

Riverside County General Plan 2003 – Land Use Element

Agriculture (AG) - The Agriculture land use designation has been established to help conserve productive agricultural lands within the County. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development.

Policies:

The following policies apply to properties designated as Agriculture on the General Plan and area plan land use maps.

LU 16.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.

LU 16.2 Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)

LU 16.4 Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.

LU 16.8 Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner's Office, University of California Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

LU 16.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County's intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan. Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such retail uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit or other discretionary approval required for these uses:

a. Whether the use provides a needed service to the surrounding agricultural area that cannot be provided more efficiently within urban areas or requires location in a non-urban area because of unusual site requirements or operational characteristics;

- b. Whether the use is sited on productive agricultural lands and less productive land is available in the vicinity;
- c. Whether the operational or physical characteristics of the use will have a detrimental impact on water resources or the use or management of surrounding properties within at least 1/4 mile radius;
- d. Whether a probable workforce is located nearby or is readily available.

Allow for proposed agriculturally-related processing uses whether or not in conjunction with a farming operation, such as commercial canning, packing, drying, and freezing operations, in all areas and land use designations.

Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such processing uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit required for these uses:

- a. Whether the uses are clustered in centers instead of single uses;
- b. Whether the centers are located a sufficient distance from existing or approved agricultural or rural residential commercial centers or designated commercial areas of any city or unincorporated community;
- c. Whether sites are located on a major road serving the surrounding area;
- d. Whether the road frontage proposed for the uses and the number of separate uses proposed are appropriate;
- e. For proposed value-added uses such as canneries and wineries with on-premises retail uses, the evaluation under the criteria above shall consider the service requirements of the uses and the capability and capacity of cities and unincorporated communities to provide the required services. (AI 1)