

ATTACHMENT "A"

This is a modified version of Attachment "A" prepared in response to Planning Commission concerns. Added text not included in the January 8, 2003 edition of this document is shown in *italics*. Deleted text from the January 8, 2003 edition of this document is shown in ~~strikeout~~ type. Policies added at the January 22, 2003 Planning Commission meeting are shown entirely in **boldface** type.

CHANGES TO DRAFT RIVERSIDE COUNTY GENERAL PLAN TEXT RECOMMENDED BY PLANNING COMMISSION - JANUARY 22 8, 2003

I. LAND USE ELEMENT

- A. Amend the Administration section of the Countywide Policies (P. LU-17 and LU-18) by adding a new policy to read as follows:

LU 1.8 **The duration of Specific Plans (SPs) is currently inconsistent; some have no duration and some have a sunset clause that limits their duration. Over time any given SP may become inconsistent with the surrounding land uses, so that a periodic review and a sunset clause are appropriate for all SPs.**

- a. **Review the current status of all Specific Plans and set public hearings at the owner/applicant's expense to take testimony regarding the retention of any that are currently over 20 years old, prioritizing those SPs that are oldest and least developed.**
- b. **Request revisions to those plans that warrant retention and abandon any that are clearly inconsistent with current land uses.**
- c. **Develop a fee-bearing ordinance that would require applicants to revisit and renew any new Specific Plan that has not achieved 50 percent buildout within 10 years of Board of Supervisors approval and abandon any new SP that has not achieved 90 percent buildout within 15 years or 100 percent buildout within 18 years.**

- A. Revise the Wind Energy Resources section of the Countywide Policies (P. LU-32 through LU-34) as follows:

1. Amend the introductory paragraph on Page LU-32 to read as follows:

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; ~~planning horizon~~*; 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, when adequate mitigation of impacts has been determined, may be constructed and maintained in areas proven to have a wind resource.

2. Revise the Countywide Wind Energy Resources policies on pages LU-32 through LU-34 as follows:

a. Amend Policy LU 15.1 to read as follows:

Prohibit commercial wind turbines within Community Development and Rural Community Foundation Component areas, and within the Rural Residential land use designation.

b. Amend Policy LU 15.7 to read as follows:

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.

c. Amend Policy LU 15.8 to read as follows:

Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be carefully considered, including endangered species avoidance and mitigation, bird migration *flyways* and wildlife corridors, and enforcement of the provisions of applicable County MSHCP Implementing Agreements, and may include appropriate consultation with state and federal wildlife agencies.

- d. Amend Policy LU 15.9 to read as follows:

Restrict placement of commercial wind turbines within 3,000 feet of residential development unless the applicant supplies documentation that the machines are designed according to proven engineering practices and will not produce excessive noise, including excessive low frequency or pure tone noise.

- e. Delete Policy LU 15.12.

- f. Renumber Policy LU 15.13 as Policy LU 15.12, and amend the first paragraph to read as follows:

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 siting:

Add item j. to the list, reading as follows:

- j. a.** Direction of rotational motion of proposed wind turbines in relationship to surrounding existing wind turbines.

- g. j. Renumber Policy LU 15.14 as Policy LU 15.13, and amend the first sentence of the first paragraph to read as follows:

Require mitigation measures for commercial wind energy development on sites within 1 mile of 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 Environmental Impact Report No. 158.

Also, amend item d. of this policy to read as follows:

- d. 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.

- B. Revise the Issues and Policies Section, Countywide Policies (P. LU17-34, by adding a new subsection at the end of P.34 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.

Policies:

LU15.15 The following policies define guidelines for the use of density transfers.

1. Density transfers are discretionary actions, and are subject to the approval of the Board of Supervisors.
2. Density transfers will be encouraged to help preserve open space, create community separators, preserve rural lands, and support implementation of the WRC MSHCP, if it is adopted.
3. Density transfers involving non-contiguous properties will be evaluated on a case-by-case basis, and shall be subject to hearings before the Planning Commission and Board of Supervisors prior to the approval of their use. Each proposed density transfer proposal must include the identification of the properties that would be "sending" and "receiving" residential dwelling units.
4. Density transfers will be based on the legally allowable maximum density on the sending property or on the portion of the property being conserved when involving a single property or adjoining properties. When existing physical constraints would have made the practical density yield lower than the maximum allowable density under the General Plan and zoning designations, the number of units allowed to be transferred will reflect the limitations of the physical constraints.
5. The resulting increase in density on the "receiving" property or on the receiving portion of a property must be within the range allowed by the General Plan Foundation Component category in which the property is located. For example, if the "receiving" property is located within the Rural Community *Foundation Component designation*, the minimum lot size would be one-half acre. However, when density transfers are coupled with clustering, the minimum lot size under the Rural Foundation Component would also be one-half acre. In the Rural Community Foundation Component, when density transfers *are*

coupled with clustering on “receiving” properties or on receiving portions of properties located entirely *contiguous to* ~~within one-half mile of~~ a boundary with the Community Development Foundation Component, the minimum lot size would be 10,000 square feet. Physical constraints including access, topography, and percolation for subsurface sewage disposal *may could* require a minimum lot size greater than the minimum allowed under the General Plan land use designation. The need for compatibility with the surrounding neighborhoods *may could* also result in a minimum lot size greater than the minimum allowed under the General Plan land use designation.

