



# Cabazon Community Plan







Bonita Ave. at future I-10 Bypass connection



Broadway, looking north at Community Center



James A. Venable Community Center



Cabazon Park



Main St. looking north at Morongo Casino



World's Biggest Dinosaurs



Looking South from top of Morongo Casino



Former Wheel Inn restaurant location



# GUIDING PRINCIPLES

## ***Balanced and Phased Components***

- Balance the natural and built environment
- Respect the natural character of the land to minimize physical & visual impacts
- Promote sustainable design practices
- Create a jobs/housing balance

## ***Recreational and Open Space Components***

- Provide a public open space corridor along Smith Creek
- Integrate open space corridors into future development to enhance the public realm
- Provide parkland and community gathering places to promote an active lifestyle

## ***Community Character***

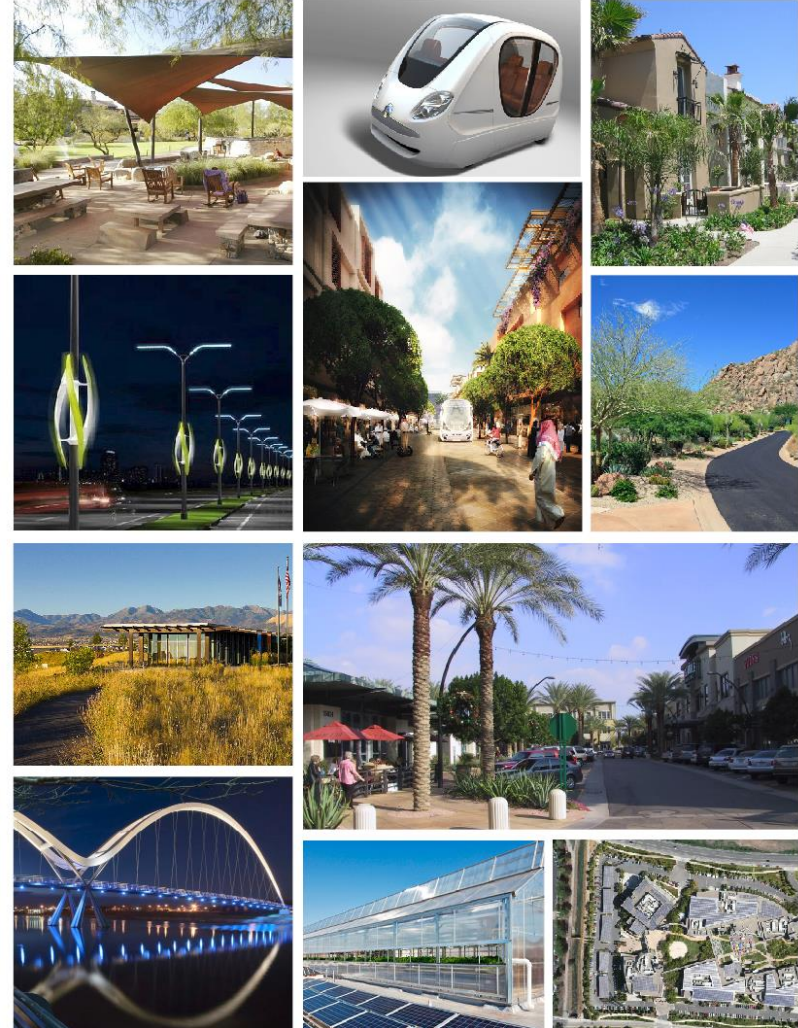
- Provide a community “heart”
- Promote the natural view corridors
- Provide a scenic open space spine as the unifying element of the community

## ***Heritage***

- Protect and preserve the prominent open space and natural features
- Incorporate the historical heritage into the landscape, architecture & design elements

## ***Connectivity***

- Enhance and expand the public transit system
- Provide a multi-use trail system to enhance the outdoor experience
- Create both physical and visual connections to prominent community nodes



# POTENTIAL LAND USES

## Residential

Low Density to High Density  
Senior Community  
Affordable

## Retail Commercial

## Office

## Business Park

## Light Industrial / Logistics

## Transportation

Train Station / Multi-Modal Hub

## Civic

Government  
Police / Fire  
Post Office  
Library

## Cultural

Church  
Museums  
Performing Arts / Theater

## Medical / Health

## Education

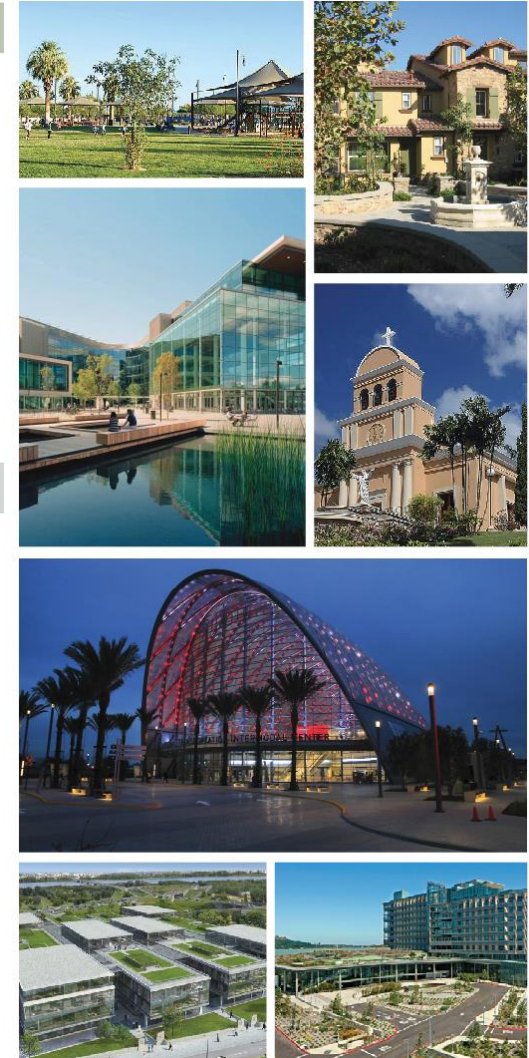
Elementary School  
Middle School  
High School  
College / University

