 to 750,000 acres.

Relationship to Area Plans

The Pass, Eastern Coachella Valley, Western Coachella Valley and REMAP Area Plans would be affected by the CVAG MSHCP, if it is adopted. These area plans contain maps and general information about the proposed MSHCP. Consult the area plans for further information.

Western Riverside County MSHCP Program Description

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

Tibia Mountains, Desert Transition and San Bernardino Mountain bio-regions.

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

A Stakeholder Driven Process

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

Relationship to Area Plans

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

Policies:

- OS 17.1 Enforce the provisions of applicable MSHCP's, if adopted, when conducting review of development applications. (AI 10)

- OS 17.2 Enforce the provisions of applicable MSHCP's, if adopted when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP. (AI 10)
- OS 17.3 Enforce the provisions of applicable MSHCP's, if adopted when conducting review of possible general plan amendments and/or zoning changes. (AI 10)
- OS 17.4 Require the preparation of biological reports in compliance with Riverside County Planning Department Biological Report Guidelines for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.
- OS 17.5 Establish baseline ratios for mitigating the impacts of development related uses to rare, threatened and endangered species and their associated habitats to be used until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.

ENVIRONMENTALLY SENSITIVE LANDS

The County's multipurpose open space system will be created and maintained using several different techniques, all related to preservation of significant environmental resources. By preserving multi-species habitat; by creating and maintaining active and passive parks, recreation areas and trail systems; by conserving natural and scenic resources; and avoiding natural hazard areas; a complete system of open space will be achieved that ensures the County's "remarkable environmental setting" remains intact for future generations of citizens to enjoy. This section identifies policies for the preservation of environmentally sensitive land within the County of Riverside, including, but not limited to, the land to be preserved through the MSHCPs.

Policies:

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

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

On Page OS-37, revise policy OS 19.5 to read:

Transmit significant development proposals to the History Division of the Riverside County Regional Park and Open-Space District for evaluation in relation to the destruction/preservation of potential historical sites. Prior to approval of any development proposal, feasible mitigation shall be incorporated into the design of the project and its conditions of approval.

On Page OS-37, revise policy OS 19.7 to read:

When possible, allocate resources and/or tax credits to prioritize retrofit of County historic structures, which are irreplaceable.

On Page OS-37, revise policy OS 19.9 to read:

This policy requires that when existing information indicates that...

On Page OS-46, delete policy OS 21.1 and renumber OS 21.2 to OS 21.1.

Safety Element:

On Page S-22 revise the first sentence to read:

Support mitigation on existing public and private property located on unstable hillside areas...

On Page S-24, revise the last sentence of S 3.8 to read as follows:

...and provide adequate and acceptable mitigation measures.

On Page S-36, revise Policy S 4.1 to read as follows:

S 4.1 For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, the County shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency. (AI 25)

On Page S-36, revise Policy S 4.2 a. to read as follows:

- S 4.2 Enforce provisions of the Building Code in conjunction with the following guidelines: (AI 25)
- a. All residential, commercial and industrial structures shall be flood-proofed from the 100-year storm flow, and the finished floor elevation shall be constructed at such a height as to meet this requirement. Critical facilities should be constructed above grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies.

On Page S-37, amend Policy S 4.2 (c) to read as follows:

- S 4.2 c Development using, storing, or otherwise involved with substantial quantities of onsite hazardous materials shall not be permitted, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.

On Page S-37, revise Policy S 4.2 d. to read as follows:

- d. Specific flood-proofing measures may require: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or fire is eliminated. However, fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of the walls.

On Page S-37, amend Policy S 4.3 to read as follows:

- S 4.3 Prohibit construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other low intensity uses are allowable if flood control and groundwater recharge functions are maintained. (AI 25)

On Page S-37, amend Policy S 4.4 to read as follows:

- S 4.4 Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable. The intent is to balance the need for protection with prudent land use

solutions, recreation needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation, including density transfer programs as may be adopted. (AI 25, 60)

- a. Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.
- b. Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

On Page S-38, amend S 4.7 to read:

- S. 4.7 Any substantial modification to a watercourse shall be done in the least environmentally damaging manner possible in order to maintain adequate wildlife corridors and linkages and maximize groundwater recharge.

On Page S-38, delete Flood and Inundation Hazard Abatement Policy S 4.8.

On Page S-38, revise Policy S 4.9 to read as follows:

- 4.9 Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety. (AI 25, 60)

On Page S-38, revise S 4.10 to read as follows

Within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be capable of withstanding flooding and to minimize use of fill. However, some development may be compatible within flood plains and floodways, as may some other land uses. In such cases, flood proofing would not be required. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows. (AI 60)

On Page S-38, revise S 4.11 to read as follows:

Requires all proposed projects anywhere in the County to address and mitigate any adverse impacts that it may have on the carrying capacity of local and regional storm drain systems.

On Page S-38, revise Policy S 4.12 to read as follows:

Encourage neighboring jurisdictions to require development occurring adjacent to the County to consider the impact of flooding and flood control measures on properties within unincorporated Riverside County.

On Page S-39, add the following sentence to the end of Policy S 4.19 as follows:

In general, the 10-year flood flows shall be contained within the top of curbs and the 100-year flood flows within the street right-of-way.

On Page S-45, change "Department of Forestry and Fire Prevention" in the second sentence of the first paragraph to read, "Department of Forestry and Fire Protection".

On Page S-45, add the following sentence to the end of the first paragraph:

However, fires with conflagration potential can occur at any time of the year in the County.

On Page S-45, add the following sentence to the end of the paragraph under Building Code & Performance Standards as follows:

The continued use of the Riverside County Fire Protection Master Plan as a guide adopted by the Board of Supervisors will provide the necessary foundation for these management efforts.

On Page S-45, revise Policy S 5.1 a. to read as follows:

All proposed construction shall meet minimum standards for fire safety as defined in the County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

On Page S-46, revise Policy S 5.1 b. to read as follows:

In addition to the standards and guidelines of the Uniform Building Code and Uniform Fire Code fire safety provisions, continue additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Protection Ordinance. These

shall include assurance that structural and nonstructural architectural elements of the building will not:

- impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor
- hinder evacuation from fire, including potential blockage of stairways or fire doors.

On Page S-46, revise Policy S 5.1c and d as follows:

- c. Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief.
- d. Proposed development in Hazardous Fire areas shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the County Fire Chief.

On Page S-47, revise the first sentence of Policy S 5.6 to read:

Ensure coordination between the Fire Department and the Transportation Land Management Agency, Environmental Health Department and private and public water purveyors to improve...

On Page S-47, revise Policy S 5.8 to read as follows:

S 5.8 Periodically review inter-jurisdictional fire response agreements, and improve fire fighting resources as recommended in the County Fire Protection Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that (AI 4, AI 88):

- Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described;
- Fire flow requirements (water for fire protection) are consistent with Insurance Service Office (ISO) recommendations; and
- The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

On Page S-47, revise the first sentence of Policy S 5.9 to read as follows:

Continue County Fire Department collaboration with the Transportation Land Management Agency (TLMA) to update development guidelines for the urban/Wildland interface areas.

On Page S-47 add Policy S 5.10 to read as follows:

Continue to utilize the Riverside County Fire Protection Master Plan as the base document to implement the goals and objectives of the Safety Element.

On Page S-49, revise Figure S-11 to reflect changes in wildfire susceptibility resulting from changes in land use.

On Page S-53, revise S 7.2 to read as follows:

S 7.2 Encourage the utilization of multilingual staff personnel to assist in evacuation and short-term recovery activities, and meeting general community needs. (AI 97)

On Page S-73, revise Figure S-19 to show public use airports in blue and private airstrips in red. The following airports should be labeled: Blythe, Chiriaco Summit, Desert Center, Desert Resorts Regional, French Valley, Hemet-Ryan, Banning Municipal, Bermuda Dunes, Corona Municipal, Flabob, Palm Springs International, Riverside Municipal, Chino Airport in San Bernardino County, March Air Reserve Base, and private-use Skylark Airport. Other airports can be shown in red.

Noise Element:

On Page N-4, revise Figure N-1: Common Noise Sources and Noise Levels to depict a military jet take-off at 50 feet rather than a supersonic transport.

On Page N-5, insert the following sentence into the second paragraph under Noise Sensitive Land Uses. Place the sentence immediately in front of the last sentence of the paragraph as follows:

Areas around airports may have different or more restrictive noise standards than those cited in Table 1 (See Policy N 1.3 below).

On Page N-5 and N-6, revise Policy N 1.3 in the section on Noise Compatibility by adding the following sentences to the end of the policy:

Areas around airports may have different noise standards than those cited above. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L and summarized in the Policy Area section of the affected Area Plan.

On Page N-12, delete Noise Policy N 5.2 and replace it with the following:

N 5.2 Encourage the replacement of outdated technology with more efficient technology with less noise impacts. (AI 105)

On Page N-13, add Skylark Airport to the Reference Box and add the word "Municipal" to the names of Banning, Corona, and Riverside airports.

On Page N-13, delete Airports Policy N 7.1.

On Page N-13, revise Policy N 7.2 to read as follows:

New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L and summarized in the Policy Area section of the affected Area Plan.

On Page N-13, revise Policy N 7.3 to read as follows:

Adhere to applicable noise compatibility criteria when making decisions regarding land uses adjacent to airports. Refer to the Airports section of the Land Use Element (Page LU-31) and the Airport Influence Area sections of the corresponding Area Plans.

On Page N-13, revise Policy N 7.4 to read as follows:

Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use, or military airports. The applicable noise contours are as defined by the Riverside County Airport Land Use

Commission and depicted in Appendix L, as well as in the applicable Area Plan's Airport Influence Area section.

On Page N-13, delete Policy N 7.5 and N 7.6.

On Page N-14, revise Policy N 7.7 to read:

Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan's Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria

On Page N-23, revise Policy N 18.3 a to read as follows:

- a. Condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including...

Air Quality Element:

On Page AQ-15, revise Policy AQ 1.10 to read as follows:

Work with regional and local agencies to evaluate the feasibility of implementing a system of charges (e.g., pollution charges, user fees, congestion pricing and toll roads) that requires individuals who undertake polluting activities to bear the economic cost of their actions where possible.

On Page AQ-15, revise Policy AQ 2.2 to read:

Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)

On Page AQ-15, revise Policy AQ 2.3 to read:

Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114)

On Page AQ-16, revise Policy AQ 2.4 to read:

Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air. (AI 114)

On Page AQ-16, revise Policy AQ 4.3 to read:

Encourage centrally heated facilities to ...

On Page AQ-17, delete Air Quality Policy AQ 4.5 and replace it as follows:

AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:

- Design features;
- Operating procedures;
- Preventative maintenance;
- Operator training; and
- Emergency response planning.

On Page AQ-17, revise Policy AQ 4.7 to read:

To the greatest extent possible, require every project to mitigate any of its anticipated emissions....

On Page AQ-17, revise Policy AQ 4.9 to read:

Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

On Page AQ-24, revise Policy AQ 10.2 to read as follows:

Use incentives, regulations and Transportation Demand Management in cooperation with surrounding jurisdictions when possible to eliminate vehicle trips which would otherwise be made. (AI 47)

On Page AQ-25, revise Policy AQ 12.1 to read as follows:

Manage traffic flow through signal synchronization, while coordinating with and permitting the free flow of mass transit vehicles, when possible. (AI 117)

On Page AQ-25, revise Policy AQ 12.4 to read as follows:

Eliminate traffic hazards and delays through highway maintenance, rapid emergency response, debris removal, and elimination of at-grade railroad crossings when possible. (AI 119)

On Page AQ-25, revise Policy AQ 13.1 to read:

Manage the County of Riverside transportation fleet fueling standards to achieve an appropriate alternate fuel fleet mix. (AI 118)

On Page AQ-26, revise Policy AQ 13.3 to read:

Encourage the construction of high-occupancy-vehicle (HOV) lanes whenever possible to relieve congestion, safety hazards and air pollution as described in the AQMP.

On Page AQ-27, revise Policy AQ 14.2 to read:

When developing new capital facility improvement plans, also consider measures such as Transportation Demand Management, Transportation Systems Management, or job/housing balance strategies.

On Page AQ-29, revise Policy AQ 17.5 to read:

Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable.

On Page AQ-30, delete AQ 17.12.

Administration Element:

On Page A-10, revise the first sentence under Amendment Categories to read:

Four amendment categories are part of the system:

On Page A-10, revise amendment category 3 to read:

3. Foundation Amendment (For amendments to property designated in the General Plan as Agriculture, please see Category 4, Agriculture Foundation Amendment below) – involves changes in:

On Page A-11, delete item (3) Agriculture: property designated in the General Plan as Agriculture and renumber the item below to (3).

On Page A-11 insert a fourth amendment category, Agriculture Foundation Amendment, that involves amendments to property designated in the General Plan as Agriculture:

4. Agriculture Foundation Amendment - involves amendments to property designated in the General Plan as Agriculture:

On Page A-12, replace Foundation Amendment Finding “g” with the following:

A General Plan Component amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.

On Page A-13, add the following item 4, under Required and Optional Findings as follows:

4. Agriculture Foundation Amendment Findings: To justify an agriculture foundation amendment, the proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

On Page A-13, revise the first sentence under Amendment Cycles to read:

Four types of amendment cycles are provided, as discussed below.

On Page A-13, revise Table A-1, Amendment Matrix, to add a 2½ -year review cycle for Agricultural Foundation Amendments.

On Page A-13, revise 1.c. under Amendment Cycles to read:

- c. Is the only time, other than a declared extraordinary amendment or an agricultural foundation amendment, that a Foundation Component of the General Plan may be considered for change.

On Page A-14, add item 4, Agriculture Foundation Amendment Cycle, as follows:

4. Agriculture Foundation Amendment Cycle. The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. At the end of the first 2 ½ year period, properties may only be removed from the Agriculture designation. Properties which

are proposed to be added to the Agriculture designation would have to wait until the end of the second 2 ½ year period (i.e., 5 years from the adoption of the General Plan). At the end of each 2 ½ year period, the Board of Supervisors would consider whether or not changes to the Agriculture Foundation should be reviewed every 2 ½ years or whether a 5 year amendment cycle, like those for the other Foundations, would be more appropriate. The 7% conversion can occur anytime within the 2½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
- c. The area covered by all other Area Plans.

An Agricultural Task Force in each of the three areas comprised of representatives of the farming community from each area that derive their primary income from farming, and representatives of the agricultural lending community, appointed by the Riverside County Board of Supervisors upon the recommendation of the Riverside County Farm Bureau Board, the Milk Producers Council, the Desert Grape Growers League of California, the Date Commission of California, American Ag Credit, and other agricultural trade organizations to be identified. The Agricultural Task Force would: (1) annually review the adequacy of the 7% conversion amount and recommend changes to the Board of Supervisors should the 7% conversion amount be insufficient; and (2) make recommendations on a case-by-case basis on agricultural landowners' requests made in connection with an Agriculture Foundation General Plan Amendment Cycle in excess of the 7% conversion amount, as discussed below.

Agriculture Foundation General Plan Amendments in Excess of 7%: Should the 7% agricultural conversion amount be met within a period shorter than the 2 ½-year Agriculture Foundation General Plan Amendment Cycle, any additional requests to file a Foundation Amendment would occur on a case-by-case basis. The request to file a Foundation Amendment would first be submitted to the Agricultural Task Force. After the Agricultural Task Force recommendation, the request to file a Foundation Amendment would proceed to the Board of Supervisors for consideration. The Agricultural Task Force and the Board would consider the following criteria in considering requests to file a Foundation Amendment under the Agriculture Foundation Amendment Procedure:

- a. Whether conditions or circumstances justify modifying the Agriculture Foundation of the General Plan, such as labor, water availability, water cost, commodity prices, market conditions and marketability, trade issues, estate issues, lender and financing flexibility for farm planning, exotic pests, quarantines, diseases (e.g., Pierce's Disease), foreign competition, government regulation (e.g., EPA limiting use of certain necessary pesticides and/or growth hormones), input costs (e.g., worker's compensation rates and minimum wage), union issues, death/illness/retirement of farmer, and other business considerations or undue hardships;
- b. The availability of adequate infrastructure to serve the proposed land use designation.

