



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in San Jacinto Valley, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to the San Jacinto Valley area.

### LOCAL LAND USE POLICIES

#### Agricultural Lands

Agriculture has long been established in the San Jacinto Valley area. The lower San Jacinto Valley area is characterized by agricultural uses and mountainous terrain, and contains a portion of Bautista Creek as well as the eastern end of the Diamond Valley Lake. Agricultural land is limited in western Riverside County, and this is one area in which it could be sustained for a considerable period of time. This area plan, while limiting intense forms of urban development, also seeks to recognize existing and future agricultural activities as important and vital components of the land use pattern. Residential uses and agriculture are potentially incompatible and often times lead to complaints by local residents of offending odors, noise, flies and the like. Likewise, farmers and their land can be the targets of vandals, thieves and trespassers.

It is the intent of the San Jacinto Valley Area Plan to recognize agriculture as an important economic activity in the region and to accommodate those agricultural owners who wish to continue their operations in the future.

#### Policies:



SJVAP 5.1 Preserve the viability of agriculture in the region, protect essential agricultural lands, and analyze potential transitions in accordance with the policies contained in the Agriculture section of the Land Use Element and the Agricultural Resources section of the Multipurpose Open Space Element in the General Plan.



SJVAP 5.2 Maintain particular attention to the Foundation Component designation and Certainty System procedures/findings with respect to the agricultural designations in the lower San Jacinto Valley. Reference the Agriculture section of the General Plan Land Use Element and the Agricultural Resources section of the Multipurpose Open Space Element.