



Chapter 3: Land Use Element

Introduction

BACKGROUND

As described in Chapter One, Introduction, the County of Riverside General Plan is the result of a comprehensive planning process that is guided by the Vision Statement, which establishes a series of fundamental values shaping the future quality of life for the County. The Vision Statement was further refined by a set of General Plan Principles, which provided further direction for this comprehensive planning process. The Land Use Element and General Plan Land Use Map (Figure LU-1) reflect the outcome of this comprehensive planning process.

The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. It designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and non-residential intensity for the various land use designations.

Of the general plan elements required by State law, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are linked in some degree to this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Multipurpose Open Space Element.

The Element and General Plan Land Use Map are intended to capture and communicate Riverside County's long term desires for the future use and development of their land.

Two Levels of Policy

Policies that are applicable countywide are contained in the Issues and Policies Section beginning on Page 17.

Area plan level policies are contained within each of the 19 Area Plans.

FORMAT OF THE LAND USE PLAN

The General Plan consists of two levels of policies that direct land use and development in the County: policies that apply countywide and those that are unique to a specific region. Countywide policies are applicable to the entire unincorporated area, are contained in the General Plan and reflected on the General Plan Land Use Map. More focused policies that address specific regional or local issues are found in the individual area plans.



County of Riverside General Plan - *Hearing Draft*

Land Use Element

The Land Use Element is divided into three main sections:

- The first section generally describes the natural and urban setting of Riverside County;
- The second section describes the land use concept for the County, and gives a statistical summary detailing acreages and buildout capacities; and
- The third section contains policies addressing a variety of land use related issues in Riverside County. This section is divided into two main subcategories:
 - Countywide Policies - these policies apply countywide regardless of land use designation or area plan. For example, this subcategory discusses land use related issues regarding such topics as economic development, community design and air quality; and
 - Land Use Designation Policies - these include policies for each land use designation, including Agriculture, Rural Residential, and Commercial Retail.

The General Plan Land Use Map (Figure LU-1) is a comprehensive graphic representation of many of the policies stated in the General Plan and this Land Use Element.