If the Board of Supervisors approves the request to file a Foundation Amendment in excess of 7%, then a general plan amendment and associated land use applications may be filed consistent with the approval for filing.

If the Board of Supervisors denies the request to file a Foundation Amendment, then no land use application requiring a Foundation Amendment may be filed for that property until the next 2 ½ -year General Plan Review cycle.

AREA PLANS:

Southwest Area Plan

On Page 21, amend the sub-section of the Policy Areas section titled "Citrus/Vineyard" as follows:

Amend the first sentence of the descriptive paragraph to read as follows:

The Citrus/Vineyard Policy Area, which applies to lands located easterly of the City of Temecula northerly and southerly of Rancho California Road, has been established as a distinct area to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County.

Amend the final sentence of the descriptive paragraph to read as follows:

The following policies are reflected in the provisions of the Citrus/Vineyard (C/V) Zone, which was established to preserve the distinctive character of this area.

Amend the section entitled "Policies" to read as follows:

Policies:

- SWAP 1.1: Maintain a rural and agricultural character in the Citrus/Vineyard area through continued implementation of the C/V Zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a "rural" or "wine country" theme and by discouraging curbs, gutters, sidewalks, and street lights.
- SWAP 1.2: Require a minimum lot size of five (5) acres for new residential tract maps and parcel maps.
- SWAP 1.3: Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, delicatessens, and bed and breakfast inns as incidental commercial uses in conjunction with wineries that maintain established on-site vineyards of 10 acres or more.

On Page 22, insert a new Valle de los Caballos Policy Area after the Citrus/Vineyard Policy Area as follows:

Valle de los Caballos

This policy area is located easterly of the City of Temecula, and is very generally bounded by Monte Verde Drive and Highway 79 South on the south, Pauba Road and the Vail Lake area on the east, Linda Rosea Road on the north, and Anza Road on the west. This is an area characterized by gently rolling hills and equestrian, rural residential, and agricultural activities. Most of the land in the area is in parcels of 10 acres or larger, which fosters a very low intensity, rural lifestyle. In order to preserve opportunities to enjoy the type of rural lifestyle offered in this area, it is appropriate to retain the area in 10-acre minimum parcel sizes.

Policies:

SWAP 1.11 Require a 10-acre minimum lot size for residential development within the Valle de los Caballos Policy Area, regardless of the underlying land use designation.

On Page 22 and 23, delete the section on Vail Lake and replace it with the following:

VAIL LAKE

The Vail Lake Policy Area is located three miles east of the city limits of the City of Temecula and approximately five miles east of Interstate 15, a major transportation corridor. The Vail Lake Policy Area recognizes: 1) the biological and aesthetic uniqueness of the property, including the steep slopes adjacent to much of the lake shore; 2) both the existing and the potential recreation uses of the lake and the land around the lake; and 3) the constraints imposed by limited availability of public facilities. The importance of accommodating the unique characteristics of the Vail Lake area is recognized by property owners, recreation enthusiasts and environmental advocates.

In order to maximize the preservation and protection of on-site biological resources, any future development within the Vail Lake Policy Area should be focused in the portions of the site that have been developed or can appropriately be developed.

Policies:

SWAP 3.1: Balance the development and recreation value with protection of the biological and aesthetic resources of the Vail Lake Policy Area by enforcing the following:

- Any future development shall be focused into the least biologically sensitive areas of the site. Development beyond what is currently allowed shall only occur in accordance with the provisions of an adopted Specific Plan.
- Provide for adequate long-term protection to threatened and endangered plant and animal species.
- Provide for recreation access to Vail Lake and other recreational opportunities including a network of equestrian and foot trails available for public use, as described in the Open Space, Parks and Recreation section of the General Plan Multipurpose Open Space Element.
- If the lake is retained in private ownership, prepare a lake management plan to protect water quality, adjacent riparian plant and animal life and recreation opportunities.
- Protect outstanding scenic vistas as described in the Hillside Development and Slope section and the Scenic Corridors section of the General Plan Land Use Element and the Scenic Resources section and Scenic Corridors section of the General Plan Multipurpose Open Space Element.
- Provide adequate access as described in the System Access section of the General Plan Circulation Element.
- Control the design of future development by minimizing grading cuts and fill, clustering development in the least biologically sensitive areas, and minimizing light and glare impacts.
- Provide natural and cultural resource education opportunities.

On Page 23, amend Policy SWAP 4.1 to read as follows:

SWAP 4.1: Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
- b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to “severe” limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

On Page 23, amend the Policy Areas section by adding a new sub-section following the sub-section titled “Santa Rosa Plateau/De Luz” to read as follows:

Walker Basin Policy Area

The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property’s specific plan designation was repealed, and the site’s general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space-Recreation for the golf course area. Within this policy area, the County may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site’s existing general plan designation, provided that the criteria specified below are met.

Policies:

- SWAP 4.3. The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure.
- SWAP 4.4. The proposed development shall be compatible with the surrounding rural residential area. Any lots smaller than five acres shall be clustered around the interior of the site, and the properties surrounding the Walker Basin Policy Area shall be buffered from the clustered smaller lots by lots larger than five acres within the perimeter of the project. Any larger lots needed to maintain the required buffering shall be protected against further subdivision by legally enforceable conditions or restrictions prior to or concurrently with the creation of any lots smaller than five acres.
- SWAP 4.5. The proposed development shall provide for the protection of stream courses, oak trees, wildlife corridors, and other important natural features of the site.
- SWAP 4.6: The proposed development shall provide for traffic and fire safety improvements that will contribute to the public good.
- SWAP 4.7: The proposed development shall be designed to further the objectives of the Western Riverside County Multi-Species Habitat Conservation Plan, if adopted.

On Page 23, revise the text of the Policy Areas section, by adding a new subsection, following the subsection titled Santa Rosa Plateau/De Luz, as follows:

Sections 25/36 Policy Area

The Sections 25/36 Policy Area has been created to recognize the special challenges and opportunities associated with planning for development, transportation, preservation, and recreation needs within an approximately 1.5 square mile area located northerly of Clinton Keith Road, southerly of Keller Road, and westerly of Briggs Road and comprised of four large, contiguous parcels. Following are the policies for this area:

Policies:

- SWAP 5.11: In order to provide for balancing of the transportation corridor, development, and recreational values of this area with

protection of the biological and aesthetic resources associated with Warm Springs Creek, the County shall require that future development proposals:

- Provide for adequate long-term protection of Warm Springs Creek and its associated wetland and riparian habitats;
- Cluster development areas to provide efficient use of infrastructure and allow for the use of on-site amenities such as open spaces, enhanced landscaping, and recreational opportunities;
- Provide for recreational opportunities including a network of multipurpose trails available for public use, as described in the Open space, Parks, and Recreation section of the General Plan Multipurpose Open Space Element;
- Provide adequate access as described in the System Access section of the General Plan Circulation Element;
- Respect the natural landforms of the Policy Area;
- Provide that plans for development be consistent with the City of Murrieta General Plan Sphere of Influence designations for the property and for the surrounding area; and
- Provide that all plans for development shall comply with Highway 79 Policy Area requirements to provide improvements and funding for Circulation Element roadways consistent with Level of Service Policies of the General Plan.

On Page 23, revise the text of the Policy Areas section, by adding a new subsection directly following the new “Sections 25/36 Policy Area” section, to read as follows:

Keller Road South Side Policy Area

The Keller Road South Side Policy Area consists of two ten-acre parcels located southerly of Keller Road and westerly of Leon Road (together comprising the north half of the northeast quarter of the northeast quarter of Section 30, Township 6 South, Range 2 West), directly easterly of the

French Valley Specific Plan (Specific Plan No. 312). These properties are designated Community Development – Low Density Residential. While this designation provides for a density of two dwelling units per acre, which generally corresponds to a one-half acre lot size, the Community Development foundation component would normally allow for use of clustering to establish smaller lots. However, at this location, it is necessary to provide for a minimum lot size along Keller Road in order to maintain compatibility with the rural lifestyle enjoyed by residents of areas to the east (designated Rural Residential) and north (designated Rural Community – Estate Density Residential with a dwelling unit density of one dwelling unit per 2½ acres by policy). This approach would also be consistent with the special buffering provisions included in the final version of the French Valley Specific Plan.

Policies:

SWAP 5.12: Notwithstanding the Community Development foundation component designation of this Policy Area, lots fronting onto the south side of Keller Road (or, if no lots front on Keller Road, the most northerly row of lots) shall maintain a minimum lot area of one-half acre. In the event that this Policy Area is the subject of a land division proposing to establish any lots smaller than one-half acre, the first two rows of lots southerly of Keller Road shall maintain a minimum net lot size of 30,000 square feet.

On Page 24, add a new policy area after the Keller Road South Side Policy Area above to read as follows:

Leon/Keller Road Policy Area

Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2½ acres. The Leon/Keller Road Policy Area also extends into the Sun City/Menifee Area Plan.

On Page 24, add a new policy area after the Leon/Keller Road Policy Area above to read as follows:

Highway 79 Policy Area

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are located in the Circulation Element of

the General Plan. See Circulation Element Policies C 2.6 and C 2.7.

On Page 24 and 27, replace “influenced” with “influence” wherever it occurs.

On Page 24, delete the paragraph under French Valley Airport Influence Area to read:

The French Valley Airport is an active airport located approximately 2 miles west of the City of Murrieta and 2 miles north of the City of Temecula. The boundary of the French Valley Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 15, French Valley Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L, and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for French Valley Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 24, revise Policy SWAP 5.1 to read as follows:

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

On Page 24, immediately before the section entitled, “Specific Plans” add a new policy area to read:

Specific Plan Required

The Harvest Valley/Winchester Area Plan and the Southwest Area Plan reference a “Specific Plan Required” area that reflects the general land uses contained in Specific Plan No. 310. The County’s approval of Specific Plan No. 310 and its certification of the related environmental impact report have

been set aside consistent with the Riverside County Superior Court's ruling in Case Nos. RIC369801 and 369989, pending certification of a subsequent or supplemental environmental impact report. No development will be allowed to proceed within the "Specific Plan Required" area until a subsequent or supplemental environmental impact report is prepared and certified and a specific plan is finally approved for that area. Final approval of a specific plan within the "Specific Plan Required" area will not required an amendment to the Land Use Element of the General Plan.

On Page 24, amend the third paragraph of the "Specific Plans" sub-section of the Policy Areas section to read as follows:

The twelve specific plans located in the Southwest planning area are listed in Table 3, Adopted Specific Plans in the Southwest Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Johnson Ranch, which was initially approved as a Community Development Specific Plan but has subsequently been purchased for habitat conservation. The approval of the Johnson Ranch Specific Plan will be considered for rescission during the initial round of Specific Plan reviews.

On Page 25 of the Southwest Area Plan, amend Table 3 by deleting the references to Specific Plan Nos. 103 (Murrieta Hot Springs) and 220 (Warm Springs), which have been annexed to the City of Murrieta, and Specific Plan No. 172, which has been rescinded, and adding references to Specific Plan Nos. 312 (French Valley) and 313 (Morgan Hill).

On Page 30, add a new local land use policies section addressing ridgelines as follows:

Ridgeline Policies

Policies:

SWAP 9.2 Building sites shall not be permitted on the Western Ridgeline as identified on the Area Plan Land Use map. Projects proposed within the area of the Western Ridgeline shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the Ridgeline as viewed from the Temecula Basin. All projects within one-half mile of the Western Ridgeline shall also be evaluated on a case-by-case basis to determine if the

building site will have an adverse impact to the ridgeline as viewed from the basin.

On Page 44, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 44, revise the first paragraph under the heading, Proposed Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 44, revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate “take of threatened and endangered species.” The intent of the MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 45 revise the first sentence in the fact box to read:

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

On Page 45 delete the remainder of the page (i.e., the discussion of Conservation areas and Subunits)

On Page 46, revise the paragraph under Key Biological Issues to read:

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

On Page 46, delete Policy SWAP 16.6; renumber Policy SWAP 16.7 and 16.8. Revise current Policy 16.8 (to be renumbered 16.7) to read as follows:

Consider the movement of larger mammals such as the mountain lion, bobcat, and mule deer between the Santa Ana and Mount Palomar Mountains.

On Page 47, delete Figure 9 – MSHCP Reserve Areas and renumber subsequent figures.

Lake Mathews/Woodcrest Area Plan

On Page 19, revise LMWAP 1.6 to read as follows:

LMWAP 1.6 Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or area-wide circulation benefits.

Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum pad size of 7,200 square feet will be allowed on a minimum

lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses.

On Page 20, following the section on the El Sobrante Policy Area and prior to the section on the March Air Reserve Base Airport-Influenced Area, add a new Policy Area as follows:

Gavilan Hills Policy Area

The Gavilan Hills Policy Area consists of 2,000 acres located southeasterly of Lake Mathews, southerly of Cajalco Road, and northerly of Lake Mathews Drive and Santa Rosa Mine Road, both easterly and westerly of Gavilan Road. The centerpiece of the Policy Area is Harford Springs Park, a 530-acre open space reserve managed by the Riverside County Regional Park and Open-Space District (RCRPOSD). Harford Springs Park will become part of the Western Riverside County Multiple Species Habitat Conservation Plan reserve system. The facility is open to the public for non-motorized trail use only. An 880-acre area to the west of the park was previously approved for a golf course through Specific Plan No. 308. However, construction of a golf course within the policy area may not be compatible with the rural lifestyle prevalent in the area. As part of that specific plan, commitments were made that Gavilan Peak would be preserved as open space. The densities in the remainder of the specific plan area were not determined through the specific plan process. A 575-acre area located to the east, northeast, and south of the park is under the same ownership as the site of the specific plan. The privately held lands within this Policy Area are designated Rural Community - Estate Density Residential, Rural Mountainous and Conservation on the Lake Mathews/Woodcrest Area Plan.

Policies:

- LMWAP 1.11: Any proposal to increase the residential density such that the total number of dwelling units allowable on the westerly 880 acres exceeds what would be allowed by the mapped densities within that area shall be accompanied with a proposal to increase the size of Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south at no cost to the County. Such proposals shall be subject to the following requirements:
- a. The proponent shall develop a trail plan for the entire Policy Area in coordination with the RCRPOSD Trails Planner. The trail plan shall depict the locations of trails, bridges (if any), and

trail kiosks (showing trail maps for the area). The plan shall also depict trail construction details and trail signage and phasing of improvements. The trail plan shall be subject to RCRPOSD approval.

- b. The proponent shall design a trail-head/day-use parking area at the Harford Springs facility in coordination with the RCRPOSD Park Planner. The parking area shall be designed to accommodate 25 automobiles and 25 car/truck and trailer combinations, and to include the following elements: decorative post and rail fencing; hitching rails; trail informational kiosk; water service for a drinking fountain and hose bibs for water troughs; a shade shelter; and an enclosure to accommodate two portable restrooms. The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.
- c. The proponent shall develop a fencing plan for the perimeter boundary of the area to be added to Harford Springs Park using "T" posts and five strands of smooth wire. The location of the fence and openings for equestrian and trail use are to be coordinated with and approved by the RCRPOSD Trails Planner. The fencing plan shall include a phasing and implementation component.

