



Land Use Plan

The Land Use Plan focuses on preserving the unique features in the REMAP and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

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Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.

”

-RCIP Vision

The REMAP Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The Plan is organized around 24 area plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the four General Plan Foundation Component land uses: Agriculture, Rural, Open Space and Community Development. Table 1, Land Use Designations Summary outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the Area Plan land use categories within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed uses represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Multiple Species Habitat Conservation Plans for both western Riverside County and the Coachella Valley Association of Governments, that focused on opportunities and strategies for significant open spaced and habitat preservation; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of REMAP, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

LAND USE CONCEPT

The majority of REMAP lies within Rural and Open Space Foundation Components. The amount of acreage already under public ownership (i.e., Forest Service, State of California, Bureau of Land Management) together with the constraints imposed by natural hazards, remoteness and lack of infrastructure, preclude significant new growth in the area.

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

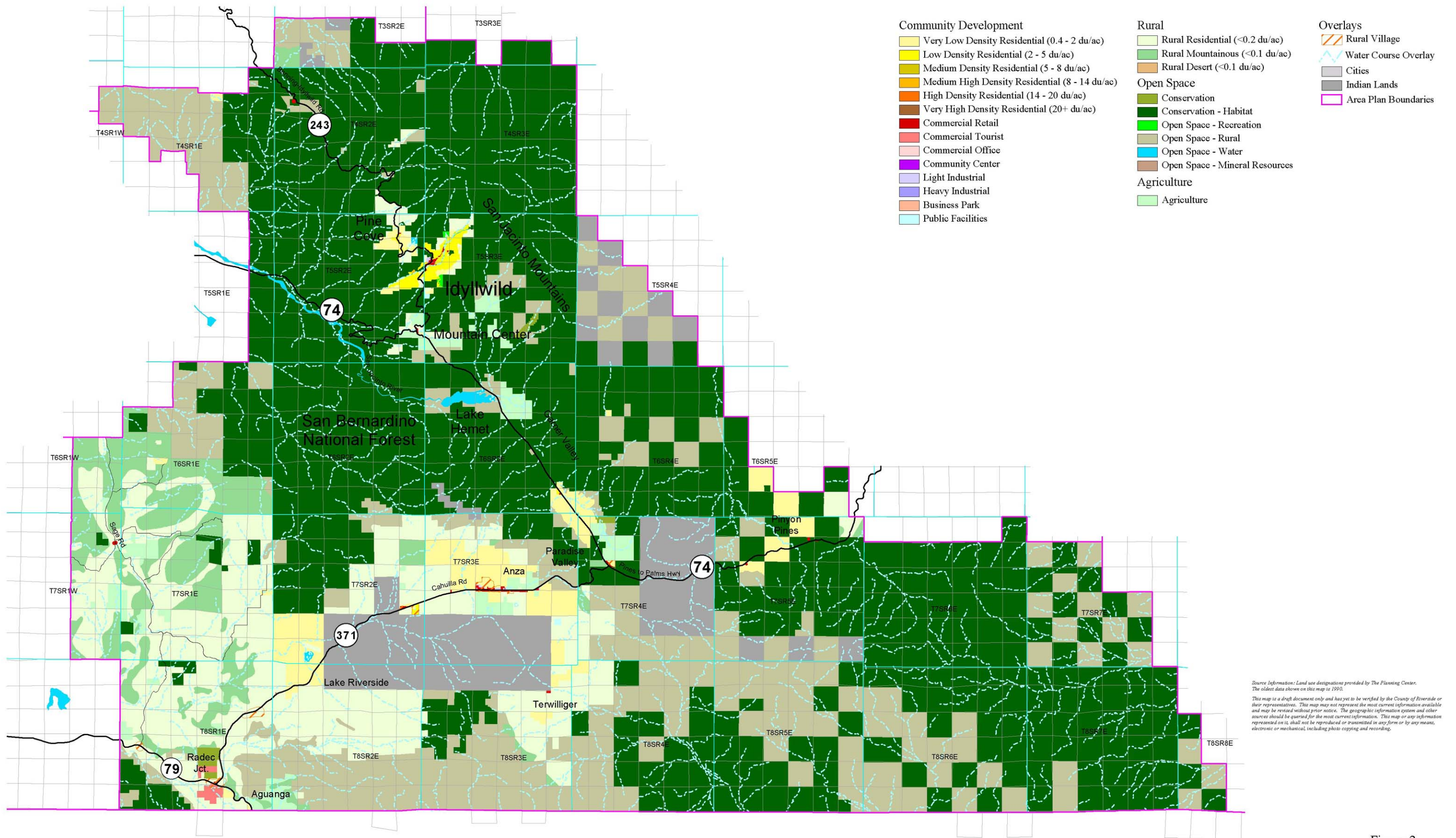
Scattered rural residential areas are also present in the planning area, usually consisting of large lot residential homes with limited utilities and community services.