## Recreation / Parks / Trails

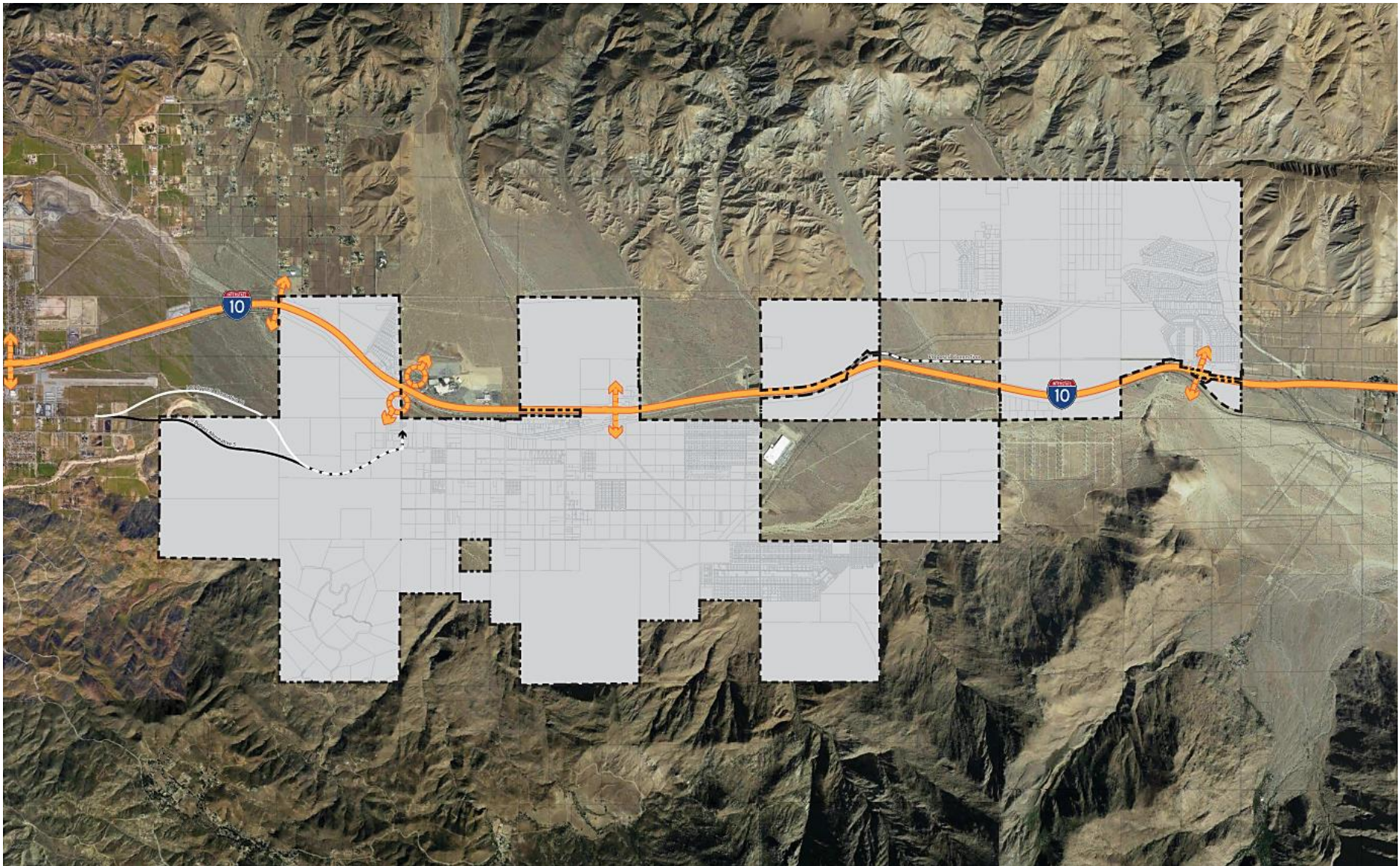
Theme Park  
Regional Park  
Neighborhood Parks  
Water Parks  
Golf Course  
Athletic fields  
Stadiums / Arena / Venues  
Action Sports  
Racetracks  
Trails  
Natural Open Space

## Utilities

Electricity  
Water District  
Sewer Treatment  
Waste Management / Recycle  
Energy Production  
Solar Farm  
Wind Farm