On Page 20, following the section on the Gavilan Hills Policy Area and prior to the section on the March Air Reserve Base Airport-Influenced Area, add a new Policy Area as follows:

Cajalco Wood Policy Area

The Cajalco Wood Policy Area consists of approximately 1,020 acres located within the Lake Mathews/Woodcrest and Mead Valley Area Plans, both northerly and southerly of Cajalco Road, easterly of Wood Road and westerly of Alexander Street. The Policy Area includes the entire site of Specific Plan No. 229 (H.B. Ranches), along with an additional 80 acres to the southwest of the adopted Specific Plan. The Policy Area is located within an area characterized by rural community equestrian lifestyles. Over 180 acres in the southerly portion of the Policy Area are within Western

Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) criteria areas and warrant conservation. Additionally, the future development of this Policy Area will likely be affected by the development of the east-west CETAP transportation corridor, as the segment of Cajalco Road bisecting the project is envisioned as the preferred corridor as of the date of adoption of this General Plan. The character of the surrounding area will be further affected by construction of a high school to the north of this Policy Area. Given these factors, the County of Riverside has determined that consideration should be given to allowing clustered development within this Policy Area, including lot sizes smaller than 20,000 square feet, provided that the development furthers the rural community character of the area and provides infrastructure to enhance the equestrian lifestyle.

Policies:

LMWAP 1.12: Notwithstanding the Rural Community foundation component designation of Specific Plan No. 229 and adjacent lands within this Policy Area and any provisions in the Land Use Element providing for a minimum lot size of one-half acre within this foundation component, the minimum area of new residential lots established within this Policy Area may be reduced to 12,000 square feet without need for a general plan amendment under the following circumstances:

- New lots smaller than 20,000 square feet in area shall only be permitted within the boundaries of an adopted Specific Plan.
- The number of residential lots within the boundaries of the Specific Plan as originally adopted shall not be increased above the level originally approved (1,421 dwelling units).
- Lots along the northerly edge of the Policy Area shall be no less than 20,000 square feet in area.
- Approximately one-third of the residential lots shall have a minimum lot size of 20,000 square feet, and in no case shall a residential lot be less than 12,000 square feet in area.
- The keeping of horses in accordance with the provisions of the County of Riverside regarding setbacks of animal-keeping uses from adjoining

property lines, residences, and public rights-of-way shall not be prohibited on lots at least 20,000 square feet in area located southerly of Cajalco Road.

- An equestrian under-crossing shall be provided under Cajalco Road.
- The development shall provide trails in conformance with the County's regional trails plan and the Circulation and Trails Maps of the Lake Mathews/Woodcrest and Mead Valley Area Plans.
- Dwelling units may be transferred from the portion of the Policy Area within the WRC MSHCP criteria areas to portions of the Policy Area outside such areas, provided that the overall limit on number of dwelling units is not exceeded and the minimum lot size requirements specified herein are retained.
- A small equestrian park and a north-south trail connecting to the trail system in the surrounding community shall be provided on the most southerly 80 acres of the Policy Area. The remainder of the 80 acres shall be conserved in conformance with WRC MSHCP policies.

LMWAP 1.13: Notwithstanding the Rural Community foundation component of the Policy Area except for the area depicted as Commercial Retail located at the northeast corner of Cajalco Road and Wood Road and any provisions in the Land Use Element that would otherwise prohibit the establishment of Commercial Retail designations at new locations within Rural Community Specific Plans, the Commercial Retail designation may be relocated to any other location along the ultimate right-of-way of Cajalco Road or the future east-west transportation corridor provided that the total acreage of the Commercial Retail designation is not increased beyond the existing designated area of 15 acres.

On Page 22, label the Airport Influence Area and thicken the line to make the location of the boundary clear.

On Page 20 and 22 replace “influenced” with “influence” wherever it occurs.

On Page 20, change the title for the section to “March Air Reserve Base Influence Area” (i.e., eliminate the hyphen).

On Page 20, delete the second paragraph of the “Specific Plans” sub-section of the Policy Areas section and replace it with the following:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The ten specific plans located in the Lake Mathews/Woodcrest planning area are listed in Table 3, Adopted Specific Plans in the Lake Mathews/Woodcrest Area.

Specific Plan No. 144 (Lake Hills Estates), Specific Plan No. 229 (HB Ranches), Specific Plan No. 270 (Victoria Grove), and Specific Plan No. 299 (Alta Cresta Ranch) are determined to be Community Development Specific Plans. Specific Plan No. 127W (Republic), Specific Plan No. 130 (El Nido), Specific Plan No. 198 (Belle Meadows), Specific Plan No. 224 (Woodcrest Country Club/Three Sisters Estates), Specific Plan No. 264 (Arbor Creek Estates), and Specific Plan No. 308 (Gavilan Hills Golf Course) are determined to be Rural Community Specific Plans.

On Pages 25 and 26 of the Lake Mathews/Woodcrest Area Plan, in the section titled Local Land Use Policies, delete the sub-section titled “Community Center” in its entirety and delete the policies related to the City of Riverside Sphere of Influence in its entirety as shown below:

~~City of Riverside Sphere of Influence~~

~~This Area Plan includes properties within the sphere of influence of the City of Riverside. Areas within this sphere of influence shall be subject to the following policies in addition to those policies that are applicable area-wide:~~

~~LMWAP 4.1: Sanitary sewer service shall be provided to any new lots smaller than one acre in gross area tentatively approved through tract map or parcel map applications following the adoption of this General Plan. If sewer service is not available, a one-acre minimum lot size shall be required.~~

~~LMWAP 4.2: The County shall work with representatives of the City of Riverside to provide for the establishment of development standards comparable to those required by the City. Such development standards may include, but are not necessarily limited to, design standards, density, street widths, setbacks, landscaping (including reverse frontage landscaping), residential lot development (including subdivision design and grading), parking, and undergrounding of utilities.~~

~~LMWAP 4.3: The County shall implement standards to provide that new development occurring in unincorporated areas will “pay its own way”. The County will establish programs that will be continuing obligations of the County (utilizing Community Facilities Districts, County Service Areas, or other ongoing funding mechanisms subject to the requirements of Proposition 218) to provide for community parks, recreation programs, and libraries. The use of homeowners’ associations will be limited to services or facilities serving only that specific group of property owners.~~

~~LMWAP 4.4: Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Riverside sphere of influence shall be forwarded to the City for review. If the development application requires zoning that would be inconsistent with the City’s General Plan, a meeting shall be arranged among City staff, County staff, and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/requirements.~~

On Page 38, modify the first paragraph under March Air Reserve Base Airport Influence Area after the 3rd sentence as follows:

A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, know as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 14, March Air Reserve Base Airport Safety Zones.

Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for March Air Reserve Base. For more information on these zones and additional airport policies, refer to Appendix _ and the Land Use, Circulation Safety and Noise Elements of the Riverside County General Plan.

On Page 19, delete the El Sobrante Policy Area section and replace it with the following:

El Sobrante Policy Area

Policies:

LMWAP 1.1 Require the provision of adequate and available infrastructure to support development. To sustain the rural lifestyle found within the area, while still providing an acceptable level of service on local roadways, the total number of dwelling units within the Policy Area shall not exceed an additional 1500 dwelling units. The circulation system, which would support the development of these additional dwelling units and which would, in part, be funded by their development, includes the following roadway improvements: the McAllister Street/Dufferin Avenue Loop and the construction of a new connection ("A" Street) between McAllister Street/Dufferin Avenue Loop and Van Buren Boulevard, south of Dufferin Avenue. In addition to these improvements, other circulation connections between the Policy Area and the adjacent City of Riverside would be closed. These closures would direct high traffic volumes away from rural residential and green belt streets and toward more appropriate thoroughfares. Limiting the number of dwelling units within the Policy Area will help to maintain acceptable levels of service on local roadways both within the County and adjacent green belt areas of the City of Riverside. Limiting the number of dwelling units will also contribute to the continuation of the rural lifestyle enjoyed by area residents.

- LMWAP 1.2 Within the area depicted as Medium Density Residential, overall density shall not exceed three (3) dwelling units per acre.
- LMWAP 1.3 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.
- LMWAP 1.4 Coordinate development strategies with the City of Riverside.
- LMWAP 1.5 Encourage the use of Specific Plans to implement the land use designations identified within the Policy Area.
- LMWAP 1.6 Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or area-wide circulation benefits.
- Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum pad size of 7,200 square feet will be allowed on a minimum lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses.
- LMWAP 1.7 Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.
- LMWAP 1.8 Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.
- LMWAP 1.9 Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat & Natural Resources section and Hillside

Development and Slope section of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

LMWAP 1.10 Encourage open space and recreational amenities.

On Page 20, revise Policy LMWAP 2.1 to read as follows:

To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 37, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 37, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 37 and 38 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take.” The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the

County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 38 revise the first sentence in the fact box to read:

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

On Page 38 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits)

On Page 38, revise the paragraph under Key Biological Issues to read:

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

On Page 39, delete Policy LMWAP 11.9.

On Page 41, delete Figure 8 – MSHCP Reserve Areas and renumber subsequent figures.

Mead Valley Area Plan

On Page 14 of the Mead Valley Area Plan, amend the section titled “Community Center” as follows:

Amend the second sentence of the first paragraph to read as follows:

This designation is intended to function as a major employment center, rather than a typical “downtown”, reinforced by a mixture of industrial, office, and business park uses in close proximity.

Amend the first sentence of the second paragraph to read as follows:

The Employment Center envisioned here would provide region-wide services with a mixture of business park, office, and retail commercial uses.

Add a third paragraph to read as follows:

The Community Center designation at this location does not provide for residential uses, except for existing residential uses, caretaker's residences as permitted by zoning, and new residences on existing lots that are zoned for residential use.

On Page 19, prior to the section on the March Air Reserve Base Airport-Influenced Area, add a new Policy Area as follows:

Cajalco Wood Policy Area

The Cajalco Wood Policy Area consists of approximately 1,020 acres located within the Lake Mathews/Woodcrest and Mead Valley Area Plans, both northerly and southerly of Cajalco Road, easterly of Wood Road and westerly of Alexander Street. The Policy Area includes the entire site of Specific Plan No. 229 (H.B. Ranches), along with an additional 80 acres to the southwest of the adopted Specific Plan. The Policy Area is located within an area characterized by rural community equestrian lifestyles. Over 180 acres in the southerly portion of the Policy Area are within Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) criteria areas and warrant conservation. Additionally, the future development of this Policy Area will likely be affected by the development of the east-west CETAP transportation corridor, as the segment of Cajalco Road bisecting the project is envisioned as the preferred corridor as of the date of adoption of this General Plan. The character of the surrounding area will be further affected by construction of a high school to the north of this Policy Area. Given these factors, the County of Riverside has determined that consideration should be given to allowing clustered development within this Policy Area, including lot sizes smaller than 20,000 square feet, provided that the development furthers the rural community character of the area and provides infrastructure to enhance the equestrian lifestyle.

Policies:

LMWAP 1.12: Notwithstanding the Rural Community foundation component designation of Specific Plan No. 229 and adjacent lands within this Policy Area and any provisions in the Land Use Element providing for a minimum lot size of one-half acre within this foundation component, the minimum area of new residential lots established within this Policy Area may be reduced to 12,000 square feet without need for a general plan amendment under the following circumstances:

- New lots smaller than 20,000 square feet in area shall only be permitted within the boundaries of an adopted Specific Plan.
- The number of residential lots within the boundaries of the Specific Plan as originally adopted shall not be increased above the level originally approved (1,421 dwelling units).
- Lots along the northerly edge of the Policy Area shall be no less than 20,000 square feet in area.
- Approximately one-third of the residential lots shall have a minimum lot size of 20,000 square feet, and in no case shall a residential lot be less than 12,000 square feet in area.
- The keeping of horses in accordance with the provisions of the County of Riverside regarding setbacks of animal-keeping uses from adjoining property lines, residences, and public rights-of-way shall not be prohibited on lots at least 20,000 square feet in area located southerly of Cajalco Road.
- An equestrian under-crossing shall be provided under Cajalco Road.
- The development shall provide trails in conformance with the County's regional trails plan and the Circulation and Trails Maps of the Lake Mathews/Woodcrest and Mead Valley Area Plans.
- Dwelling units may be transferred from the portion of the Policy Area within the WRC MSHCP criteria areas to portions of the Policy Area outside such areas, provided that the overall limit on number of dwelling units is not exceeded and the minimum lot size requirements specified herein are retained.
- A small equestrian park and a north-south trail connecting to the trail system in the surrounding community shall be provided on the most southerly 80 acres of the Policy Area. The remainder of the 80 acres shall be conserved in conformance with WRC MSHCP policies.

LMWAP 1.13: Notwithstanding the Rural Community foundation component of the Policy Area except for the area depicted as Commercial Retail located at the northeast corner of Cajalco Road and Wood Road and any provisions in the Land Use Element that would otherwise prohibit the establishment of Commercial Retail designations at new locations within Rural Community Specific Plans, the Commercial Retail designation may be relocated to any other location along the ultimate right-of-way of Cajalco Road or the future east-west transportation corridor provided that the total acreage of the Commercial Retail designation is not increased beyond the existing designated area of 15 acres.

On Page 19 and 23 replace “influenced” with “influence” wherever it occurs.

On Page 19, modify the first paragraph under March Air Reserve Base Airport Influence Area after the 3rd sentence as follows:

A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, know as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 14, March Air Reserve Base Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for March Air Reserve Base. For more information on these zones and additional airport policies, refer to Appendix _ and the Land Use, Circulation Safety and Noise Elements of the Riverside County General Plan.

On Page 19, revise Policy MVAP 1.1 to read as follows:

To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth

in Appendix __ and as summarized in Table ___, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 20 of the Mead Valley Area Plan, amend the Policy Areas as follows:

Delete the Policy Area titled "County Gravel Pit". (The property is now designated as Public Facilities.)

Delete the Policy Area titled "One-Acre Minimum Lot Size". (The areas where this provision is appropriate have already been designated as such.)

Add new Policy Areas as follows:

Rural Village Overlay Study Area

A Rural Village Overlay Study Areas has been identified on the Mead Valley Area Plan map for the portion of the community of Good Hope along State Highway Route 74. Following the adoption of the General Plan, this area will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Study Area depicted on the Area Plan map.

MVAP 2.1: 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 within the Rural Village Overlay Study Area for Good Hope. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Overlay Study Area as necessary in conjunction with the widening of State Highway Route 74.

Highway 74 Good Hope Policy Area and Highway 74 Perris Policy Area

The County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.

MVAP 3.1: Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Overlay Policy Area, as necessary in conjunction with the widening of State Highway Route 74.

On Page 20, amend the second paragraph of the “Specific Plans” sub-section of the Policy Areas section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Mead Valley planning area are listed in Table 3, Adopted Specific Plans in the Mead Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 21, amend the footnote following the single asterisk to read as follows:

* For alignment and design of Harvill Road only. This specific plan does not provide land use information.

On Page 23, label the Airport Influence Area and thicken, dash, change the color of the line, or use a pattern or color over the affected area to make the location of the boundary clear.

On Page 38, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 38, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 38 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 39 revise the first sentence in the fact box to read:

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

On Page 39 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits)

On Page 39, revise the paragraph under “Key Biological Issues” to read:

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

On Page 40, delete Policy MVAP 14.4 and renumber Policy MVAP 14.5 and 14.6 to reflect the deletion.

On Page 41, delete Figure 8 – MSHCP Reserve Areas and renumber subsequent figures.

Sun City/Menifee Valley Area Plan

On Page 23 of the Sun City/Menifee Valley Area Plan, following the description of the "Very Low Density Residential Area West of Interstate 215", add the following new Policy Area to read as follows:

Scott Road Policy Area

The Scott Road Policy Area extends along Scott Road for a width of one-quarter mile on either side of the road, from Murrieta Road on the west to Interstate 215 on the east, excluding areas designated for industrial or business park uses and excluding the Community Center Overlay area. Within the rural community of Menifee Valley, a number of residents conduct business on the same property on which they live. These are relatively small-scale operations that are compatible with the character of the surrounding area. However, these businesses often do not conform with the County's criteria for home occupations. Many of these "home-based businesses" are located within this policy area.

