



## Land Use 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.*

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*-RCIP Vision*

The Land Use Plan focuses on preserving the unique features in the San Jacinto Valley area 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. 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; Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, Land Use Plan, that portrays the location and extent of proposed land uses. The typical uses, densities, and intensities associated with each land use category are also described in Table 1, Land Use Designations Summary. A more detailed description of the land use categories can be found in the County of Riverside General Plan Land Use Element. For additional insight on what the map designations mean, please refer to Table 2, Statistical Summary of San Jacinto Valley Area Plan, for an understanding of 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 Land Use Plan, Figure 3, implements the concepts of the adopted RCIP Vision. This plan is designed to maintain the predominantly rural, agrarian and open space character of the unincorporated portions of the San Jacinto Valley and to focus growth in ways that respect the existing urban fabric, slope and natural hazard considerations. This is accomplished by providing an opportunity for community development in the East Hemet and Valle Vista areas, by preserving selected natural features (especially riparian), and protecting residents from natural hazards.

The East Hemet and Valle Vista areas are a mix of Low, Medium and Medium-High Density Residential development. Commercial and Office uses dominate along Florida Avenue. This area steps down in density to Agriculture, Rural-Mountainous, and Open Space-Conservation designated areas.

San Jacinto Valley contains numerous significant natural features and hazards. Land adjacent to the San Jacinto River in the northern portion of the plan is severely constrained for development due to steep slopes, the 100-year floodplain, dam inundation, seismic zones, and existing habitat. As such, the area within the flood plain along the river is designated as Open Space - Conservation. The truly limited development potential on the steep, inaccessible slopes of the San Jacinto Mountains is also recognized by the Open Space-Conservation designation.