6. Where the density transfer results in the permanent conservation of lands required for the WRC MSHCP, to create community separators, or to preserve important open space, a density bonus *of up to 25 percent (see below)* may be offered sufficient to create an incentive for the property owner to offer the lands for permanent conservation.

LU 15.16 The following policies define guidelines for the granting of density *bonuses transfers*.

1. Density bonuses will be granted at the discretion of the County on a case-by-case basis, *subject to the provisions herein*.
2. The density bonus will be utilized as an incentive to permanently conserve habitat, open space lands, or community separators.
3. The density bonus will be structured to provide an incentive to the landowner to offer their lands for conservation.
4. The resulting density *with from* the density bonus must be within 125% of the maximum density allowed under the General Plan designation within Community Development areas, except for community centers, where the maximum density with the density bonus must be within 150% of the maximum density allowed by the General Plan.
5. Within the Rural or Rural Community Foundation Components, *where clustering is permitted, the resulting density with the density bonus must be within 125% of the maximum density allowed under the General Plan designation, but the maximum density bonus shall not exceed will be two units per acre, and the resulting consistent with a minimum lot size shall not be less than of one-half acre, except for properties within the Rural Community Foundation Component located contiguous to the Community*

Development Foundation Component boundary utilizing density transfer and clustering. In the latter case, the minimum lot size shall not be less than 10,000 square feet.

C. Revise Land Use Designation Policies on Pages LU-33 through LU-61 of the Land Use Element as follows:

1. Revise Figure LU-5 and Figure LU-3 (on Pages LU-35 and LU-36) 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 (2-4 ~~2-5~~ dwelling units per acre), Medium High Density Residential (4-8 ~~5-8~~ ~~dwelling~~ ~~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.

2. Add the Rural Community Foundation Component and land use designations to be contained therein, as follows:
 - a. Add a paragraph defining and describing the Rural Community Foundation Component, 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.

- b. Under the paragraph above, add 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 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.

3. Revise the discussion of Rural Area Plan Land Use Designations on Pages LU-41 and LU-42 as follows:

a. 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.

b. Amend the final sentence of the definition of ***Rural Mountainous (RM)*** 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.

c. 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.

4. Revise the discussion of Open Space Area Plan Land Use designations on Pages LU-44 through LU-46 as follows:

a. Add a third sentence to the definition of the ***Open Space - Water (OS-W)*** designation stating 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.

b. Add a fourth sentence to the definition of the ***Open Space - Rural (OS-RUR)*** designation stating 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 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.

5. Revise the Community Development residential land use policies, described in pages LU-48 through LU-50, to revise and/or include additional policies, as follows:
 - a. ~~e.~~ Rename all residential designations in accordance with the classification of land ~~use~~ ~~uses~~ designations described in I.B.1, above.
 - b. Delete the paragraph under the heading “Very Low Density Residential (VLDR),” on Page LU- 48, 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.

- c. **Add a new policy on page LU-50 in the section titled Residential Area Plan Land Use Policies to read as follows:**

LU 22.12 The minimum lot size for all new single-family residential developments (not including apartments, condominiums, townhomes, and mobile home parks) shall not be less than 5,000 square feet. Generally, a minimum lot size of 7,200 square feet shall be required; however, lots in the range of 5,000 to 7,199 square feet may be approved in conjunction with density transfer or clustering in circumstances where the reduction in private yard space would be balanced by either provision for adequate recreational amenities or preservation of open space, unique on-site features, or conservation lands. Lots in the range of 5,000 to 7,199 square feet may also be approved as necessary to fulfill special community housing needs.

6. Revise the Land Use Designation Policies, Community Centers Land Use Designation (P54-58), by adding a new policy at the end of Page LU-58 as follows:

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 Centers 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 the first 5 year certainty period. years following the adoption of the General Plan.*

- a. At the bottom of page LU-58, add a new land use designation, as follows:

Mixed Use Per Adopted Specific Plan - The Mixed Use per Adopted Specific Plan land use designation is intended to reflect mixed use areas within specific plans. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas within specific plans where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. 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.