Policies:

- SCMVAP 3.2: Very limited rural commercial land uses that serve local or roadway traveler needs may be permitted under the terms of the R-A, A-1, and R-R zones, where these zones already exist within this Policy Area. The commercially developed area (excluding planted areas in the case of nurseries, Christmas tree farms, etc.) of any given parcel shall not exceed 2½ acres. The project shall be designed to ensure land use compatibility. Working, loading, and storage areas shall be screened from roads and residences (on other properties) through design or landscaping.
- SCMVAP 3.3: Existing commercial land uses that have been established and continue to operate in compliance with the applicable provisions of Ordinance No. 348 prior to the adoption of this General Plan may continue in operation unless circumstances involving the sites, the uses of those sites, and/or the surrounding neighborhood indicate that the uses are no longer appropriate.

On Page 23, add a new policy area after the Scott Road Policy Area to read as follows:

Leon/Keller Road Policy Area

Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2½ acres. The Leon/Keller Road Policy Area also extends into the Southwest Area Plan.

On Page 23, add a new policy area after the Leon/Keller Road Policy Area above to read as follows:

Highway 79 Policy Area

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are located in the Circulation Element of the General Plan. See Circulation Element Policies C 2.6 and C 2.7.

On Page 23, delete the Newport West Policy as proposed:

~~Newport West Policy Area~~

~~The Newport West Policy Area includes lands both northerly and southerly of Newport Road, westerly of Murrieta Road, encompassing the previously-approved 991.1-acre Audie Murphy Specific Plan development, 8.9 acres from the approved Canyon Cove Specific Plan development, and an additional 113.4 acres to the east of the existing boundary (as of July 1, 2003) of the Specific Plan. A portion of the area easterly of the Specific Plan boundary is designated Rural Residential based on topographic considerations.~~

~~Policies:~~

~~SCMVAP 4.2: Any proposal to change the existing Rural Residential and Conservation designations in the northeast quarter of Section 5, Township 6 South, Range 3 West to designations within the Community Development or Open Space foundation component categories shall be exempt from the 5-year limit placed on Foundation Component amendments as described in the Administration Element, provided that such amendment is adopted in conjunction with an overall redesign that~~

~~provides for a total number of dwelling units within the Policy Area not exceeding 2,800 dwelling units and eliminates commercial uses (except for community recreation facilities). Notwithstanding any other policy in this General Plan, should the County adopt a proposal to change any of the Rural Residential or Conservation designated lands in Section 5 to a Community Development designation, any subsequent Specific Plan Amendment that proposes to increase the number of dwelling units above 2,800 or to reinstate commercial uses shall require a general plan amendment.~~

On Page 23 of the Sun City/Menifee Valley Area Plan, amend the first paragraph of the “Specific Plans” sub-section of the Policy Areas section by deleting the first sentence.

On Page 24, amend the third paragraph of this sub-section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The eleven specific plans located in the Sun City/Menifee Valley planning area are listed in Table 3, Adopted Specific Plans in Sun City/Menifee Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 24, amend Table 3 by adding an asterisk (*) following the name of Menifee Ranch and including a footnote stating as follows:

* Portions of this specific plan extend into a neighboring Area Plan.

On Page 46, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 46, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 46 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 46 and 47 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 47 revise the first sentence in the fact box to read:

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

On Page 47, revise the paragraph under “Key Biological Issues” to read:

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

On Page 47, revise the first sentence of Policy SCMVAP 21.1 to read:

Provide for and maintain a continuous linkage along Warm Springs Creek between the Southwestern Riverside County Multi-Species Reserve and in French Valley east of Interstate 215 and south of Scott Road.

On Page 47, revise Policy SCMVAP 21.4 to read:

Provide opportunities for a connection between the Southwestern Riverside County Multi-Species Reserve and the Sedco Hills/Estelle Mountains via French Valley to protect populations of gnatcatchers in both of these areas. This area is also important for plant species which require micro habitats.

On Page 49, delete Figure 9 – MSHCP Reserve Areas and renumber subsequent figures.

Harvest Valley/Winchester Area Plan

On Page 21 and 25, replace “Influenced Policy Area” with “Influence Area” wherever it occurs.

Modify the first paragraph under Hemet Ryan Airport Influence Area to read:

The Hemet Ryan Airport is an active airport located just outside of the Harvest Valley/Winchester planning area in the City of Hemet. The northeastern section of the Harvest Valley/Winchester planning area is subject to this airport’s Airport Influence Area. The boundary of the Hemet Ryan Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 15, Hemet Ryan Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 21, revise Policy HVWAP 1.1 to read as follows:

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

On Page 22, replace “influenced” with “influence” wherever it occurs.

On Page 22, modify the first paragraph under March Air Reserve Base Airport Influence Policy Area after the third sentence:

A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, know as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 16, March Air Reserve Base Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 5, Land Use Compatibility Guidelines for Airport Safety Zones for March Air Reserve Base. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation Safety and Noise Elements of the Riverside County General Plan.

On Page 21, revise Policy HVWAP 2.1 to read as follows:

To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 5, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 23, following policy HVWAP 4.1, add a Diamond Valley Lake Policy Area Description and Policy, as follows:

Diamond Valley Lake Policy Area

Diamond Valley Lake (DVL) is a recently built, approximately 800,000 acre foot capacity reservoir owned and operated by the Metropolitan Water District (MWD), which provides domestic water supplies to much of Southern California. Diamond Valley Lake is strategically located, with ample adjacent land, to also provide for a wide variety of recreational

opportunities for the residents of Riverside County and Southern California, and beyond. Potential recreational opportunities include, but are not limited to, fishing, boating, camping, golfing, picnicking, bicycling, horseback riding, and hiking. In support of recreational facilities, other tourist-oriented facilities including hotels, restaurants, and commercial services are anticipated to be developed in the future. The County of Riverside will continue to cooperate with MWD and Diamond Valley Lake's other neighboring jurisdiction, the City of Hemet, to encourage development of the lake's recreational opportunities and supporting commercial services.

It is envisioned that Diamond Valley Lake's recreational and tourist-oriented facilities will be developed pursuant to one or more specific plans contained within the policy area. The Harvest Valley/Winchester, Southwest, and San Jacinto Valley Area Plans illustrate MWD's concept, at the time of the adoption of the Riverside County General Plan, for the potential future development of the DVL lands. Following are the policies for development in the Diamond Valley Lake Policy Area (DVLPA):

Policies:

HVWAP 5.1: Continue cooperating with the Metropolitan Water District and the City of Hemet to encourage the development of a comprehensive program for recreational and support commercial facilities at Diamond Valley Lake.

HVWAP 5.2: All development shall occur through specific plans. Any specific plans adopted in the Diamond Valley Lake Policy Area shall be classified as Community Development Specific Plans.

HVWAP 5.3: The Diamond Valley Lake Policy Area, in its entirety, is included in the Highway 74 Policy Area (Circulation Element Policy C 2.6).

HVWAP 5.4: Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development

proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's five-year amendment cycle.

On Page 23, amend the Policy Areas section by inserting an additional Policy Area to read as follows (and as a result renumber all subsequent policies within the Harvest Valley/Winchester Area Plan):

Winchester Road/Newport Road Policy Area

The Winchester Road/Newport Road Policy Area consists of the southwest one-quarter of the southwest one-quarter of Section 34, Township 5 South, Range 2 West. This area is designated Commercial Retail and Commercial Tourist; however, portions of the area are subject to topographic constraints. The intent of this Policy Area is to direct most types of commercial use to the low-lying area, provided that development can coexist with the proximity of the Diamond Valley Reservoir West Dam. However, it is recognized that the hilltop area may present an opportunity for development of a destination site (lodging, dining establishment, retreat center, etc.) This upper area, if developed, must be designed with particular sensitivity toward maintaining the scenic values of this hill as seen by travelers on Winchester Road.

Policies:

HVWAP 5.1: Development of the hilltop area shall be designed to maintain the scenic value of the hill, avoiding slope scarring.

HVWAP 5.2: No structures for human occupancy shall be sited on lands in excess of 25 percent slope, excluding existing building pads, if any, unless site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated.

HVWAP 5.3: Up to two access roads or driveways to the hilltop area may traverse areas in excess of 25 percent natural slope, provided that the roads or driveways are designed to minimize the visual impact on the hill while accommodating the requirements of emergency vehicles.

On Page 23, add a Holland Road/Winchester Road Policy Area to read as follows:

Holland Road/Winchester Road Policy Area

Trip Generation Policy – The Holland Road/Winchester Road Policy Area comprises an area of roughly 2,800 acres designated in the Harvest Valley/Winchester Area Plan as Estate Residential (2 acre minimum parcel size). Any proposal to alter land use within this policy area must be analyzed from the perspective of trip generation and may not result in any net increase in overall trip generation, unless fully mitigated.

On Page 23, add a new Highway 79 Policy Area to read as follows:

Highway 79 Policy Area

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are located in the Circulation Element of the General Plan. See Circulation Element Policies C 2.6 and C 2.7.

On Page 23, immediately before the section entitled, “Specific Plans” add a new policy area to read:

Specific Plan Required

The Harvest Valley/Winchester Area Plan and the Southwest Area Plan reference a “Specific Plan Required” area that reflects the general land uses contained in Specific Plan No. 310. The County’s approval of Specific Plan No. 310 and its certification of the related environmental impact report have been set aside consistent with the Riverside County Superior Court’s ruling in Case Nos. RIC369801 and 369989, pending certification of a subsequent or supplemental environmental impact report. No development will be allowed to proceed within the “Specific Plan Required” area until a subsequent or supplemental environmental impact report is prepared and certified and a specific plan is finally approved for that area. Final approval of a specific plan within the “Specific Plan Required” area will not required an amendment to the Land Use Element of the General Plan.

On Page 23, amend the “Specific Plans” sub-section of the Policy Areas section by deleting the first paragraph.

On Page 24, amend the third paragraph of this sub-section (the first paragraph on this page) to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The five specific plans located in the Harvest Valley/Winchester planning area are listed in Table 3, Adopted Specific Plans in the Harvest Valley/Winchester Area. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 24, amend Table 3 by adding references to Specific Plan No. 301 (Menifee Ranch), and Specific Plan No. 322 (BSA Properties). Add an asterisk (*) following the name of Menifee Ranch and include a footnote stating as follows:

* Portions of this specific plan extend into a neighboring Area Plan.

On Page 46, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 46, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 46 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 46 and 47 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 47 revise the first sentence in the fact box to read:

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

On Page 47, revise the paragraph under “Key Biological Issues” to read:

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

On Page 47 and 48, revise the Policy HVWAP 16.5 to read:

Maintain habitat connectivity between coastal sage scrub, grasslands, and riparian vegetation in order to provide a contiguous linkage from Diamond Valley Lake to the French Valley area.

On Page 49, delete Figure 9 – MSHCP Reserve Areas and renumber subsequent figures.

Reche Canyon/Badlands Area Plan

On Page 19, change the title for the section to “March Air Reserve Base Influence Area” (i.e., eliminate the hyphen).

On Page 19, leave the first three sentences of the paragraph under March Air Reserve Base Airport Influence Area delete the remainder of the paragraph and replace it with the following:

A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, know as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 14, March Air Reserve Base Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 3, Land Use Compatibility Guidelines for Airport Safety Zones for March Air Reserve Base. For more information on these zones and additional airport policies, refer to the March JPA

General Plan, and the Land Use, Circulation Safety and Noise Elements of the Riverside County General Plan.

On Page 19, delete Policy RCBAP 1.1 and replace it with the following:

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

On Page 20, delete the first paragraph of the “Specific Plans” sub-section of the Policy Areas section and amend the third paragraph of this sub-section to read as follows:

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

On Page 23 replace “influenced” with “influence” wherever it occurs.

On Page 24, a page which had previously been left intentionally blank, add a new sub-section to the section “Local Land Use Policies” as follows:

City of Moreno Valley Sphere of Influence

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

RCBAP 7.1: Sanitary sewer service shall be provided to any new lots smaller than one acre in gross area tentatively approved through tract map or parcel map applications following the adoption of this General Plan. If sewer service is not available, a one-acre minimum lot size shall be required.

RCBAP 7.2: The County shall work with representatives of the City of Moreno Valley to provide for the establishment of

development standards comparable to those required by the City. Such development standards may include, but are not necessarily limited to, design standards, density, street widths, setbacks, landscaping (including reverse frontage landscaping), residential lot development (including subdivision design and grading), parking, and undergrounding of utilities.

RCBAP 7.3: The County shall implement standards to provide that new development occurring in unincorporated areas will “pay its own way”. The County will establish programs that will be continuing obligations of the County (utilizing Community Facilities Districts, County Service Areas, or other ongoing funding mechanisms subject to the requirements of Proposition 218) to provide for community parks, recreation programs, and libraries. The use of homeowners’ associations will be limited to services or facilities serving only that specific group of property owners.

RCBAP 7.4: Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Moreno Valley sphere of influence shall be forwarded to the City for review. If the development application requires zoning that would be inconsistent with the City’s General Plan, a meeting shall be arranged among City staff, County staff, and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/requirements.

On Page 35, revise the fifth sentence of the first paragraph under the heading, “Multipurpose Open Space” to read

This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Reche Canyon/Badlands area plan.

On Page 35 revise Policy RCBAP to read:

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

On Page 36, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 36, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 36 and 37 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 37 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 37 revise the first sentence in the fact box to read:

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

On Page 37, revise the paragraph under “Key Biological Issues” to read:

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

On Page 38, delete Policy RCBPAP 14.4 and renumber the remaining policies to reflect the deletion. :

On Page 41, delete Figure 8 – MSHCP Reserve Areas and renumber subsequent figures.

Lakeview/Nuevo Area Plan

On Page 20 of the Lakeview/Nuevo Area Plan, amend the Policy Areas section by inserting an additional Policy Area to read as follows and as a result renumber all subsequent policies in the Lakeview/Nuevo Area Plan:

Juniper Flats Policy Area

The Juniper Flats Policy Area is designated Rural Residential – 5 acre lot size. However, if developed pursuant to a unified plan for the entire area, a somewhat higher intensity of development may be considered.

Policies:

LNAP 4.1: Notwithstanding the Rural Residential – 5 acre designation of this area on the Lakeview/Nuevo Area Plan map, the Juniper Flats Policy Area may be developed at a maximum residential intensity of 0.4 dwelling units per acre, and the area may be developed with 2½ acre lots, provided that the area is developed pursuant to a unified plan for the entire area.

On Page 23, label the Airport Influence Area and clarify where the boundary is located.

On Page 23 replace “influenced” with “influence” wherever it occurs.

On Page 20, change the title for the section to “March Air Reserve Base Influence Area.”

On Page 20, leaving the first three sentences unchanged, replace and replace the remainder of paragraph under Air Reserve Base Airport Influence Policy Area with the following:

A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris

and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, know as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 14, March Air Reserve Base Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for March Air Reserve Base. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation Safety and Noise Elements of the Riverside County General Plan.

On Page 20, delete Policy LNAP 3.1 and replace it with the following:

To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 21 of the Lakeview/Nuevo Area Plan, delete the second and third paragraphs of the "Specific Plans" sub-section of the Policy Areas section and replace them with the following:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The six specific plans located in the Lakeview/Nuevo planning area are listed in Table 3, Adopted Specific Plans in the Lakeview/Nuevo Area Plan.

Specific Plan No. 114 (Tracts 4437 & 4852), Specific Plan No. 183 (Rancho Nuevo), Specific Plan No. 239 (Stoneridge), Specific Plan No. 249 (Preissman), and Specific Plan No. 251 (Lake Nuevo Village) are determined to be Community Development Specific Plans. Specific Plan No. 134 (Sky Mesa) is determined to be a Rural Specific Plan.

On Page 21, within Table 3, correct the spelling of the name of Specific Plan No. 246, which should be "Preissman".