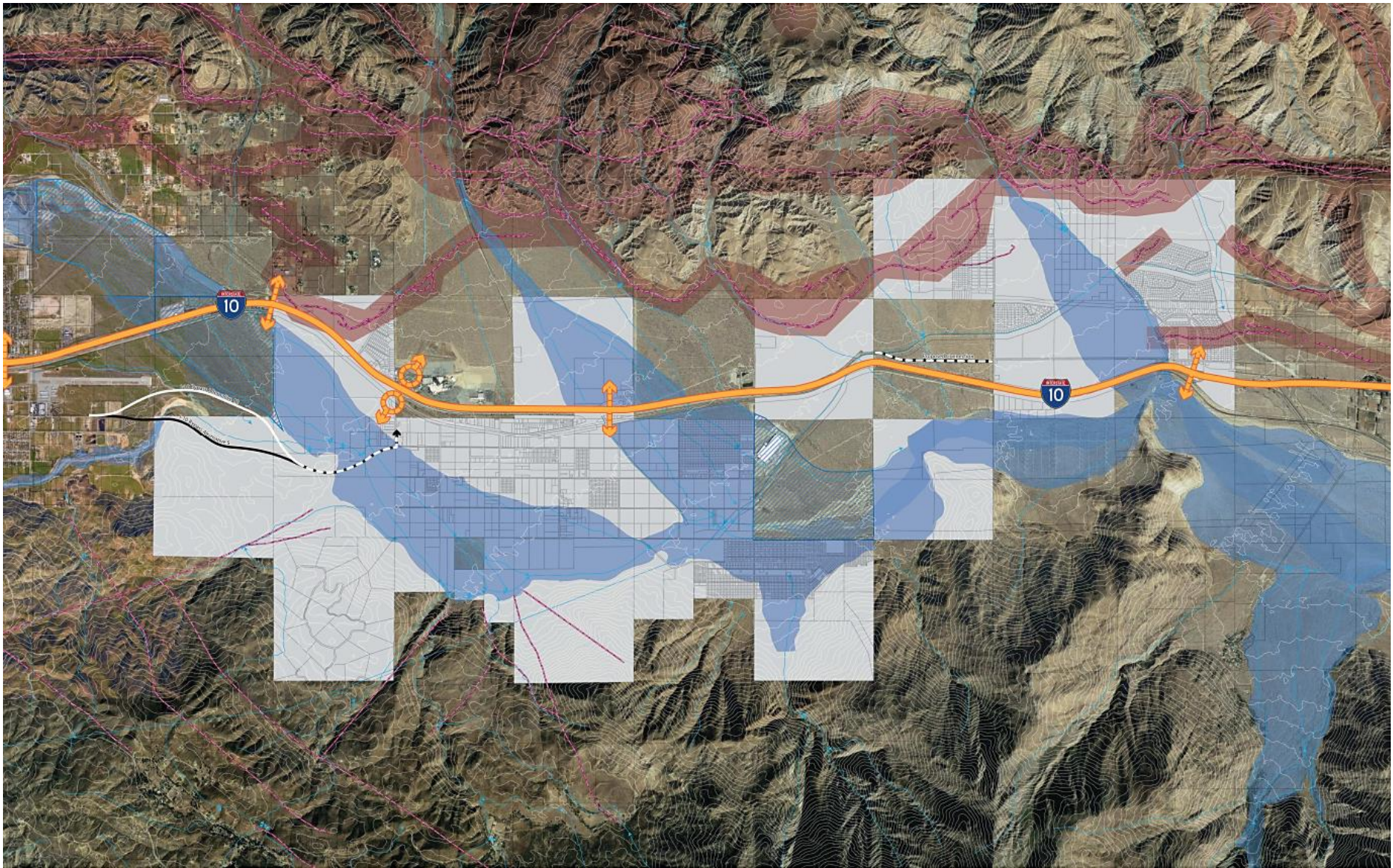






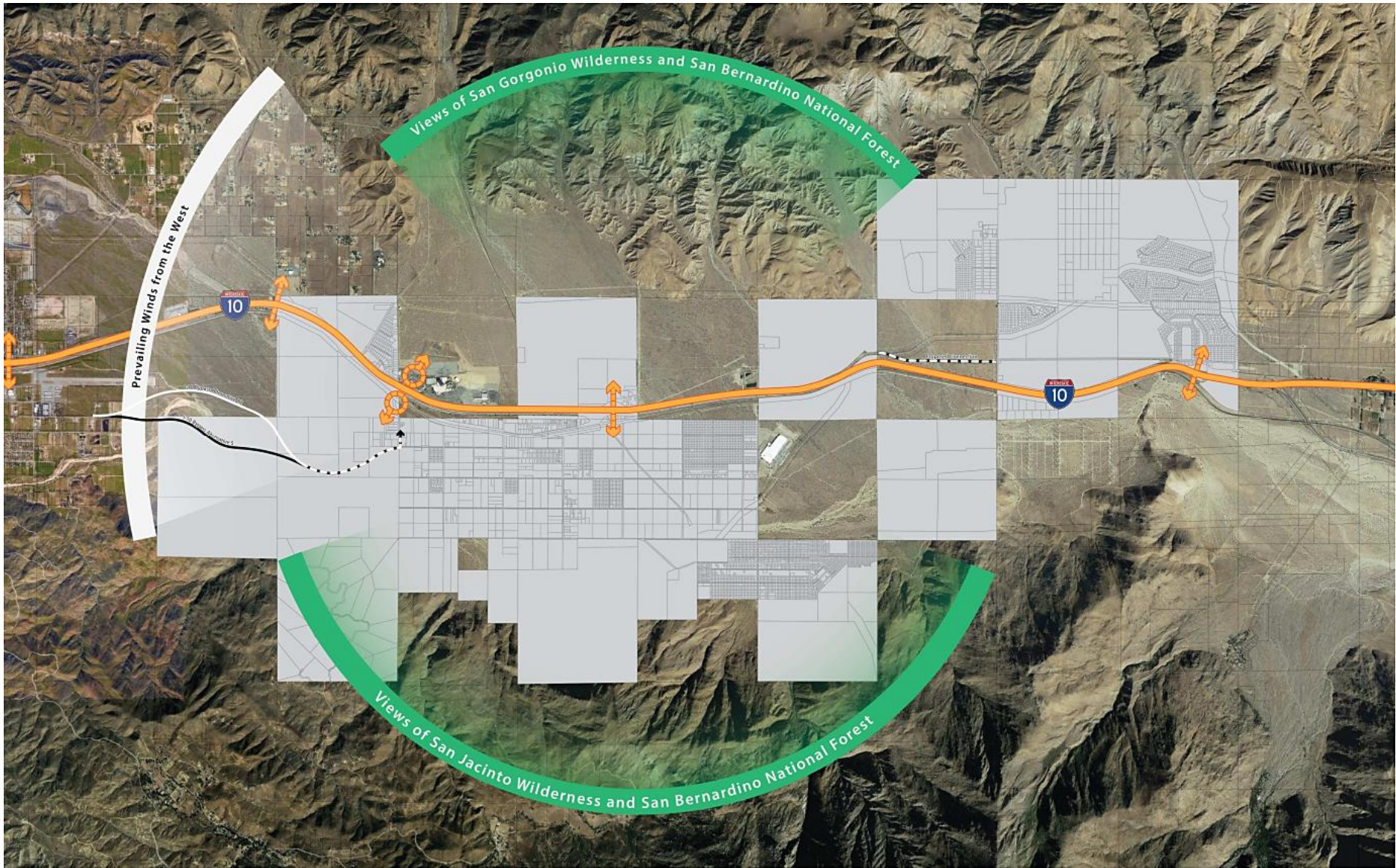
# PROJECT BOUNDARY





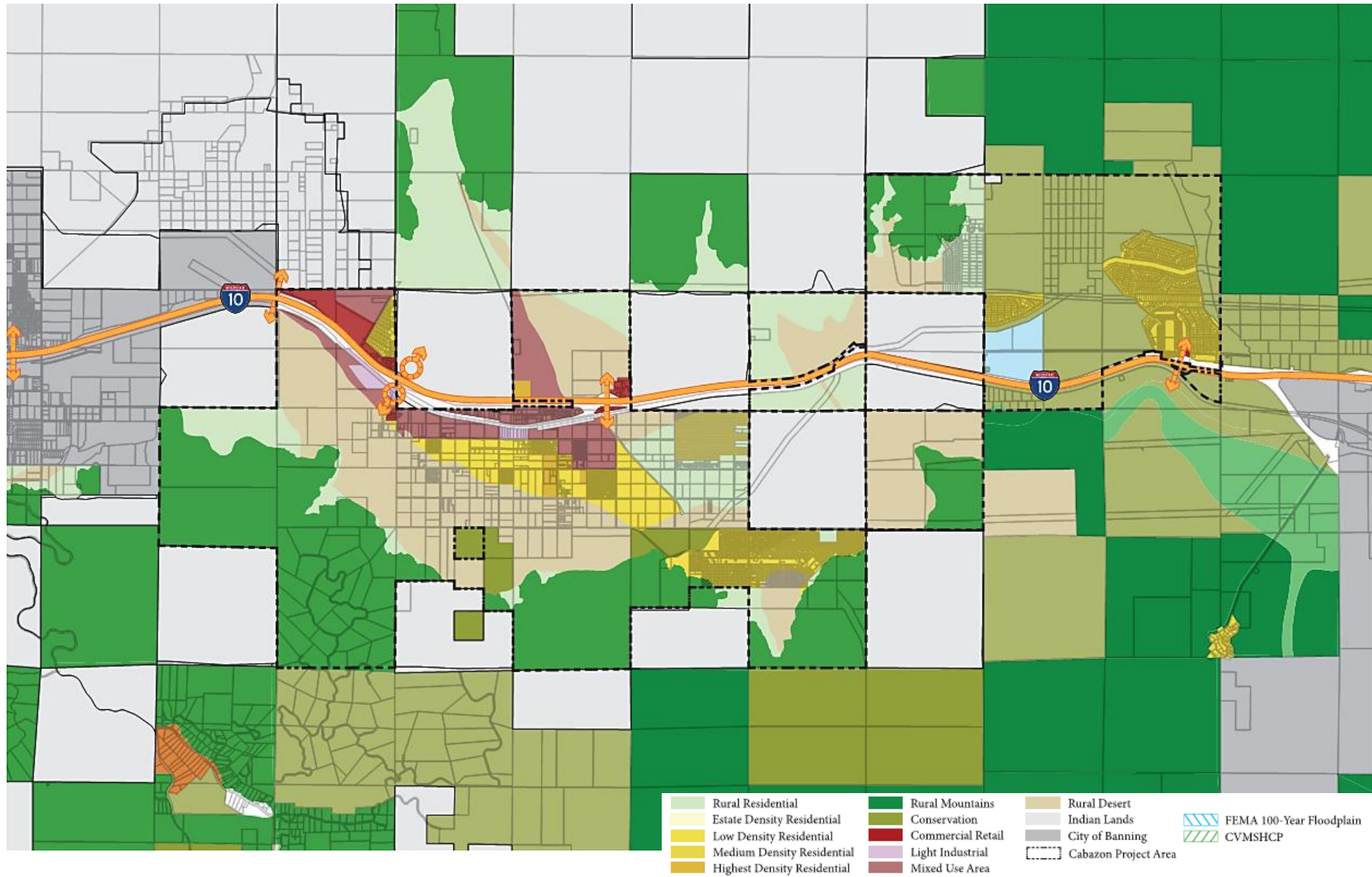
# SEISMIC AND HYDROLOGICAL FEATURES





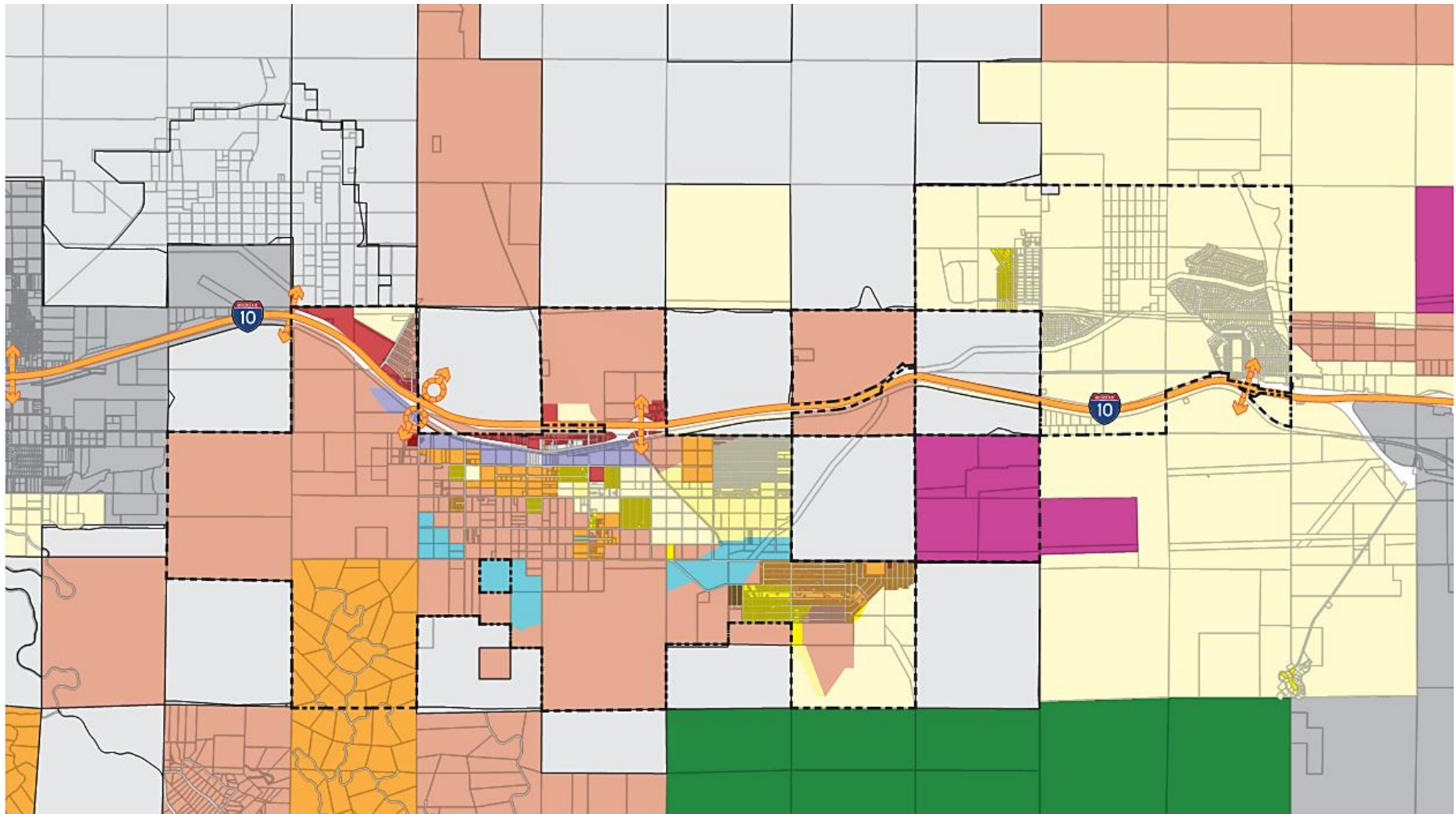
# PREVAILING WINDS AND VIEW FEATURES





# GENERAL PLAN LAND USES



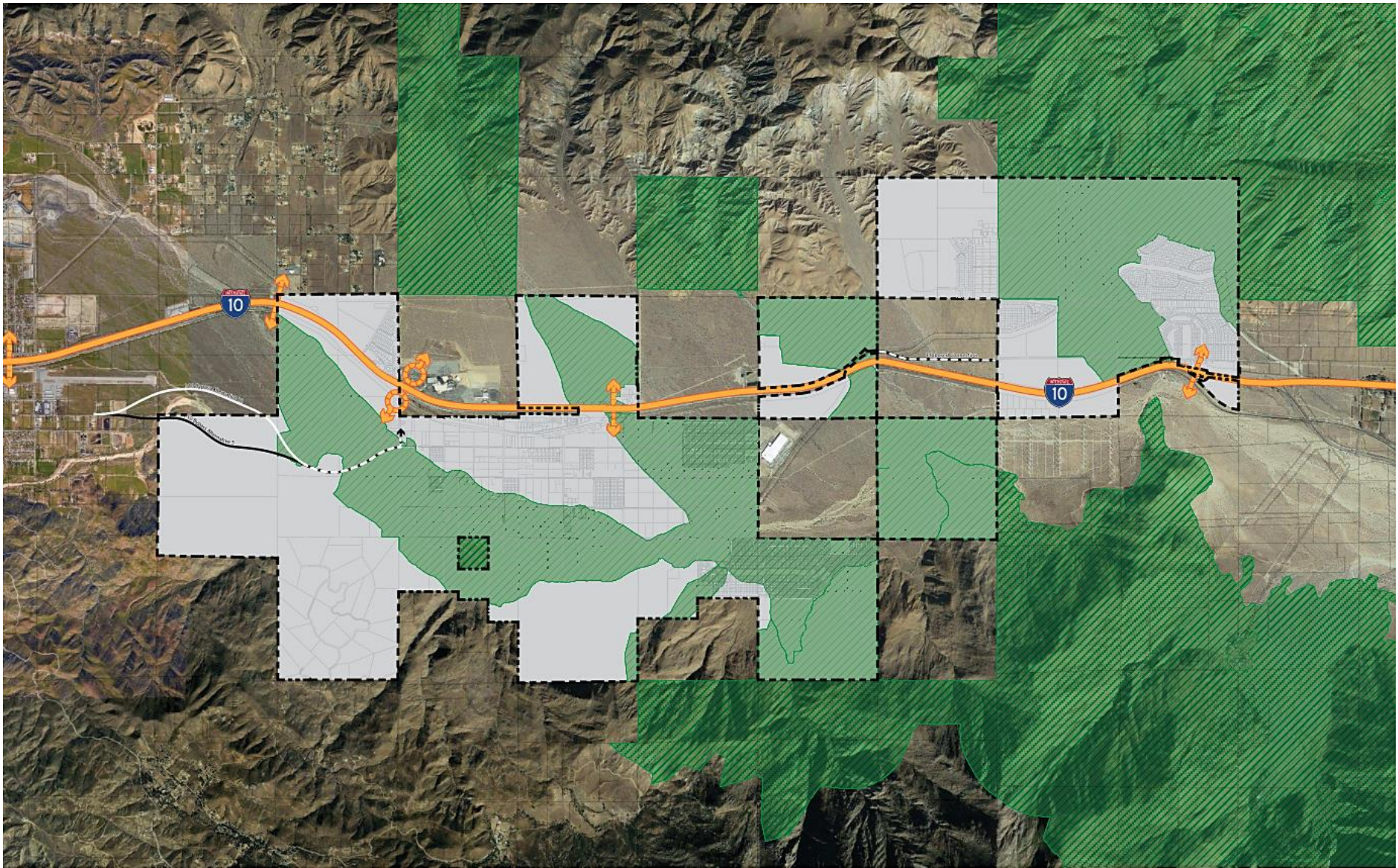


- |   |   |  |  |
|---|---|--|--|
|  (C-1/C-P) General Commercial            |  (R-3) General Residential     |  (W-1) Watercourse, Watershed Conservation            |  Indian Lands         |
|  (C-P-S) Scenic Highway Commercial       |  (R-6) Residential Incentive   |  (W-2) Controlled Development Area                    |  City of Banning      |
|  (M-SC) Manufacturing-Service Commercial |  (R-A) Residential Agriculture |  (W-2-M) Controlled Development Area with Mobilehomes |  Cabazon Project Area |
|  (R-1, R-1-20000) One Family Dwellings   |  (R-R) Rural Residential       |  (W-E) Wind Energy                                    |  |
|  (R-2) Multiple-Family Dwellings         |  (R-T) Mobile Home Subdivision |  (N-A) Natural Assets                                 |  |

