



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.

”

-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.

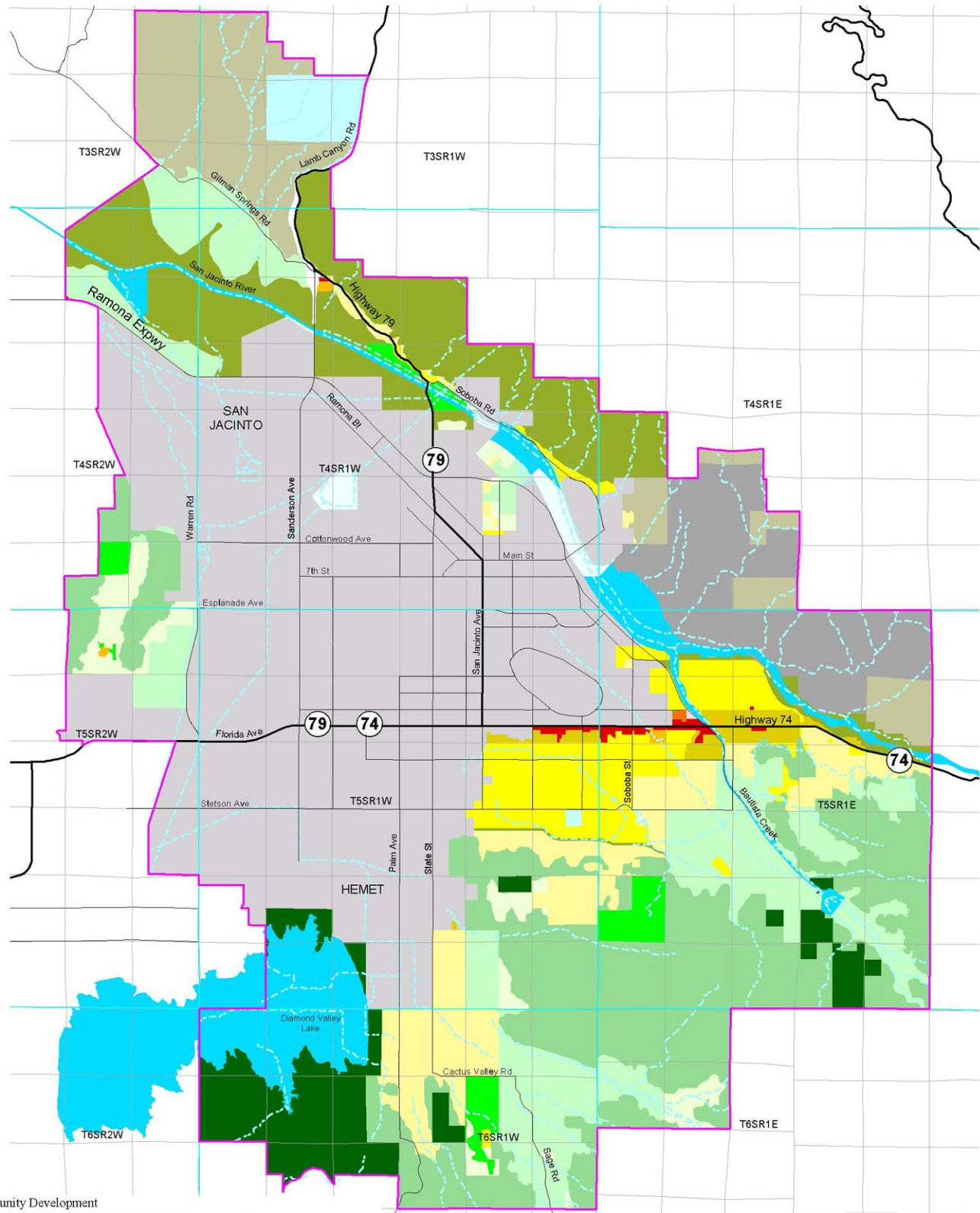
San Jacinto Valley contains numerous significant natural features and hazards. Land adjacent to the San Jacinto River in the northern portion of the plan is severely constrained for development due to steep slopes, the 100-year floodplain, dam inundation, seismic zones, and existing habitat. As such, 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.



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This land use plan has several consequences and benefits. Acquisition and/or density transfer mechanisms may be required to conserve the land along the San Jacinto River if and when it transitions out of agricultural and other existing uses. Severely constrained lands subject to natural hazards are slated primarily for preservation. Community separators and greenbelts are provided by many of these conservation oriented designations. Finally, Community Development land uses are generally focused on areas adjacent to the existing urban fabric, while rural, agriculture and open space uses lie on the periphery.



Community Development

- Very Low Density Residential (0.4 - 2 du/ac)
- Low Density Residential (2 - 5 du/ac)
- Medium Density Residential (5 - 8 du/ac)
- Medium High Density Residential (8 - 14 du/ac)
- High Density Residential (14 - 20 du/ac)
- Very High Density Residential (20+ du/ac)
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities

Rural

- Rural Residential (<0.2 du/ac)
- Rural Mountainous (<0.1 du/ac)
- Rural Desert (<0.1 du/ac)

Open Space

- Conservation
- Conservation - Habitat
- Open Space - Recreation
- Open Space - Rural
- Open Space - Water
- Open Space - Mineral Resources

Agriculture

- Agriculture

- Water Course Overlay
- Cities
- Indian Lands
- Area Plan Boundaries

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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San Jacinto Valley Area Plan

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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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Table 2: Statistical Summary of San Jacinto Valley Area Plan

Land Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	8,401	420	1,264	420
Agriculture Total	8,401	420	1,264	420
Rural Foundation Component				
Rural Desert (RD)				
Rural Residential (RR)	1,668	250	753	
Rural Mountainous (RM)	12,788	639	1,925	
Rural Total	14,456	889	2,678	0
Open Space Foundation Component				
Open Space-Conservation (OS-C)	7,564			
Open Space-Conservation Habitat (OS-CH)	3,686			
Open Space-Water (OS-W)	4,258			
Open Space-Recreation (OS-R)	1,135			170
Open Space-Rural (OS-RUR)	5,495	137	413	
Open Space-Mineral Resources (OS-MIN)				
Open Space Total	22,138	137	413	170
Community Development Foundation Component				
Very Low Density Residential (VLDR)	4,647	5,576	16,785	
Low Density Residential (LDR)	3,578	12,523	37,694	
Medium Density Residential (MDR)	707	4,596	13,832	
Medium High Density Residential (MHDR)	74	814	2,450	
High Density Residential (HDR)	21	357	1,075	
Very High Density Residential (VHDR)				
Commercial Retail (CR)	224			3,366
Commercial Tourist (CT)				
Commercial Office (CO)	10			381
Light Industrial (LI)				
Heavy Industrial (HI)				
Business Park (BP)				
Public Facilities (PF)	961			146
Community Center (CC)				
Community Development Total	10,222	23,866	71,836	3,893
County Total (without overlays)	55,217	25,312	76,191	4,483
Rural Village Overlay				
Community Center Overlay				
County Total (with overlays)	55,217	25,312	76,191	4,483
Other				
City	32,451			
Indian	4,729			
Freeways	151			
Total	37,331			
AREA PLAN TOTAL	92,548			

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.