On Page 38, change the heading from "Multiple Species Habitat Conservation Plan" to "Proposed Multiple Species Habitat Conservation Plan"

On Page 38, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 38 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 38 and 39 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 39 revise the first sentence in the fact box to read:

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

On Page 39, revise the paragraph under “Key Biological Issues” to read:

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

On Page 39, revise the Policy LNAP 11.1 to read:

Conserve the existing intact upland habitat block in the Lakeview Mountains for the benefit of raptors, burrowing owl and cactus wren.

On Page 41, delete Figure 8 – MSHCP Reserve Areas and renumber subsequent figures.

San Jacinto Valley Area Plan:

On Page 21, add a new policy area after the San Jacinto River Policy Area to read as follows:

Highway 79 Policy Area

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are located in the Circulation Element of the General Plan. See Circulation Element Policies C 2.6 and C 2.7.

On Page 21, re-title the section on Hemet Ryan Airport as follows: "Hemet Ryan Airport Influence Area."

On Page 21, delete the first paragraph under Hemet Ryan Airport Influence Area and replace it with the following:

The Hemet Ryan Airport is an active airport located in the City of Hemet. The boundary of the Hemet Ryan Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 15, Hemet Ryan Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport. For more information on these zones and additional airport policies, refer to Appendix _ and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 21, Delete Policy SJVAP 4.1 and 4.2 and replace it with a single Policy SJVAP 4.1 that reads as follows:

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

On Page 21, following the Airport Influence Policy Area, add a new Agriculture/Potential Development Study Area to read as follows:

Agriculture/Potential Development Study Area

During the course of public hearings regarding the San Jacinto Valley Area Plan, 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.

Policies:

SJVAP 5.1 Following adoption of the RCIP General Plan, the County of Riverside 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.

On Page 21, amend the first paragraph of the "Specific Plans" sub-section of the Policy Areas section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. There is one adopted specific plan in the San Jacinto Valley Area Plan, Specific Plan No. 212 (Mesa Grande). This specific plan is determined to be a Community Development Specific Plan.

On Page 23 replace “Influenced” with “Influence” wherever it occurs and label the Hemet Ryan Airport.

On Page 25, delete Policy SJVAP 5.1 as written. (There is no need to and renumber subsequent policies to reflect deletion due to the addition of new Policy SJVAP 5.1).

On Page 39, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 39, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 40 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 47 revise the first sentence in the fact box to read:

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

On Page 40 and 41 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 41, revise the paragraph under “Key Biological Issues” to read:

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

On Page 41, revise the Policy SJVAP 13.1 to read:

Protect sensitive biological resources in the San Jacinto Valley Area Plan through adherence to policies found in the General Plan Multipurpose Open Space Element.

On Page 43, delete Figure 9 – MSHCP Reserve Areas and renumber subsequent figures.

Riverside Extended Mountain Area Plan (REMAP)

On Page 17, amend the section entitled “Idyllwild/Pine Cove Village Tourist Area” by adding the following policy:

REMAP 1.2: Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water service to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.

On Page 18, following the sub-section titled “Idyllwild/Pine Cove Village Tourist Area” which begins on Page 17, amend the Policy Areas discussion by adding a new Policy Area as follows:

Rural Village Overlay Study Areas

Large areas in the vicinity of Aguanga and Radec Junction, and the Twin Creek Ranch area, have been identified as Rural Village Overlay Study Areas. Following the adoption of the General Plan, these areas will be studied in greater detail in conjunction with the County’s consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for

commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final boundaries of one or more Rural Village Overlays, which may be larger or smaller than the Study Areas depicted on the Area Plan map.

REMAP 1.3: Commercial uses, small-scale industrial uses, and residential uses at densities higher than those levels depicted on the Area Plan may be approved within the Rural Village Overlay Study Areas, to the extent permitted by zoning and as allowed within Rural Village Overlay areas.

On Page 21, delete the first paragraph of the “Specific Plans” sub-section of the Policy Areas section, and revise the final paragraph to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. There is one adopted specific plan in the Riverside Extended Mountain Area Plan, Specific Plan No. 124 (Red Mountain Springs). This specific plan is determined to be a Rural Community Specific Plan.

The Pass Area Plan

On Page 7, in the section titled “Features,” amend the second sentence of the introductory paragraph to read as follows:

The San Gorgonio Pass, from which this Area Plan derives its name, is a valley bounded by the San Jacinto Mountains on the south and the San Bernardino Mountains on the north.

On Page 7, amend the paragraph under the title “Setting” by amending the seventh sentence to read as follows:

The Metropolitan Water District of Southern California’s Colorado River Aqueduct cuts southwest across the Pass, just to the east of Cabazon.

On Page 7, amend the subsection titled “Unique Features” by adding a new subsection following the section titled “Mountains/National Forest” to read as follows:

The Colorado River Aqueduct

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

On Page 21, change the title from “Banning Municipal Airport Influenced Policy Area” to “Banning Municipal Airport Influence Area.”

On Page 21, leaving the first sentence unchanged, replace the remainder of paragraph under Banning Municipal Airport Influence Area with the following:

The boundary of the Banning Municipal Airport Influence Area is shown in Figure 4, Policy Areas. There are four safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 15, Banning Municipal Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Banning Municipal Airport. For more information on these zones and additional airport policies, refer to Appendix _ and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 21, delete Policy PASS 1.1 and replace it with the following:

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

On Page 22 of the Pass Area Plan, amend the Policy Areas section by adding a new Policy Area between the sub-section titled “Cherry Valley” and the sub-section titled “Cabazon” to read as follows:

Cherry Valley Gateway Policy Area

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

Policies:

PASS 3.4: Clustering of dwelling units and lots is encouraged in order to preserve open space areas.

PASS 3.5: Provision shall be made for establishment of a visible “entrance” feature for Cherry Valley within this area that evokes the rural identity of the community.

On Page 23, add a second paragraph to the description of the Cabazon community stating as follows:

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

On Page 23, amend Policy PASS 4.1 to read as follows:

PASS 4.1: A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the five-year limit on frequency of foundation category amendments.

On Page 24 and 25, revise the San Gorgonio Wind Energy Policy Area section as follows:

San Gorgonio Pass Wind Energy Policy Area

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

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

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

Policies:

- | | |
|----------|---|
| PASS 6.1 | Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines. |
| PASS 6.2 | Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines. |
| PASS 6.3 | Other renewable resources such as solar generators, energy storage, distributed generation and |

cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

On Page 25, delete the second and third paragraphs of the “Specific Plans” subsection of the Policy Areas section and replace them with the following:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in The Pass planning area are listed in Table 3, Adopted Specific Plans in The Pass Area Plan. Each specific plan is determined to be a Community Development Specific Plan.

On Page 25, within Table 3, update the Specific Plan number for Oak Valley, which is now Specific Plan No. 318.

On Page 27, Re-place “Influenced” with “Influence” and label Banning Municipal Airport.

On Page 40, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 40, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 40 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 41 revise the first sentence in the fact box to read:

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

On Page 40 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 41 and 42, revise the paragraph under “Key Biological Issues” to read:

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

On Page 42, revise the Policy Pass 15.6 to read:

Ensure interconnected habitat conservation in order to provide a linkage from the San Jacinto Mountains to the Coachella Valley.

On Page 43, delete Figure 8 – MSHCP Reserve Areas and renumber subsequent figures.

Highgrove Area Plan

On Page 19, label the Airport Influence Area to make clear if it lies above or below the red line.

On Page 19, replace “influenced” with “influence” wherever it occurs.

On Page 37, amend the section titled Open Space and Conservation by deleting the sub-section titled “Agricultural Areas” in its entirety and renumbering Policy HAP 11.1 as Policy HAP 10.1.

On Page 38, amend the section titled Other Policy Areas by adding a sub-section before the sub-section titled “March Air Reserve Base Influenced Policy Area” to read as follows:

City of Riverside Sphere of Influence

This Area Plan includes properties within the sphere of influence of the City of Riverside. Areas within this sphere of influence shall be subject to the following policies in addition to those policies that are applicable area-wide:

- HAP 11.1: Sanitary sewer service shall be provided to any new lots smaller than one acre in gross area tentatively approved through tract map or parcel map applications following the adoption of this General Plan. If sewer service is not available, a one-acre minimum lot size shall be required.
- HAP 11.2: The County shall work with representatives of the City of Riverside to provide for the establishment of development standards comparable to those required by the City. Such development standards may include, but are not necessarily limited to, design standards, density, street widths, setbacks, landscaping (including reverse frontage landscaping), residential lot development (including subdivision design and grading), parking, and undergrounding of utilities.
- HAP 11.3: The County shall implement standards to provide that new development occurring in unincorporated areas will “pay its own way”. The County will establish programs that will be continuing obligations of the County (utilizing Community Facilities Districts, County Service Areas, or other ongoing funding mechanisms subject to the requirements of Proposition 218) to provide for community parks, recreation programs, and libraries. The use of homeowners’

associations will be limited to services or facilities serving only that specific group of property owners.

HAP 11.4: Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Riverside sphere of influence shall be forwarded to the City for review. If the development application requires zoning that would be inconsistent with the City's General Plan, a meeting shall be arranged among City staff, County staff, and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/requirements.

On Page 38 replace "influenced" with "influence" wherever it occurs.

On Page 38, change the title for the section to "March Air Reserve Base Influence Area" (i.e., eliminate the hyphen).

On Page 38, modify the first paragraph under March Air Reserve Base Airport Influence Area after the 3rd sentence as follows:

A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, know as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 13, March Air Reserve Base Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for March Air Reserve Base. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation Safety and Noise Elements of the Riverside County General Plan.

On Page 38, revise Policy HAP 12.1 to read as follows:

To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 39, amend the second paragraph of the “Specific Plans” sub-section of the Policy Areas section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Highgrove planning area are listed in Table 3, Adopted Specific Plans in Highgrove. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 39, amend Table 3 by adding a reference to Specific Plan No. 323 (Spring Mountain Ranch).

On Page 49, revise Policy HAP 17.1 to read:

Protect visual and biological resources ... in the Western Riverside County Multiple Species Habitat Conservation Plan, if adopted.

On Page 50, change the heading from “Multiple-Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 50, revise the second paragraph under the heading, Multiple-Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 50 and 51 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 51 revise the first sentence in the fact box to read:

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

On Page 51 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 51, revise the paragraph under “Key Biological Issues” to read:

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

On Page 51 and 52 revise the Policy HAP 19.1 to read:

Protect biological resources in the Highgrove area through adherence to General Plan policies found in the General Plan Multipurpose Open Space Element.

On Page 53, delete Figure 7 – MSHCP Reserve Areas and renumber subsequent figures.

Temescal Canyon Area Plan

On Page 21 of the Temescal Canyon Area Plan, change the name of the Gavilan Hillside Policy Area to the East Temescal Hillside Policy Area and amend the text to read as follows:

East Temescal Hillside

Due to its location and unique natural features, the policy area designated Medium Density Residential, Commercial Retail, and Conservation in the southeast corner of the Temescal Canyon Area Plan (easterly of Interstate 15) requires additional and special policies to ensure its consistency with the Riverside County Vision. The following policies shall be implemented in addition to those policies contained in this Area Plan and the General Plan:

Policies:

- TCAP 3.1: Require that the area be designed and developed as one specific plan of land use.
- TCAP 3.2: Hillside development and grading shall be allowed in accordance with policies found in the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element. The specific plan shall include design guidelines and development standards for hillside development and grading which shall apply in place of more general County design guidelines and standards.
- TCAP 3.3: In order to facilitate the retention of open space, clustered development shall be allowable in the specific plan, provided that the total number of dwelling units for the specific plan shall not exceed the number of dwelling units permitted by the land use designation for the entire specific plan area. Allowable clustered development includes specific plan planning areas permitting attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation.
- TCAP 3.4: Review environmental constraints as well as issues relating to traffic and circulation, infrastructure availability, and the availability of County services.
- TCAP 3.5: Require a minimum of 30 percent of the gross acreage of the Policy Area to be set aside for active parks, passive parks, and open space, per policies in the Open Space, Parks and

Recreation section of the General Plan Multipurpose Open Space Element.

On Page 24, change the title from “Airport Influenced Policy Area” to “Corona Municipal Airport Influence Area.”

On Pages 24, delete the first paragraph of the “Specific Plans” sub-section of the Policy Areas section as follows and amend the third paragraph of this sub-section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The six specific plans located in the Temescal Canyon planning area are listed in Table 3, Adopted Specific Plans in Temescal Canyon Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 25, amend Table 3 by changing the name of Specific Plan No. 221 from “Mountain Cove/Warm Springs Glen” to “Mountain Springs” and by adding a reference to Specific Plan No. 317 (The Retreat).

On Page 27, replace “influenced” with “Influence” wherever it occurs.

On Page 24, leaving the first sentence unchanged, replace the remainder of paragraph under Corona Municipal Airport Influence Area with the following:

Policies contained in the Airport Land Use Compatibility Plan for this general aviation facility are intended to protect flight paths and minimize impacts to residents and employees of the area. The boundary of the Corona Municipal Airport Influence Area is shown in Figure 4, Policy Areas. There are four safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 14, Corona Municipal Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Corona Municipal Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 24, revise Policy TCAP 7.1 to read as follows:

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

On Page 42, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 42, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 42 and 43 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 43 revise the first sentence in the fact box to read:

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

On Page 43 delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 44, revise the paragraph under “Key Biological Issues” to read:

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

On Page 44, revise the Policy TCAP 18.1 to read:

Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies found in the General Plan Multipurpose Open Space Element.

On Page 47, delete Figure 8 – MSHCP Reserve Areas and renumber subsequent figures.

Elsinore Area Plan:

On Page 14, amend the section entitled “Community Centers” as follows:

At the end of the first paragraph, eliminate the last sentence, which began “Three such areas are contained here...”

Eliminate in its entirety the paragraph describing a Community Center at Interstate 15 and Horsethief Canyon Road.

Combine and revise the subsequent paragraphs to read as follows:

The community center at Interstate 15 and Clinton Keith Road is envisioned as an Job Center incorporating business park, office, retail, and residential uses. Commercial and light industrial uses would be located farther to the east, generally along the south side of Clinton Keith Road.

The County envisions the need to provide for an additional community center in the area. The County will select one of three possible locations for the additional Community Center, based on the relative probability that a Community Center could be effectively established at that location.

Establishment of such a Community Center would be especially important in the event that the community center at Interstate 15 and Clinton Keith Road is included in any future annexation to the City of Murrieta. The three possible locations for the additional Community Center would be centered at:

- a. the Baxter Road/Interstate 15 interchange;
- b. the Bundy Canyon Road/Interstate 15 interchange; and,
- c. the area in the vicinity of the intersection of Mission Trail with Bundy Canyon Road, extending northerly and westerly to the Mission Trail/Corydon Street intersection.

On Page 20, change the title of the section on Skylark Airstrip from "Airport Influenced Policy Area" to "Skylark Airport Influence Area."

On Page 20, add the following language to the end of the paragraph describing Skylark Airport:

There are three safety zones associated with the Skylark Airport Influence Area. These safety zones are shown in Figure 15, Skylark Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Skylark Airport, and land use proposals shall be evaluated for appropriateness within these safety zones. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 20, delete Policy ELAP 3.1 and replace with the following:

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

On Page 20, add a new policy area entitled, Walker Canyon Policy Area to read as follows:

Walker Canyon Policy Area

The Walker Canyon Policy Area consists of 1,250 acres of land located northerly of Interstate 15 in the vicinity of Walker Canyon Road. The site is designated Open Space - Rural on the Elsinore Area Plan. However, a preferable alternative to extremely large lot rural land sales would be the master planning of this area to provide for a limited amount of development, coupled with preservation of the majority of the site as open space and wildlife habitat.