# ZONING LAND USES

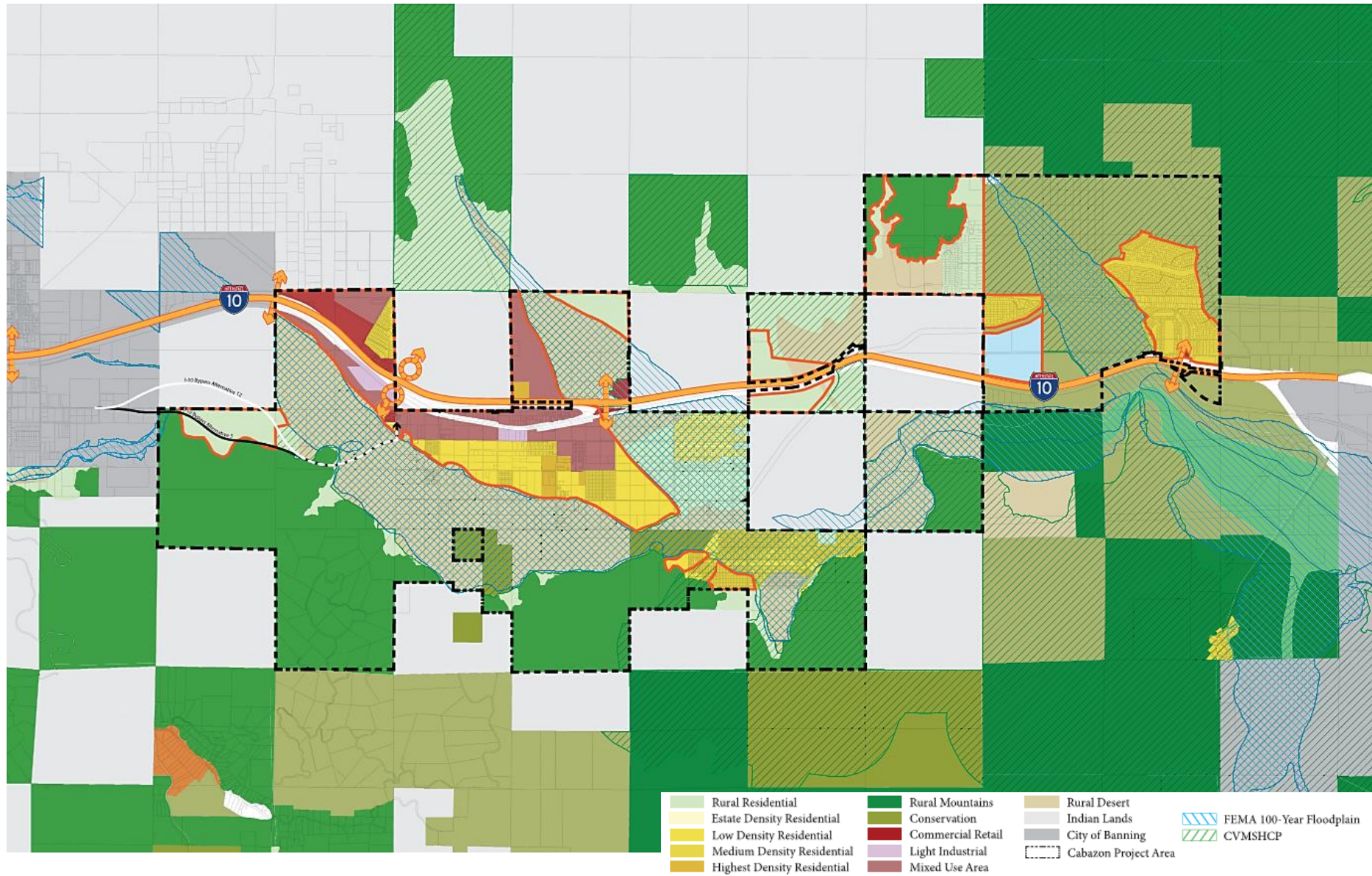






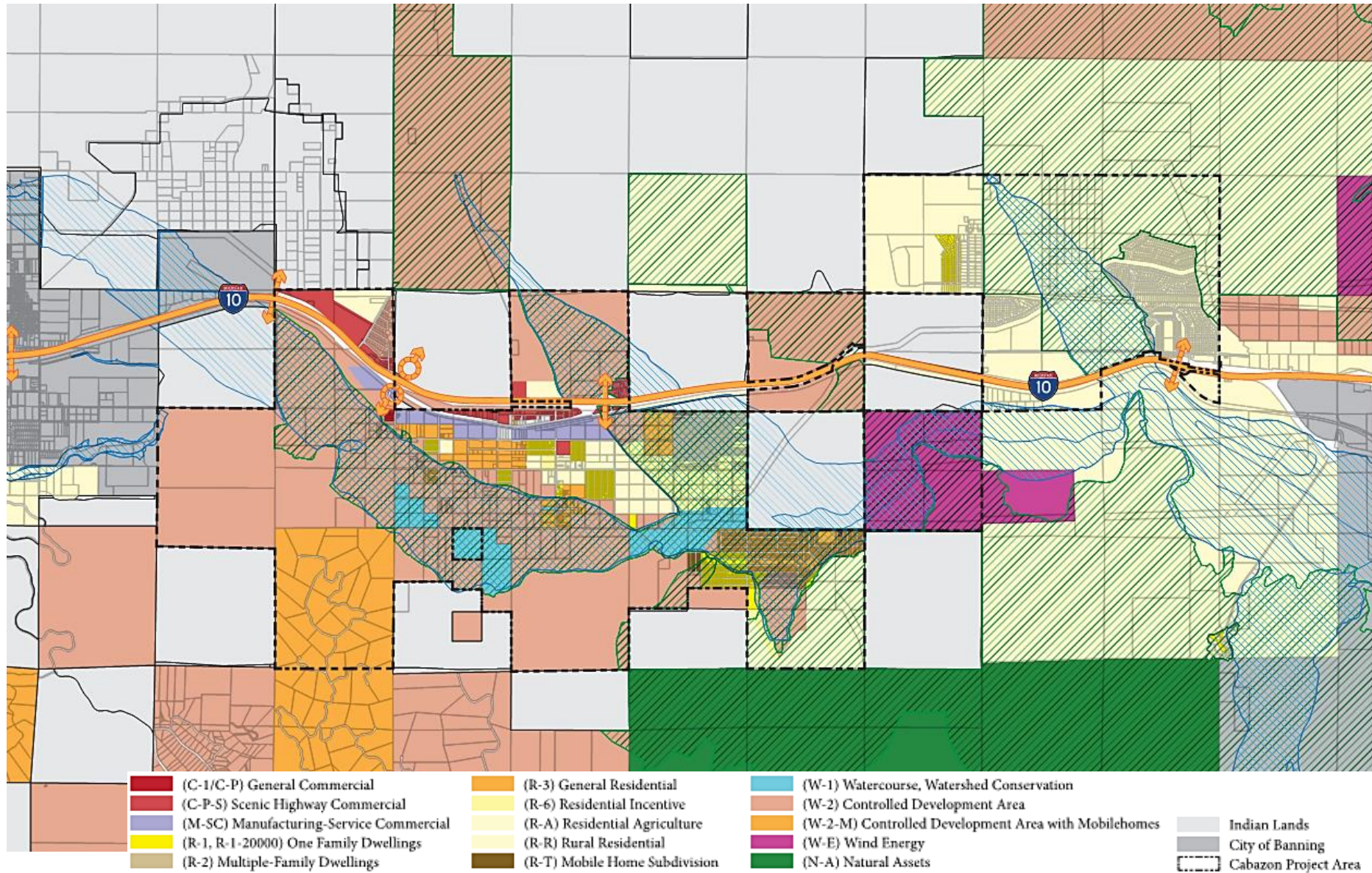