County of Riverside General Plan - *Hearing Draft*

Riverside Extended Mountain Area Plan (REMAP)

The land use plan reflects the desire by these communities to maintain the lifestyle currently associated with this predominantly remote and rugged territory. Limited development will be focused in established communities under policies and guidelines that will sustain the special character of these places.



Source information: Land use designations provided by The Planning Center. The oldest data shown on this map is 1990. This map is a draft document only and has yet to be verified by the County of Riverside or their representatives. This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording.

Figure 3



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Riverside Extended Mountain Area Plan (REMAP)

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Riverside Extended Mountain Area Plan (REMAP)



Table 1: Land Use Designations Summary

Foundation Component Land Use Designation	Area Plan Land Use Designation	Building Intensity Range	Notes
Agriculture	Agriculture (AG)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other agricultural related uses. One (1) single-family residence allowed per 10 acres.
Rural	Rural Residential (RR)	≤ 0.2 du/ac	<ul style="list-style-type: none"> One (1) single-family residence allowed with a minimum lot size of 5 acres. Limited animal keeping and agricultural uses are allowed.
	Rural Mountainous (RM)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses. Areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater.
	Rural Desert (RD)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses. Allows limited recreational uses, compatible resource development and governmental uses.
Open Space	OS-Conservation (OS-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 a permitted use.
	OS-Conservation Habitat (OS-CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Habitat Conservation Plans, such as the Multiple Species Habitat Conservation Plan (MSHCP).
	OS-Water (OS-W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural drainage corridors (i.e. lakes, reservoirs, rivers).
	OS-Recreation (OS-R)	N/A	<ul style="list-style-type: none"> Active or passive recreational uses such as parks, trails, athletic fields, golf courses. Neighborhood parks are permitted within residential land use designations.
	OS-Rural (OS-RUR)	≤ 0.05 du/ac	<ul style="list-style-type: none"> One (1) single-family residence allowed per 20 acres, up to 5 dwelling units per parcel.
	OS-Mineral Resources (OS-MIN)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Very Low Density Residential (VLDR)	0.4 - 2 du/ac	<ul style="list-style-type: none"> Single-family detached residences with suburban amenities and services, and rural visual character. Limited animal keeping is allowed. Lot sizes range from ½-acre to 2½ acres.
	Low Density Residential (LDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached residences.
	Medium Density Residential (MDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family detached residences.
	Medium High Density Residential (MHDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached residences, including townhouses, stacked flats, courtyard homes.
	High Density Res. (HDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Very High Density Residential (VHDR)	20 - 40 du/ac	<ul style="list-style-type: none"> Multi-family dwellings includes apartments and condominiums.
	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"> Includes hotels, golf courses, recreation/amusement facilities.
	Commercial Office (CO)	0.25 - 1.0 FAR	<ul style="list-style-type: none"> Includes financial, legal, insurance, other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Variety of 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"> Allows 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"> Allows for more employee-intensive employment 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 0.10 - 3.0 FAR	<ul style="list-style-type: none"> Includes some combination of small-lot single family residences, multi-family residences, commercial retail, office and business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. 	

NOTES:

- The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- Clustering of residential development is permitted per the land use designation descriptions and policies in the General Plan Land Use Element.



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Riverside Extended Mountain Area Plan (REMAP)

Table 2: Statistical Summary of REMAP

Land Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	7,632	382	1,133	382
Agriculture Total	7,632	382	1,133	382
Rural Foundation Component				
Rural Desert (RD)				
Rural Residential (RR)	64,654	9,698	28,803	
Rural Mountainous (RM)	24,285	1,214	3,606	
Rural Total	88,939	10,912	32,409	0
Open Space Foundation Component				
Open Space-Conservation (OS-C)	819			
Open Space-Conservation Habitat (OS-CH)	287,424			
Open Space-Water (OS-W)	1,210			
Open Space-Recreation (OS-R)	83			12
Open Space-Rural (OS-RUR)	108,338	2,708	8,044	
Open Space-Mineral Resources (OS-MIN)				
Open Space Total	397,874	2,708	8,044	12
Community Development Foundation Component				
Very Low Density Residential (VLDR)	14,988	17,986	53,417	
Low Density Residential (LDR)	1,449	5,072	15,062	
Medium Density Residential (MDR)	1	7	19	
Medium High Density Residential (MHDR)	11	121	359	
High Density Residential (HDR)				
Very High Density Residential (VHDR)				
Commercial Retail (CR)	371			5,575
Commercial Tourist (CT)	493			8,053
Commercial Office (CO)				
Light Industrial (LI)	59			759
Heavy Industrial (HI)				
Business Park (BP)				
Public Facilities (PF)	69			10
Community Center (CC)				
Community Development Total	17,441	23,186	68,857	14,397
County Total (without overlays)	511,886	37,188	110,443	14,791
Rural Village Overlay	827	1,583	4,702	2,963
Community Center Overlay				
County Total (with overlays)	511,886	38,771	115,145	17,754
Other				
City				
Indian	36,673			
Freeways				
Total	36,673			
AREA PLAN TOTAL	548,559			

NOTES:

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.