Policies:

ELAP 4.1 Notwithstanding the Open Space - Rural designation of this property, any proposal to establish a master planned community within this area through the general plan amendment and specific plan process shall be exempt from the 5-year limit placed on Foundation Component amendments as described in the Administration Element, provided that:

- a) A specific plan is submitted for a Community Center or mixed use village center development designed as a hillside village. Potential uses may include residential uses at a variety of densities (including community development foundation component densities), commercial retail and service uses, offices, and a hotel, as well as public facilities and recreational areas. In addition to the required components, the specific plan must address the unique requirements of hillside development, special hillside design guidelines, and the special nuances of integrating hillside development into the natural environment.
- b) Approximately 900 acres, or at least two-thirds of the site area, is set aside as Open Space - Conservation Habitat for inclusion in the Western Riverside County Multi-Species Habitat Conservation Plan reserve system.
- c) The specific plan shall include special attention to the following concerns: (1) pedestrian circulation in a hillside context, including provision for ramps and paths as well as stairs in order to ensure full accessibility for

all users; (2) provision for retail commercial uses so as to minimize the need for residents to travel outside the village for routine daily needs, such as groceries, banking, etc.; and (3) the buffering and protection of conserved open space, especially relating to the interface between riparian areas and development.

- d) Due to the unique character of this development, the area is hereby determined to be eligible for reductions in on-site street widths and an exemption from the prohibition on development on slopes over 25%. Such exemptions would be subject to official determination by the Board of Supervisors or its successor-in-interest at the time of its action on the specific plan.
- e) The environmental impact report or other CEQA document prepared for any specific plan at this site shall address the site's access, soils, geology, hydrology, biology, and wildfire susceptibility in addition to issues of slope and topography.

On Page 20 of the Elsinore Area Plan, amend the Policy Areas section by inserting an additional Policy Area to read as follows:

Glen Eden Policy Area

The Glen Eden Policy Area consists of portions of Sections 17, 18, and 19 located southwesterly of Temescal Canyon Road and northerly, northeasterly, and westerly of the Horsethief Canyon community. Development within this Policy Area shall be subject to the following policies:

- ELAP 5.1: Residential development shall comply with an average density of 2.5 dwelling units per acre. No individual project may have an overall density in excess of 2.5 dwelling units per acre, unless a permanent density transfer between two or more projects is approved by the County of Riverside, in which case the overall density of the projects together may not exceed 2.5 dwelling units per acre. The density of individual parcels or planning areas within a project may exceed 2.5 dwelling units per acre, as long as the overall project density does not exceed this level.
- ELAP 5.2: Clustering of dwelling units within an individual project is encouraged where such clustering would enable the

conservation of open space in accordance with the Multipurpose Open Space Element.

On Page 20 of the Elsinore Area Plan, amend the Policy Areas section by inserting an additional Policy Area to read as follows and as a result renumber all subsequent policies within the Elsinore Area Plan:

Rural Village Overlay Study Areas

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

ELAP 6.1: 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 within the Rural Village Overlay Study Area for Meadowbrook. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Overlay Study Area as necessary in conjunction with the widening of State Highway Route 74.

ELAP 6.2: Commercial uses and residential uses at densities higher than one dwelling unit per five acres may be approved within the Rural Village Overlay Study Area for El Cariso Village, provided that adequate water supplies and fire protection are available.

On Page 20, amend the Policy Areas section by inserting an additional Policy Area to read as follows (and as a result renumber all subsequent policies within the Elsinore Area Plan):

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, the County of Riverside will review the most accurate flood mapping information 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, 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 Foundation Component designation.

On Page 20, amend the "Specific Plans" sub-section of the Policy Areas section by deleting the first paragraph of this sub-section.

On Page 21, amend the "Specific Plans" sub-section of the Policy Areas section by amending the third paragraph of this sub-section to read as follows:

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

Riverside County Planning Department. The two specific plans located in the Elsinore planning area are listed in Table 3, Adopted Specific Plans in the Elsinore Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 23, label Skylark Airport Influence Area and change “Influenced” to “Influence.”

On Page 40, revise Policy ELAP 13.1 to read:

Avoid mineral resource extraction within the Temescal Wash Policy Area, which contains viable riparian habitat, in favor of areas containing very sparse or non-existent riparian habitat.

On Page 40, change the first sentence of Policy ELAP 13.4 to read:

Require hydrologic studies...within or adjacent to Temescal Wash Policy Area.

On Page 40, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 40 and 41, revise the first paragraph under the heading, Multiple-Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 41 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions

that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 41 revise the first sentence in the fact box to read:

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

On Page 41 and 42, delete the section titled, “Conservation Areas” (i.e., the discussion of Conservation areas and Subunits).

On Page 42, revise the paragraph under “Key Biological Issues” to read:

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

On Page 42 revise the Policy ELAP 15.1 to read:

Protect sensitive biological resources in the Elsinore Area Plan through adherence to General Plan policies found in the General Plan Multipurpose Open Space Element.

On Page 42, delete the last sentence of Policy ELAP 15.3.

On Page 43, delete the last sentence of Policy ELAP 15.14.

On Page 45, delete Figure 9 – MSHCP Reserve Areas and renumber subsequent figures.

Eastvale Area Plan

On page 21 & 23, replace “Influenced Area” with “Influence Area” wherever it occurs.

On page 21, revise the first paragraph under Chino Airport Influence Area to read:

Chino Airport is located near the western boundary of the Eastvale area in unincorporated San Bernardino County. The boundary of the Chino Airport Influence Area is shown in Figure 4, Policy Areas. Properties within this area are subject to regulations governing such issues as development intensity, density, and noise. These land use restrictions are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Chino Airport. All discretionary permits for within this area should be submitted to the Riverside County Airport Land Use Commission for review. For more information on airport policies, refer to the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 21, add the following sentence to the end of Policy EAP 2.2 and Policy EAP 2.3:

For a complete description, see Appendix L and for a summary of these land use requirements, refer to Table 4.

On Page 21, add a new policy to address the Archibald Avenue/Cloverdale Policy Area as follows:

EAP 2.5 Commercial proposals may be considered within the Archibald Avenue/Cloverdale Policy Area and shall be consistent with the guidelines contained in the most recent California Department of Transportation, Aeronautics Planning Handbook as interpreted by the Riverside County Airport Land Use Commission or overruled as indicated in policy LU 14.3.

On Page 22, amend the second paragraph of the “Specific Plans” sub-section of the Policy Areas section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Eastvale planning area are listed in Table 3, Adopted Specific Plans in Eastvale. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 36, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 36, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 36 revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 36 revise the first sentence in the fact box to read:

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

On Page 36 add the following animals to the list of sensitive, threatened and endangered species: gnatcatcher and burrowing owl.

On Page 36, re-title the section, “Conservation Areas” to “Sensitive Biological Resource Areas”

On Page 36 and 37, retain the first paragraph in the section titled, “Conservation Areas” and delete the remainder of the section (i.e., the discussion of Conservation areas and Subunits).

On Page 37, revise the paragraph under “Key Biological Issues” to read:

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

On Page 45, delete Figure 7 – MSHCP Reserve Areas and renumber subsequent figures.

Jurupa Area Plan

On Page 19 of the Jurupa Area Plan, in the Policy Areas section, insert an additional Policy Area following the section entitled “Business Park” to read as follows:

Limonite Avenue Policy Area

The Limonite Avenue Policy Area applies to a property designated Light Industrial located easterly of a sewage treatment facility on the south side of Limonite Avenue, easterly of Bain Street. The Light Industrial designation reflects existing use of the property; however, there are no other properties designated for industrial uses along the segment of Limonite Avenue easterly of Wineville Road and westerly of Van Buren Boulevard. Therefore, care must be taken to provide for compatibility with the surrounding neighborhood.

Policies:

- JUR 1.3: Semi-truck traffic generated by uses within this Policy Area shall be limited to a maximum of 15 trucks per day, Monday through Friday.
- JUR 1.4: Proposed development applications, or applications to bring existing uses into conformity with County requirements for improvements to Limonite Avenue, which may include, but are not limited to, street widening in accordance with General Plan right-of-way width, access limitations (not more than one

driveway), provision of right-of-way for an access/deceleration lane, and pavement improvements.

On Page 20, add a new policy area entitled, "Mira Loma Warehouse/Distribution Center Policy Area" immediately before the Protected Equestrian Sphere Policy area to read as follows:

Mira Loma Warehousing Policy Area:

Require that in the Business Park, Light Industrial, and Heavy Industrial land use designations within the Jurupa Area Plan, warehousing and distribution uses, and other goods storage facilities, shall be permitted only in the following area: the area in Mira Loma defined and enclosed by these boundaries: San Sevaine Channel from Philadelphia street southerly to Galena Street on the east, Galena Street from the San Sevaine Channel westerly to Wineville Road on the south, Wineville Road northerly to Riverside Drive, then Riverside Drive westerly to Milliken Avenue, then Milliken Avenue north to Philadelphia Street on the west, and Philadelphia Street easterly to the San Sevaine Channel on the north.

This policy shall not apply to firms, which only store goods that are manufactured or assembled on-site. In such a case, the use shall be evaluated based on the underlying general plan land use designation, and any potential impacts on the community from diesel and other hazardous emissions, traffic generation, local existing land use compatibility and other environmental and socioeconomic concerns. Any manufacturing project proposal outside of the aforementioned area that is in excess of 200,000 square feet in size shall be required to obtain a Conditional Use Permit from the County of Riverside. No warehouses, distribution centers, intermodal transfer facilities (railroad to truck), trucking terminals or cross dock facilities shall be allowed outside of the aforementioned area.

On Page 24 and 27, replace "influenced" with "influence" wherever it occurs.

On Page 24, delete Policy JUR 7.2 and replace it with the following:

There are three safety zones associated with the Flabob Airport Influence Area. These safety zones are shown in Figure 13, Flabob Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. Within Flabob Airport imaginary approach surfaces and Areas of Additional Safety Concerns, residential lot sizes smaller than two and one half acre are not allowed. These land use restrictions are fully set forth in Appendix L **[Include**

Land Use Policies for Flabob Airport from existing General Plan/Jurupa Community Plan in Appendix] and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Flabob Airport, and land use proposals shall be evaluated for appropriateness within these safety zones. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On page 24, delete Policy JUR 7.3 and JUR 7.4.

On Page 24 and 25, replace Policy JUR 7.5 to read as follows:

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

On Page 25, replace “influenced” with “Influence” wherever it occurs.

On Page 25, replace the first paragraph under Riverside Municipal Airport Influence Area to read:

The boundary of the Riverside Municipal Airport Influence Area is shown in Figure 4, Policy Areas. There are four safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 14, Riverside Municipal Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and as summarized in Table 5, Land Use Compatibility Guidelines for Airport Safety Zones for Riverside Municipal Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 25, revise Policy JUR 8.1 to read as follows:

To provide for the orderly development of Riverside Municipal Airport and the surrounding area, comply with the Airport Land Use Compatibility Plan for Riverside Municipal Airport as fully

set forth in Appendix _ and as summarized in Table __, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 25, amend the second paragraph of the “Specific Plans” sub-section of the Policy Areas section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The four specific plans located in the Jurupa planning area are listed in Table 3, Adopted Specific Plans in Jurupa. Specific Plan No. 123 (Mission de Anza), Specific Plan No. 210 (Agua Mansa), and Specific Plan No. 243 (Rio Vista) are determined to be Community Development Specific Plans. Specific Plan No. 125 (Sky Country) is determined to be a Rural Community Specific Plan.

On Page 37, change the heading from “Multiple Species Habitat Conservation Plan” to “Proposed Multiple Species Habitat Conservation Plan”

On Page 37, revise the first paragraph under the heading, Multiple Species Habitat Conservation Plan, as follows:

Revise the first sentence to read:

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years.

Revise the fourth sentence to read:

To address these issues of wildlife health, and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) has been developed by the County.

On Page 37 and 38, revise the first paragraph under the heading, MSHCP Program Description, as follows:

Delete the second sentence.

Revise the remainder of the paragraph to read as follows:

The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in

exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to “take” plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property-owner-initiated habitat evaluation and acquisition, negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

On Page 38 revise the first sentence in the fact box to read:

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

On Page 38 add the following animal to the list of sensitive, threatened and endangered species: delhi sands fly.

On Page 38, delete the section entitled, “Conservation Areas.”

On Page 38, revise the paragraph under “Key Biological Issues” to read:

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

On Page 39, delete Policy JUR 16.6 and renumber subsequent policies to reflect the deletion of JUR 16.6.

On Page 41, delete Figure 7 – MSHCP Reserve Areas and renumber subsequent figures.

Western Coachella Valley Area Plan:

On Page 7, amend the second paragraph under the title “Setting” to read as follows:

The Western Coachella Valley is framed by the San Jacinto Mountains and Santa Rosa Mountains National Monument to the west and Joshua Tree National Park to the north and east. The Metropolitan Water District of Southern California’s Colorado River Aqueduct traverses from east to west along the majority of the Area Plan, paralleling Interstate 10 north of Dillon Road. The following is a description of the geographically unique areas found in the Western Coachella Valley.

On Page 7, amend the subsection titled “Unique Features” by adding a new subsection following the sub-section titled “Whitewater River” and preceding the subsection titled “Coachella Valley Preserve/Thousand Palms Canyon & Oasis” to read as follows:

The Colorado River Aqueduct

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

On Page 9, delete the description of the San Gorgonio Pass and replace it with the following:

San Gorgonio Pass

The San Gorgonio Pass area extends west of Indian Avenue to the foothills north and west, south to the City of Palm Springs, and west through the Interstate 10 corridor between the San Jacinto and San Gorgonio Mountains. The portion of this geographic feature within the boundaries of the Western Coachella Valley Area Plan is generally characterized by a large expanse of open desert and mountainous terrain, along with isolated pockets of development. A number of utility corridors are concentrated in this area, including high voltage electrical transmission lines and the Devers Substation. Due to the constant prevailing westerly winds, the highest concentration of commercial wind energy development in the County occurs in this area.

On Page 11, between the descriptions of Valley View Village and West Palm Springs Village, add a new section on West Garnet to read as follows:

West Garnet

The community of West Garnet is a small low density residential neighborhood located southerly of Interstate 10 and westerly of Indian Avenue at the Wall Road bridge crossing of Interstate 10.

On Page 23 and 24, revise the San Gorgonio Wind Energy Policy Area section as follows:

San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass Wind Energy Area (see Figure 4) is considered to be one of the best areas in the nation for the development of wind energy.

This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, “funneled” through the Pass, creating ideal wind energy conditions.

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

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

Policies:

- | | |
|-----------|---|
| WCVAP 2.1 | Require that wind turbines address through appropriate design the Pacific Crest Trail alignment. |
| WCVAP 2.2 | Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines. |
| WCVAP 2.3 | Except in the area designated Public Facilities on Edom Hill; prohibit the placement of commercial wind turbine arrays east of Indian Avenue, north of Pierson Boulevard, and south of Highway 111. |
| WCVAP 2.4 | Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines. |

- WCVAP 2.5 Prohibit the location of wind turbines within the Santa Rosa and San Jacinto Mountains National Monument.
- WCVAP 2.6 Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

On Page 24 of the Western Coachella Valley Area Plan, between the descriptions of “Wind Energy Policy Area” and “Specific Plans”, add the following new Policy Area to read as follows:

Hot Springs Policy Area

The Hot Springs Policy Area is a 4.75 square mile area located southeasterly of the City of Desert Hot Springs and westerly of the Sky Valley community. This area (including all of Sections 3, 4, 10, and 11, the north half of Section 14, and the northeast quarter of Section 15, all in Township 3 South, Range 5 East) is recognized as a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. The availability of this water for use in hot mineral water spas has been a primary factor in the siting of numerous mobile home parks and recreational vehicle parks in this area. This resource provides potential health benefits and assists in the attraction of tourists and seasonal residents to the Coachella Valley, thereby contributing to the local economy. For these reasons, it is appropriate to make special provision to allow for additional land uses developed specifically to utilize this natural resource. These may include hotels, motels, recreational vehicle parks, mobile home parks, residential developments, and institutional uses.