# CVMHSCP ZONES





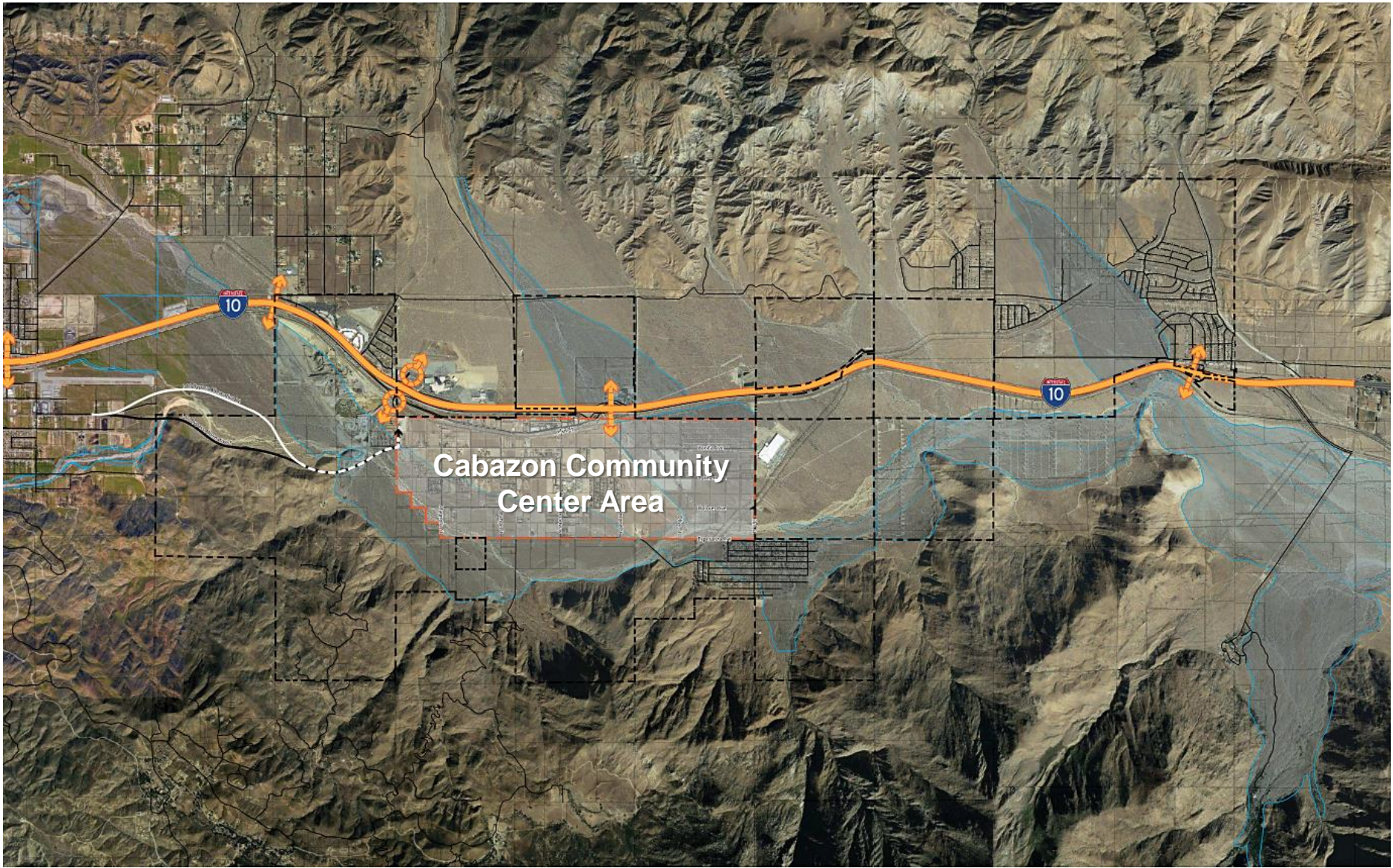
# OVERLAY: GENERAL PLAN, CVMHSCP, FLOOD ZONES