- b. Revise the policies relating to Overlays, Pages LU-59 - 61, as follows:

Add the following title and paragraph 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 in the future within a handful of 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.*

Community Center Overlay

The Community Center Overlay is applied in areas where the intent under the General Plan is for a community center to be developed; however, 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 protect other options for development while the community center concept is pursued. With the use of the Community Center Overlay, other General Plan designations for residential, commercial, industrial, and other categories are also applied to the properties in the covered area. Other, non-community center oriented development may be approved provided that it contains design features, as appropriate, to facilitate eventual pedestrian and transit access, for example, and other features, that are important to the functioning of a eventual community center, and provided that such development ~~does does~~ not preclude the opportunity to eventually develop a community center in the contemplated area. In such Community Center Overlay areas, 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, the County may take a role in working with area landowners to prepare the master plan or specific plan, and undertaking other functions that would assist in developing the community center.

- c. Revise the policies relating to overlays as follows:

Policies:

- LU 27.01 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 27.02 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). However, *the areal extent of any one Community Center Overlay Overlays (whether included in the General Plan at the time of its initial adoption or subsequently added through a general plan amendment) shall ~~will~~ not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any ~~the first 5 year certainty period. years following the adoption of the General Plan.~~*

- d. Revise the section relating to Overlays, Pages LU 59-61, by revising the subsection regarding the Rural Village Overlay designation, on Page 59 as follows:

1. Revise the title of the subsection to read: Rural Village Overlay and Rural Village Overlay Study Area.
2. Revise the text under the above heading, that describes Rural Village Overlays, by adding the following sentences:

In some rural village areas, dispersed development patterns, physical characteristics such as topography and flood prone areas, and other factors ~~prevent~~ prevented 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 the~~ 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).

- e. Revise the policies for the Rural Village Overlay designation by adding the following policy on Page LU-60:

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.

D. Eastern Coachella Valley Area Plan

1. Amend the text of the Policy Areas section of the Eastern Coachella Valley Area Plan text, by adding the following policies to the Vista Santa Rosa Community subarea policies:

ECVAP 1.1.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 area* 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 2-3 dwelling units per acre. A continuous buffer area of minimum one-acre, rural residential lifestyle parcels shall be provided along the south side of Avenue 55, between Monroe and Jackson Streets, within all newly filed development proposals, where the proposals would face an area designated as Agriculture on the north side of Avenue 55.

2. Amend the discussion of Specific Plans on Page 20 by adding the following Policies:

Policies:

ECVAP 2.2 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.

- 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 the extension of water and sewer infrastructure to the site in the event that lots smaller than one-half acre, multifamily housing, or mobile home parks are included therein.

ECVAP 2.3 Notwithstanding the Agriculture designation of properties in the area, any proposal to establish, through a General plan amendment and a specific plan, a planned community of approximately 720 acres located in portions of ~~Sections, Township South, Range West, SBB&M Section 13, Township 7 South, Range 7 East and Section 18, Township 7 South, Range 8 East, SBB&M,~~ located generally between Avenue 66 and Avenue 68, and between Harrison Street and the Santa Rosa Mountains, shall be exempt from ~~the once-in-five~~ 5-year limit placed on ~~the filing and County action with respect to~~ Foundation Component General Plan amendments as described in the Administrative Element, provided that at a minimum:

- a. The project provides for preservation of hillside and mountainside areas adjacent to, and within the Santa Rosa Mountains, to protect the scenic qualities and rural, open character of the area,
- b. The project is designed to be compatible with the Coachella Valley

Multiple Species Habitat Conservation Plan.

- c. The project provides for riding and hiking trails along the base of the Santa Rosa Mountains, and/or at other locations as appropriate to connect with the planned system of trails in this area of the Coachella Valley and to provide for a high-quality riding and hiking experience for future project residents and visitors to the project site.
- d. The project will provide for a range of housing that will assist in meeting the variety of housing needs in the Eastern Coachella Valley area.
- e. The project is designed in a manner to minimize potential negative impacts on 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 the extension of water and sewer infrastructure to the site in the event that lots smaller than one-half acre, multifamily housing, or mobile home parks are included therein.

ECVAP 2.4 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 ~~once-in-five~~ 5-year limit placed on ~~the filing and County action with respect to~~ 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 2.5 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 consistent with, and advance the goals of, the Coachella Valley Multiple Species Habitat Conservation Plan.
- 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.

E. Palo Verde Valley Area Plan

- 1. Amend the discussion of the Colorado River Policy Area on Page 19 to read as follows:

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 shall each not be less than 450 acres 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.

F. Southwest Area Plan

Revise the text of the Southwest Area Plan, Policy Areas section, by adding a new subsection to Page 22 (following the subsection titled Citrus/Vineyard), as follows:

Valle de los Caballos

This policy area is located easterly of the City of Temecula, and is very generally bounded by ~~Monte 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.