Policies:

- WCVAP 2.6: Encourage the development of destination resorts, health and fitness facilities, and special needs housing that is specifically designed for utilization of the hot mineral water thermal resources for either personal use or structural heating/water heating.
- WCVAP 2.7: Require that all destination facilities and residential development at Community Development densities have available the public facilities and services appropriate for the type of facilities proposed.

WCVAP 2.8: Within this area, destination resorts may include service stations, car washes, min-marts, small stores, and restaurants, provided that these commercial uses are associated with the destination resort, are built concurrently with or after the resort, and occupy not more than five percent of the total developed land area of the resort. (The latter phrase shall not apply if the area of these accessory commercial uses is designated Commercial Tourist or Commercial Retail.)

WCVAP 2.9: Notwithstanding the mapped Area Plan designations in this area, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to utilize this natural hot water resource shall be exempt from the 5-year limit placed on Foundation Component general plan amendments, as described in the Administration Element.

On Page 24, amend the "Specific Plans" sub-section of the Policy Areas section by deleting the first paragraph and amending the third paragraph to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The eight specific plans located in the Western Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Western Coachella Valley. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Specific Plan No. 170 (Tesoro).

Specific Plan No. 170 (Tesoro) was approved for development a number of years ago, but was never developed and has subsequently been purchased for habitat conservation. The approval of the Tesoro Specific Plan will be considered for rescission during the initial round of Specific Plan reviews.

On Page 24, amend Table 3 by adding a reference to Specific Plan No. 170 (Tesoro) and by adding an asterisk (*) following the name of Coral Mountain and including a footnote stating as follows:

* Portions of this specific plan extend into a neighboring Area Plan.

On Page 25, label Palm Springs and Bermuda Dunes Airport Influence Areas and change "Influenced" to "Influence" wherever it occurs.

On Page 27 re-title the section on Bermuda Dunes Airport as follows: “Bermuda Dunes and Palm Springs Airport Influence Areas.”

On Page 27, retain the first three sentences of the paragraph describing Bermuda Dunes Airport. Delete the last sentence and add the following:

These areas fall within the unincorporated County. In the case of Palm Springs Airport, the airport influence area does not affect any unincorporated lands. There are three safety zones associated with the Bermuda Dunes Airport Influence Policy Area. These safety zones are shown in Figure 16, Bermuda Dunes Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. Within Area II, the minimum lot size for residential development is 2.5 acres. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Bermuda Dunes Airport, and land use proposals shall be evaluated for appropriateness within these safety zones. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 27, delete Policy WCVAP 3.1 and replace it with the following:

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

On Page 28, between the sub-section titled "Sky Valley Rural Village Overlay" and the sub-section titled "Residential Uses", add a new sub-section as follows:

Sky Valley Mobile Home Parks and Recreational Vehicle Parks

In addition to the mapped Hot Springs Policy Area located westerly of Sky Valley, the same type of thermal resources exist in portions of Sky Valley in the vicinity of the existing mobile home park and recreational vehicle park southerly of Dillon Road. In order to utilize this natural resource, it is appropriate to make special provision to allow for the expansion of these land uses in this Rural Residential designated area.

WCVAP 4.6: Notwithstanding the mapped Area Plan designations of the subject properties, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to provide for expansion of an existing mobile home park or recreational vehicle park, or the establishment of new mobile home parks or recreational vehicle parks on properties located south of Dillon Road in the east half of the northwest quarter and the west half of the northeast quarter of Section 21, Township 3 South, Range 6 East, S.B.B. and M. that are contiguous to such parks shall be exempt from the 5-year limit placed on Foundation Component general plan amendments, as described in the Administration Element, provided that:

- a. The project is specifically designed to provide for the utilization of the hot mineral water thermal resources by the project's future residents, customers, and guests.
- b. The total acreage that may utilize this exemption is limited to a maximum of 40.75 acres.
- c. The proponent shall submit, in conjunction with the project application, a hydrogeological report assessing the presence of the resource and its potential for use by the project's future residents, customers, and guests.
- d. Adequate services are available to the project, including sewer service.
- e. The project is designed to be compatible with its rural surroundings.

On Page 28, amend the third sentence in the sub-section titled “Residential Uses” to read as follows:

The following policies apply only to new residential developments approved after the effective date of this General Plan having densities of 8 dwelling units per acre or more, within the High, Very High, and Highest Density Residential land use designations, and address building height and compatibility issues between adjacent, varying residential densities. (Note: Policies relating to rooflines and buildings may not be applicable to mobile home parks.)

On Page 29, between the sub-section titled “Residential Uses” and the sub-section titled “Commercial Retail Uses”, add a new sub-section to read as follows:

Thousand Palms Levees

The Coachella Valley Water District is currently working with the U.S. Army Corps of Engineers, along with other federal and state agencies, to design a system of levees to protect certain developed areas of Thousand Palms from flooding hazards, while maintaining the sand transport system essential to the survival of the Coachella Valley Fringe-toed Lizard. The community of Thousand Palms is an area that has been identified as needing additional housing units; however, development has been constrained by these flood hazards. Some of the area that has been designated Rural Residential on the Area Plan due to flood hazards may be made available for development if it is protected from floodwaters by these levees.

Policies:

WCVAP 5.7: Notwithstanding the mapped Area Plan designation of Rural Residential in this area, any proposal to amend the Area Plan designation of lands that will be removed from the 100-year flood plain as a result of the construction of the planned levee system from the Rural foundation component to either the Community Development or Rural Community foundation component shall be exempt from the 5-year limit placed on Foundation Component general plan amendments, as described in the Administration Element.

WCVAP 5.8: Density transfers from unprotected areas to protected areas of Thousand Palms will be encouraged where the proposed development is compatible with the surrounding areas of the community and environmental and infrastructure concerns can be satisfactorily resolved.

On Page 29, following the new sub-section titled “Thousand Palms Levees”, add a new sub-section to read as follows:

Section 8 Sand Source Area

Policies:

WCVAP 5.9: Notwithstanding the provisions of this General Plan allowing for clustering and density transfer, no new lot shall be established within Section 8, Township 4 South, Range 6 East smaller than five acres in gross area. Merger of parcels smaller than five acres shall be encouraged. A minimum lot size of ten acres shall be required for second unit permits.

On Page 31, amend Policy WCVAP 9.2 to read as follows:

WCVAP 9.2: Allow Resort RV developments within the following land use designations: Low, Medium, Medium High, High, and Very High Density Residential Areas, Commercial Tourist, and Open Space – Recreation.

Palo Verde Valley Area Plan:

On Page 19, delete the section on the Colorado River and replace it with the following:

Colorado River

The Colorado River is a major recreational/tourist attraction and a notable economic asset. A special policy area applies to the land adjacent to the river, both northerly and southerly of the City of Blythe. The intent is to allow commercial tourist developments such as river-oriented hotels, fishing camps, resort parks, campgrounds, marinas, golf courses, and restaurants to serve the recreation/tourist industry, along with residential developments that would provide opportunities for second homes and/or housing to accommodate employees of these facilities. In accommodating these activities, it is essential to recognize the critical need to incorporate sensitive design that respects the value of the river, provides for public access to, and views of, the river, and maintains compatibility with wildlife and resource protection values.

Policies:

PVAP 1.1 Allow land adjacent to the Colorado River to be used for

recreation-based tourist purposes to promote economic activity within the Palo Verde planning area. Uses such as hotels, restaurants, small retail shops, marinas, fishing camps, resorts, recreational vehicle parks, and campgrounds could potentially be allowed on lands not subject to Land Conservation (Williamson Act) Contracts in order to serve the tourist population.

- PVAP 1.2 Adhere to the guidelines set forth in the Land Use section of this Area Plan regarding recreational vehicle park development within the Colorado River Policy Area.
- PVAP 1.3 All proposed developments in this area requiring CEQA (California Environmental Quality Act) analysis shall be reviewed for compatibility with City of Blythe Colorado River Corridor Plan, or, in the absence of such Plan, City standards for development along the Colorado River.
- PVAP 1.4 Notwithstanding the Agriculture and Rural designations of properties in this area, any proposal to establish planned communities in this area pursuant to a Specific Plan of Land Use shall be exempt from the 5-year limit placed on Foundation Component amendments as described in the Administrative Element, provided that:
- a. The overall density of the project (including commercial, open space, and recreational areas) does not exceed one dwelling unit (excluding vacation recreational vehicle spaces and hotel/motel rooms) per acre.
 - b. The project provides for a riverside scenic roadway and/or pedestrian and bike trail system.
 - c. The project provides for protection of structures for human occupancy from flooding under 100-year storm events and mitigates geologic hazards to the satisfaction of the County.
 - d. The project does not include any industrial or polluting uses (excluding utility and infrastructure facilities such as water and sewer facilities to serve project residents and visitors).

The exemption from the 5-year limit shall also apply to areas of the planned community extending beyond the boundaries of the mapped Colorado River Policy Area, provided that such

areas lie not more than two miles westerly of the river.

On Page 20, change the title for the section to “Blythe Airport Influence Area.”

On Page 20, delete the paragraph under Blythe Airport Influence Area and replace it with the following:

The Blythe Airport is located west of the City of Blythe adjacent to Interstate 10. The boundary of the Blythe Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 12, Blythe Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Blythe Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 20, delete Policy PVAP 3.1 and replace it with the following:

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

On Page 20, amend the second paragraph of the “Specific Plans” sub-section of the Policy Areas section to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Palo Verde planning area are listed in Table 3, Adopted Specific Plans in Palo Verde Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

On Page 20, amend Table 3 of the “Specific Plans” sub-section of the Policy Areas section by correcting the name of Specific Plan No. 175 (should be “Riverview Ranch”, not “Mesa Verde”).

Eastern Coachella Valley Area Plan:

On Page 7, amend the introductory paragraph under the title “Setting” to read as follows:

The Eastern Coachella Valley Area Plan is set within the southeast portion of the Coachella Valley, south and east of the City of Indio, and east of the City of La Quinta and the Santa Rosa Mountains, stretching to the Imperial County line on the south. The area plan boundary extends east of the All American Canal, north and south of Interstate 10, taking in Chiriaco Summit. The Metropolitan Water District of Southern California’s Colorado River Aqueduct traverses from east to west along the majority of the Area Plan, paralleling Interstate 10 north and west of Chiriaco Summit. The southeastern edge of the Eastern Coachella Valley Area Plan is bounded by the Chocolate Mountain Naval Reservation Aerial Gunnery Range.

On Page 7, amend the subsection titled “Unique Features” by adding a new subsection following the sub-section titled “Whitewater River Stormwater Evacuation Channel” and preceding the sub-section titled “Santa Rosa and San Jacinto Mountains National Monument” to read as follows:

The Colorado River Aqueduct

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

On Page 14, in the section entitled “Community Centers”, add a second paragraph to read as follows:

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

On Page 19, add item “d” and “e” to Policy EVAP 1.1 as follows:

- d. Several portions of the Vista Santa Rosa community, including a large area generally between Avenue 55 and Avenue 62, and smaller areas located along Avenue 66, Harrison Street, and Van Buren Street, are designated as Agriculture, 5-acre minimum parcel size, with a Community Development Overlay. It is the intent of these designations to encourage agricultural uses to remain in the area as long as area landowners desire, while providing for a gradual, orderly transition to other land use types. When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. The overall density range of the Community Development Overlay area shall be 1-3 dwelling units per acre. Continuous buffer areas of minimum one-acre, rural residential lifestyle parcels shall be provided within all residential development proposals located within the Community Development Overlay area, where such development proposals would be adjacent to areas located outside the Community Development Overlay area and designated Agriculture, Rural Residential, or Estate Density Residential, in the following locations: 1) the east side of Monroe Street, between Avenues 55 and 62, 2) Avenue 55 between Monroe Street and a point located one-quarterly mile west of Van Buren Street, and protrusions of the Community Development Overlay located to the north of this segment along the west side of Jackson Street and between Jackson and Calhoun Streets, and 3) Avenues 60 and 62, Calhoun Street between Avenues 60 and 61, and the north-south midsection line of Section 35, Township 6 South, Range 7 East, between Avenues 60 and 62, all of which are located between Monroe and Harrison Streets. Except where significant environmental effects would occur due to road noise, and no other feasible mitigation measures are available, walls, earthen berms, and similar types of project elements that present barriers to a general open, rural-in-character view into a development when the development is viewed from the street, shall not be permitted along the following roads where they are classified by a Circulation Element designation: Airport Boulevard, Avenues 50, 52, 54, 58, 60, 62, and 66, and Monroe, Jackson, Van Buren, and Harrison Streets. Split-rail fences and other edge features that allow for an open view and evoke a rural character are encouraged.

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

On Page 19, in the section entitled "Vista Santa Rosa Community", add a Policy to read as follows:

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

On Page 19, add Policy ECVAP 1.3, 1.4, and 1.5 to read as following:

Policies:

ECVAP 1.3 Notwithstanding the Agriculture and Open Space - Rural designations of properties in this area, any proposal to establish a planned community not less than 450 acres in size in the area bordered by Avenue 72 on the north, Avenue 80 on the south, Polk Street and its southerly extension on the east, and the Santa Rosa Mountains on the north shall be exempt from the 5-year limit placed on Foundation Component amendments as described in the Administrative Element, provided that:

- a. The project provides for preservation of open space and habitat values in Martinez Canyon, including provision for a Bighorn Sheep recovery area at a site determined appropriate by the Bighorn Sheep Institute.
- b. The project is compatible with the achievement of the goals of the Coachella Valley Multi-Species Habitat Conservation Plan, as determined by the County in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Game, and the United States Fish and Wildlife Service, if this habitat conservation plan has been adopted by the County.
- c. The project provides for riding and hiking trails along the base of the Santa Rosa Mountains or at other locations as determined to meet the needs of the equestrian community in the Eastern Coachella Valley.

- d. The project provides for a sufficient number of dwelling units affordable to persons who would be employed by business establishments within the project boundaries.
- e. The project is designed in such a manner as to minimize impacts on the viability of adjacent agricultural lands.
- f. The project provides off-site roadway improvements at a level sufficient to mitigate its impacts on traffic and contributes its fair share to funds for paving of roads to control PM10 particulate levels in the surrounding area.
- g. The project provides for water and sewer service to the site in the event that lots smaller than one-half acre, multifamily housing, or mobile home parks are included therein.

ECVAP 1.4

Notwithstanding the Open Space - Rural designation of properties in the area, any proposal to establish, through a General Plan amendment and a specific plan or other application format comprehensively addressing the matters described herein, a planned community of approximately 720 acres located in Sections 9 and 10, Township 6 South, Range 12 East, SBB&M, and lying along both sides of I-10, in the immediate vicinity of the Chiriaco interchange, shall be exempt from the 5-year limit placed on Foundation Component General Plan amendments as described in the Administrative Element, provided that, at a minimum:

- a. The project is designed to be compatible with Joshua Tree National Park, and other adjacent and nearby scenic and wildlife resources.
- b. The project design and the types and locations of planned land uses are compatible with the adjacent Chiriaco Summit Airport.
- c. The project will provide for the range of housing needs generated by the project, and make provisions for the provision of the water, sewer, and other facilities and services needed to support the project in what is otherwise a relatively remote area.

ECVAP 1.5 The General Plan Vision and Principles recognize that the new towns and planned self-sustaining communities will play a role in the growth and development of Riverside County. These development proposals will require rigorous reviews to insure compatibility with surroundings, consistency with environmental policies, a full range of public services, and fiscal stability.

Lands adjacent to Interstate 10, from the easterly edge of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services. Clearly the availability and assurance of a long term and reliable water supply will be the pivotal issue for development in this area. Proposed planned communities in this area are not subject to the 5-year limit placed on Foundation Component amendments as described in the Administrative Element.

Policies:

- a. Planned community proposals may have urban characteristics with thematic elements (i.e., golf, equestrian opportunities, etc.), but also will have a rigid and permanent urban boundary.
- b. The plan must include a comprehensive water service program that addresses the long-term requirements of the project, conservation, and reliability.
- c. The proposed community must be located within a district that provides water and sewer services or a water and sewer district has agreed to annex and serve the project; and there is an agreement that such services will not be expanded beyond the limits of the proposed community.
- d. The proposed community must provide for all relevant public facilities and services, including public protection, road maintenance, library services, education facilities, and waste disposal; and, it must be demonstrated that such service can be efficiently delivered within proposed community.

- e. The proposed community must provide a full range of parks and if necessary, parks large enough to accommodate organized sports activities.
- f. The proposed community must be consistent with, and advance the goals of, the County Housing Element and provide for a range of housing opportunities including low and moderate-income housing.
- g. At least 50% of the proposed community must be devoted to open space and recreation.
- h. The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multi-Species Habitat Conservation Plan, as determined by the County in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Game, and the United States Fish and Wildlife Service, if this habitat conservation plan has been adopted by the County.
- i. The plan must be based on “new urbanism” principles, and include elements that facilitate internal transit programs and encourage pedestrian mobility.
- j. The plan, to the extent feasible, must contain provisions for the use of innovative and state-of-the-art technology to reduce energy and resource consumption.

On Page 19, change the title of the section on Desert Resort Regional Airport from “Airport Influenced Policy Areas” to “Desert Resorts Regional Airport and Chiriaco Summit Airport Influence Areas.”

On Page 19 and 20, leaving the first three sentences unchanged, replace the remainder of paragraph under Desert Resorts Regional Airport and Chiriaco Summit Airport Influence ~~Policy~~ Area with the following:

The boundaries of the Desert Resorts Regional Airport and Chiriaco Summit Airport Influence Areas are shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 14, Desert Resorts Regional Airport Safety Zones and in Figure 15, Chiriaco Summit Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise.

Within the Chiriaco Summit Airport Influence Area, dwelling units are prohibited within the Emergency Touchdown Zone, the Inner Safety Zone and the Outer Safety Zone. Structures are prohibited within the Inner Safety Zone and the Emergency Touchdown Zone, except where such structures now exist. Any expansion of existing development within the Inner Safety Zone or the Emergency Touchdown Zone beyond what currently exists would be inconsistent with the Airport Land Use Compatibility Plan for Chiriaco Summit Airport. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Desert Resorts Regional Airport and Chiriaco Summit Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 20, revise Policy ECVAP 2.1 to read as follows:

To provide for the orderly development of Desert Resorts Regional Airport and Chiriaco Summit Airport and the surrounding area, comply with the Airport Land Use Compatibility Plan for Desert Resorts Regional Airport and Chiriaco Summit Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 20, amend the “Specific Plans” sub-section of the Policy Areas section by deleting the first and third paragraphs and adding a new final paragraph to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The three specific plans located in the Eastern Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Eastern Coachella Valley. Specific Plan No. 218 (Coral Mountain) and Specific Plan No. 303 (Kohl Ranch) are determined to be Community Development Specific Plans. Specific Plan No. 113 is determined to be a Rural Specific Plan. Specific Plan No. 113 was approved many years ago in conjunction with a “land project”, but remains undeveloped.

On Page 20, amend Table 3 of the “Specific Plans” sub-section of the Policy Areas by adding a reference to Specific Plan No. 113, deleting the line referring to “Totals” and “Specific Plan # 521”, adding an asterisk (*) following the name of Coral Mountain, and including a footnote stating as follows:

* Portions of this specific plan extend into a neighboring Area Plan.

On Page 21, Label Chiriaco Summit Airport Influence Area and change “Influenced” to “Influence.”

On Page 24, add the following sentence to the end of Policy ECVAP 5.1 as follows:

Provided that adequate provisions for public services and compatibility with adjacent uses is achieved, farm worker housing projects of both 1-12 dwelling units and greater than 12 units are permitted in the Agriculture designation in the Eastern Coachella Valley Area Plan.

Desert Center Area Plan:

On Page 7, amend the second paragraph under the title “Setting” to read as follows:

The Desert Center Area Plan encompasses a major portion of the Chuckwalla Valley, which is surrounded by the Eagle, Coxcomb, and Chuckwalla Mountains and Joshua Tree National Park. Four unique features, distinctive from the rest of the desert region, are located within the Chuckwalla Valley and are largely responsible for the need for an area plan in this remote area. The first is the former Eagle Mountain iron ore mining facility operated by Kaiser Steel Corporation, along with an adjacent community that provided housing and services for Kaiser employees and their families. (More recently, a portion of this area was utilized as a privately-managed return to custody facility.) The second feature, and the only one visible to the thousands of motorists traversing the area along Interstate 10, is the aggregation of commercial and industrial uses clustered around the Desert Center-Rice Road interchange serving the needs of these highway travelers. The third feature is the Lake Tamarisk community, which includes housing, a lake, and a golf course, and is served by a long-established County Service Area. The fourth feature is the Metropolitan Water District of Southern California’s Colorado River Aqueduct, which traverses in a northeast to southwest direction along the majority of the Area Plan, and which is generally located between the Eagle Mountain Landfill site and Desert Center-Rice Road and north of Interstate 10.

On Page 7, amend the subsection titled “Unique Features” by adding a new subsection following the sub-section titled “Chuckwalla Valley” to read as follows:

The Colorado River Aqueduct

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

On Page 18, change the title of the section on Desert Center Airport from "Airport Influenced Policy Areas" to "Desert Center Airport Influence Area."

On Page 18, delete the paragraph under Desert Center Airport Influence Area and replace it with the following:

The boundary of the Desert Center Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 13, Desert Airport Safety Zones. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Desert Center Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On Page 18, delete Policy DCAP 3.1 and replace it with the following:

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

On Page 18, add Desert Center Policy Area, with policy area description and policies as follows:

The Desert Center Policy Area encompasses the area generally located between the existing Desert Center and Lake Tamarisk communities. This area has been identified as having the potential to accommodate limited future expansion of the communities identified, provided that all potential environmental and community services and land use compatibility issues are satisfactorily addressed. Residential, commercial, recreational, tourist-

oriented, and other types of land uses may be appropriate here. A general plan amendment will be required prior to any development in this area. Any general plan amendment application filed pursuant to the Desert Center Area Plan policy shall be exempt from the 5-year general plan amendment cycle associated with the General Plan Certainty System.

Policies:

DCAP 4.1 Any general plan amendment application filed within the Desert Center Policy Area shall be exempt from the 5-year general plan amendment cycle associated with the General Plan Certainty System.

On Page 18, amend the "Specific Plans" sub-section of the Policy Areas section by deleting the first and third paragraphs and adding new final paragraphs to read as follows:

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Desert Center planning area are listed in Table 3, Adopted Specific Plans in Desert Center Area Plan. Specific Plan No. 306 (Eagle Mountain Townsite) is determined to be a Community Development Specific Plan.

Specific Plan No. 305 (Eagle Mountain Landfill) presents a special situation. As an approved landfill site, the property is designated Public Facilities, which is within the Community Development foundation component. However, this site is within the Community Development foundation component solely to recognize the public facility use. Any alternative land use on this site, other than for public facilities, shall be uses within an Open Space foundation component designation.

TECHNICAL APPENDICES:

Technical Appendix A: Glossary of Terms

On Page 7, amend the definition of Density, Residential as follows:

Density, Residential: The number of permanent residential dwelling units per gross acre of land.

On Page 7, delete the definition of Developable Acres, Net.

On Page 9, delete the definition of Floor Area, Gross and replace it with the following:

Floor Area, Gross: The gross floor area of a single-story building consists of its square footage as measured from the interior face of external walls, but not including any space where the floor-to-ceiling height is less than six feet and not including courtyard spaces without ceilings that are open and unobstructed to the sky. The gross floor area of a multi-story building consists of the sum of the horizontal areas of the several floors of a building measured from the interior face of exterior walls, but not including any space where the floor-to-ceiling height is less than six feet, and not including any stairwells, shafts, or courtyard spaces. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. For the purposes of floor area calculation, a shaft is defined as “an interior space, enclosed by walls or construction, extending through one or more stories or basements that connects openings in successive floors, or floors and roof, to accommodate elevators, dumbwaiters, mechanical equipment, or similar devices, or to transmit light or ventilation air.” (California Building Code)

On Page 9, delete the definition of Floor Area Ration (FAR) and replace it with the following:

Floor Area Ratio (FAR): A term utilized to measure the allowable building intensity of nonresidential structures on a site, calculated by dividing the gross floor area by the total net acres of the site. For example, on a site with 40,000 square feet of net land area, a Floor Area Ratio (FAR) of 1.0 will allow a maximum of 40,000 square feet of gross floor area to be built, whereas a FAR of 1.5 would allow 60,000 square feet of gross floor area, and a FAR of 0.5 would allow 20,000 square feet of gross floor area. Compliance of nonresidential projects covering multiple parcels with FAR building intensity restrictions may be calculated on an overall project basis rather than on individual parcels within the project; in such situations, the County of Riverside may require reciprocal use agreements, parcel mergers, or specification of property owner rights and responsibilities through Covenants, Conditions, and Restrictions or other recorded documents.

On Page 12, delete the definition of Intensity, Building and replace it with the following:

Intensity, Building: For residential uses, the actual number or the allowable range of dwelling units per acre (per gross acre, as used in this General Plan). For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

Page 18, delete the definition of Planning Commission and replace it with the following:

Planning Commission: The Riverside County Planning Commission, a five-member body appointed by the Board of Supervisors to perform various development review and planning functions and make recommendations to the Board, in accordance with Riverside County Ordinance No. 348 and California Government Code Section 65100.

Technical Appendix B. General Plan Principles:

On Page 4, revise the first sentence of Environmental Protection Principle D. 2 to read:

Moreover, the types of uses to be accommodated within components of the multi-purpose open space system should be clearly spelled out in the General Plan, based on sound community planning principles.

On Page 4, delete Environmental Protection Principle E. Program Credits.

On Page 8, amend paragraph 2 a. under the heading, “Agricultural Principles” to read as follows:

Agricultural lands should be designated as Agriculture (A) on the General Plan. This denotes that agriculture is the current development form for these lands. The characteristics of this use include, but are not limited to....

On Page 16, revise the third sentence of the first paragraph (c. Foundation Amendment Findings) to read:

A Foundation Amendment may occur in three ways.

On Page 16, add the following sentence to the end of the first paragraph (c. Foundation Amendment Findings):

The third would be as part of a regular 2 ½ -year comprehensive review of Agriculture Foundation Amendments and only the ninth finding is required for this type of amendment.

On Page 16, add the following finding after finding (8) as follows:

REQUIRED FOR 2 ½-YEAR REVIEW AGRICULTURE FOUNDATION AMENDMENT

- (9) To justify an agriculture foundation amendment, the proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

On Page 17, revise the first sentence under item 1 of the heading “Amendment Cycles” to read:

1. Four types of amendment cycles are provided, as discussed below.

On Page A-17, revise Table A-1, Amendment Matrix, to add a 2 ½ -year review cycle for Agricultural Foundation Amendments.

On Page A-17, revise a.(3) under Amendment Cycles to read:

- (3) Is the only time, other than a declared extraordinary amendment or an agricultural foundation amendment, that a Foundation Component of the General Plan may be considered for change;

On Page A-18, add item d., Agriculture Foundation Amendment Cycle, as follows:

- d. Agriculture Foundation Amendment Cycle. The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2 ½ -year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. At the end of the first 2 ½ year period, properties may only be removed from the Agriculture designation. Properties which are proposed to be added to the Agriculture designation would have to wait until the end of the second 2 ½ year period (i.e., 5 years from the adoption of the General Plan). At the end of each 2 ½ year period, the Board of Supervisors would consider whether or not changes to the Agriculture Foundation should be reviewed every 2 ½ years or whether a 5 year amendment cycle, like those for the other Foundations, would be more appropriate. The 7% conversion can occur anytime within the 2 ½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:
- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
 - b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
 - c. The area covered by all other Area Plans.

An Agricultural Task Force will be established for each of the three areas, and will be comprised of representatives of the farming community from each area that derive their primary income from farming, and representatives of the agricultural lending community, appointed by the Riverside County Board of Supervisors upon the recommendation of the Riverside County Farm Bureau Board, the Milk Producers Council, the Desert Grape Growers League of California, the Date Commission of California, American Ag Credit, and other agricultural trade organizations to be identified. The Agricultural Task Force would: (1) annually review the adequacy of the 7% conversion amount and recommend changes to the Board of Supervisors should the 7% conversion amount be insufficient; and (2) make recommendations on a case-by-case basis on agricultural landowners' requests made in connection with an Agriculture Foundation General Plan Amendment Cycle in excess of the 7% conversion amount, as discussed below.

Agriculture Foundation General Plan Amendments in Excess of 7%: Should the 7% agricultural conversion amount be met within a period shorter than the 2 ½ -year Agriculture Foundation General Plan Amendment Cycle, any additional requests to file a Foundation Amendment would occur on a case-by-case basis. The request to file a Foundation Amendment would first be submitted to the Agricultural Task Force. After the Agricultural Task Force

recommendation, the request to file a Foundation Amendment would proceed to the Board of Supervisors for consideration. The Agricultural Task Force and the Board would consider the following criteria in considering requests to file a Foundation Amendment under the Agriculture Foundation Amendment Procedure:

- a. Whether conditions or circumstances justify modifying the Agriculture Foundation of the General Plan, such as labor, water availability, water cost, commodity prices, market conditions and marketability, trade issues, estate issues, lender and financing flexibility for farm planning, exotic pests, quarantines, diseases (e.g., Pierce's Disease), foreign competition, government regulation (e.g., EPA limiting use of certain necessary pesticides and/or growth hormones), input costs (e.g., worker's compensation rates and minimum wage), union issues, death/illness/retirement of farmer, and other business considerations or undue hardships;
- b. The availability of adequate infrastructure to serve the proposed land use designation.

If the Board of Supervisors approves the request to file a Foundation Amendment in excess of 7%, then a general plan amendment and associated land use applications may be filed consistent with the approval for filing.

If the Board of Supervisors denies the request to file a Foundation Amendment, then no land use application requiring a Foundation Amendment may be filed for that property until the next 2 ½ -year General Plan Review cycle.

Technical Appendix K. Implementation Program:

On Page 1, revise the end of the first sentence of the first paragraph to read:

...a major transportation corridor analysis (CETAP), and the multiple species habitat conservation plans (MSHCP) for Western Riverside County.

On Page 1, delete the last sentence of the first paragraph.

On Page 8, revise the last sentence of the entry in the Administration Activities/Programs Column of AI 4 to read:

....any unresolved issues arising out of the completion of any adopted MSHCP(s) and CETAP.

On Page 15, amend Action Item No. AI 25 to read as follows:

Prepare and implement a watercourse management system that identifies the functional roles of each watercourse (e.g., flood control, water recharge, habitat, etc.) and provides appropriate setbacks and permitted uses adjacent to and within designated watercourses and floodways, including incentives to landowners.

On Page 15, amend Action Item No. AI 61 to read as follows:

Develop guidelines for establishing wetland buffer zones in conjunction with floodway setbacks addressing both their form and delineation and methods for their implementation, including incentives to landowners.

On Page 28, amend Action Item No. AI 123 to read as follows:

Identify and encourage alternative farming practices that farmers will find acceptable, yet will reduce the impacts of particulate matter in the air.

On Page 40, revise the last sentence of the entry in the Administration Activities/Programs Column of AI 4 to read:

....any unresolved issues arising out of the completion of any adopted MSHCP(s) and CETAP.

MISCELLANEOUS AMENDMENTS:

Revise Rural, Rural Community, Open Space, and Community Development Foundation discussions throughout the General Plan to expressly permit commercial agricultural activities and compatible uses as set forth in Riverside County Ordinance No. 509 in all Foundation Component areas and land use designations.