G. Western Coachella Valley Area Plan

1. Amend the paragraph on Page 9 describing the San Gorgonio Pass (in the Unique Features section beginning on Page 7) to read as follows:

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.

2. Add a paragraph on Page 11 (between the descriptions of Valley View Village and West Palm Springs Village) describing West Garnet as a Unique Community within the Unique Communities section beginning on Page 9, 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.

3.1. Amend the section titled San Gorgonio Wind Energy Policy Area on Pages 23 and 24 as follows:

a.2. Amend the second paragraph to read as follows:

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic viewsheds, 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.

b. 3. Amend the fourth (final) sentence of the third paragraph to read as follows:

Since the adoption of the *San Gorgonio Wind Resource Study EIR*, several Wind Implementation Monitoring Program (WIMP) reports have been prepared, and substantial wind energy development has occurred. Reflecting the evolution of wind energy over the years, the specific policies for wind energy development in the San Gorgonio Pass are as listed below.

c. 4. Delete the text of proposed WCVAP Policies 2.2, 2.3, 2.4, and 2.5 on Page 24, and replace with the following new Policies 2.2, 2.3, 2.4, and 2.5.

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 in order to address on an ongoing basis impacts which such development on a cumulative basis may create to the environment and community.

WCVAP 2.3 Prohibit the placement of wind turbines 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/San Jacinto Mountains National Monument.

4. 5: Add a section on Page 24, titled, “Natural Hot Water Mineral Resource Area,” immediately following the section titled, “San Gorgonio Wind Energy Policy Area,” on the same page, and text as follows:

The Sky Valley area contains a special natural hot ground water mineral water resource. This hot mineral water is clear, clean, and free of mineral sulfur odor. This natural hot mineral water is concentrated in two pockets along Dillon Road (see Figure 4). This resource provides potential health benefits and a tourism resource for the Coachella Valley, which contributes contributes to the economy of the valley. For these reasons, it is appropriate to encourage the exploitation of this resource through the development of tourist destination facilities such as hotels, health resorts, recreational vehicle and mobile home parks, and other uses that utilize this resource.

Policies:

- A. Encourage the development of destination facilities oriented toward the development of hot ground water mineral water resource located along Dillon Road in the Sky Valley area of the Coachella Valley.
- B. Require that all destination facilities proposed for development have available the public facilities and services appropriate for the type of facilities proposed.
- C. Require that all destination facilities for development be consistent with the requirements of the General Plan Certainty System, including the required findings for Foundation Component amendments.

II MULTIPURPOSE OPEN SPACE ELEMENT

A. A. Revise the text of the paragraph under the heading "A Stakeholder Driven Process" on Page OS-35, as follows:

Eliminate the last four sentences of the paragraph, and replace them with the following language:
" 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."

B. Revise the policies under the heading "Relationship to Area Plans," on Page OS-35, as follows:

1. OS 17.1 "Comply with the provisions of applicable MSHCP's, if adopted, when conducting review of development applications.
"Applicable MSHCP's" is hereinafter defined as either the CVAG MSHCP or the Western Riverside County MSHCP which has or have been adopted by the County and has or have not otherwise been rescinded or terminated."
2. OS-17.2 " Comply with the provisions of applicable MSHCP's, if adopted, when developing transportation or other infrastructure projects that have been designasated as covered activities in the applicable MSHCP."
3. OS-17.3 " Comply with the provisions of applicable MSHCP's, if adopted, when conducting review of possible general plan amendments and/or zoning changes."

C. Revise Policy No. 18.1 under the heading "Environmentally Sensitive Lands," on Page OS-36, as follows:

"Preserve multi-species habitat resources in the County of Riverside through the enforcement of provisions of applicable MSHCP's, if adopted."

D.. Revise the Wind Energy section under the Renewable Energy title on Page OS-20 to read as follows:

Wind Energy

Wind energy generation installations, 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 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.

III. ADMINISTRATION ELEMENT

- A. Under the proposed new General Plan, General plan amendments (GPA) between the five Foundation Components (Community Development, Rural Community, Rural, Agriculture, and Open Space) are not permitted more frequently than every five years, except under extraordinary circumstances.

Page A-12 lists 8 possible findings (lettered "a" through "h") that could be made to identify extraordinary circumstances and therefore permit certain General Plan amendments outside of the five-year Foundation Component GPA cycle. Finding "g" currently reads as follows: "A component change is required to expand basic employment job opportunities (jobs that contribute to the County's economic base) and that would improve the ratio of jobs-to-workers in the County." The Riverside County Integrated Project (RCIP) Steering Committee, concerned that this finding could provide a "loophole" allowing the filing of primarily residential or other projects not in keeping with the intent of the finding, recommends, and staff concurs, that the finding be reworded as follows: "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."