# OVERLAY: ZONING, CVMHSCP, FLOOD ZONES



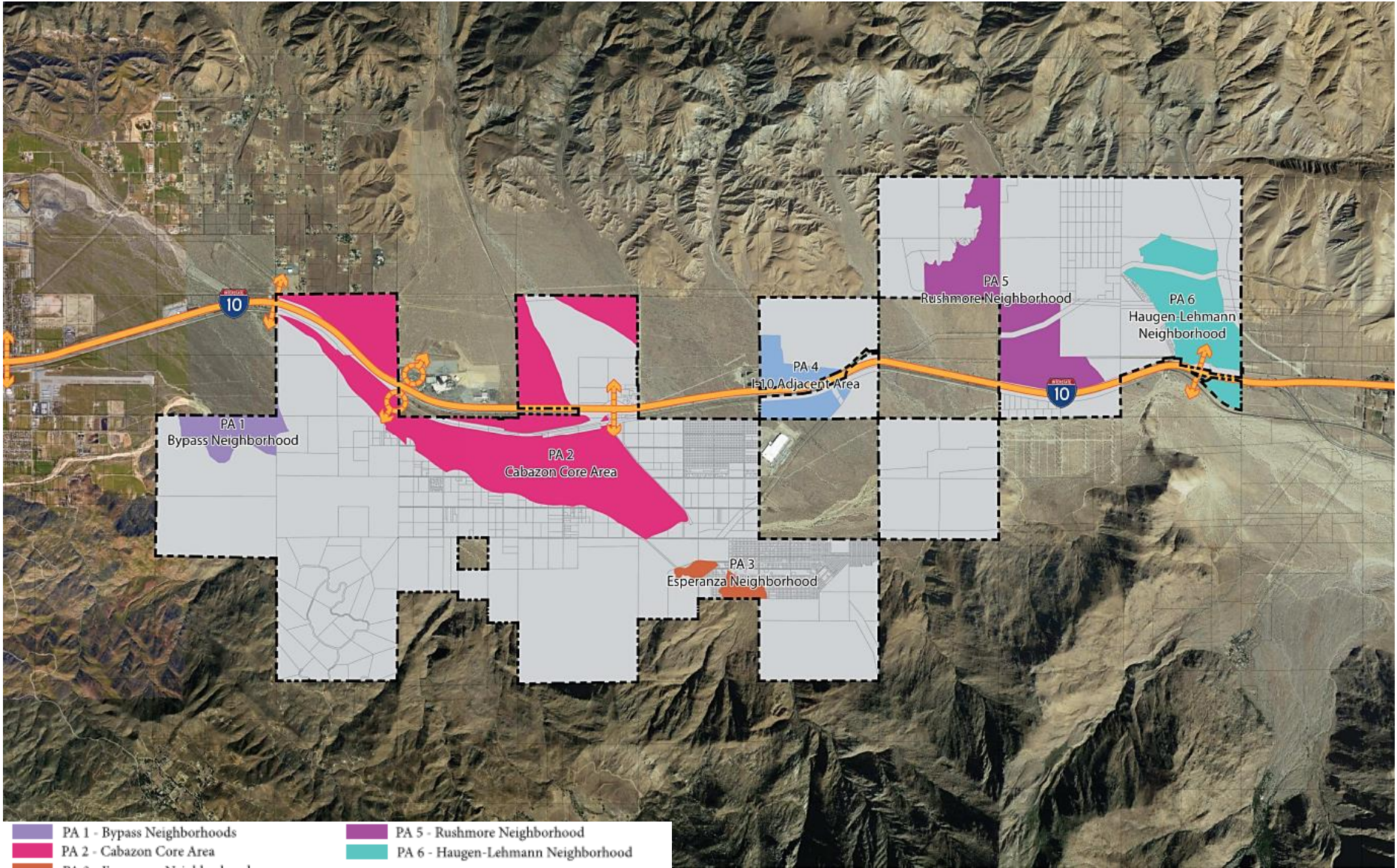


Cabazon Community  
Center Area

# CABAZON COMMUNITY CENTER AREA





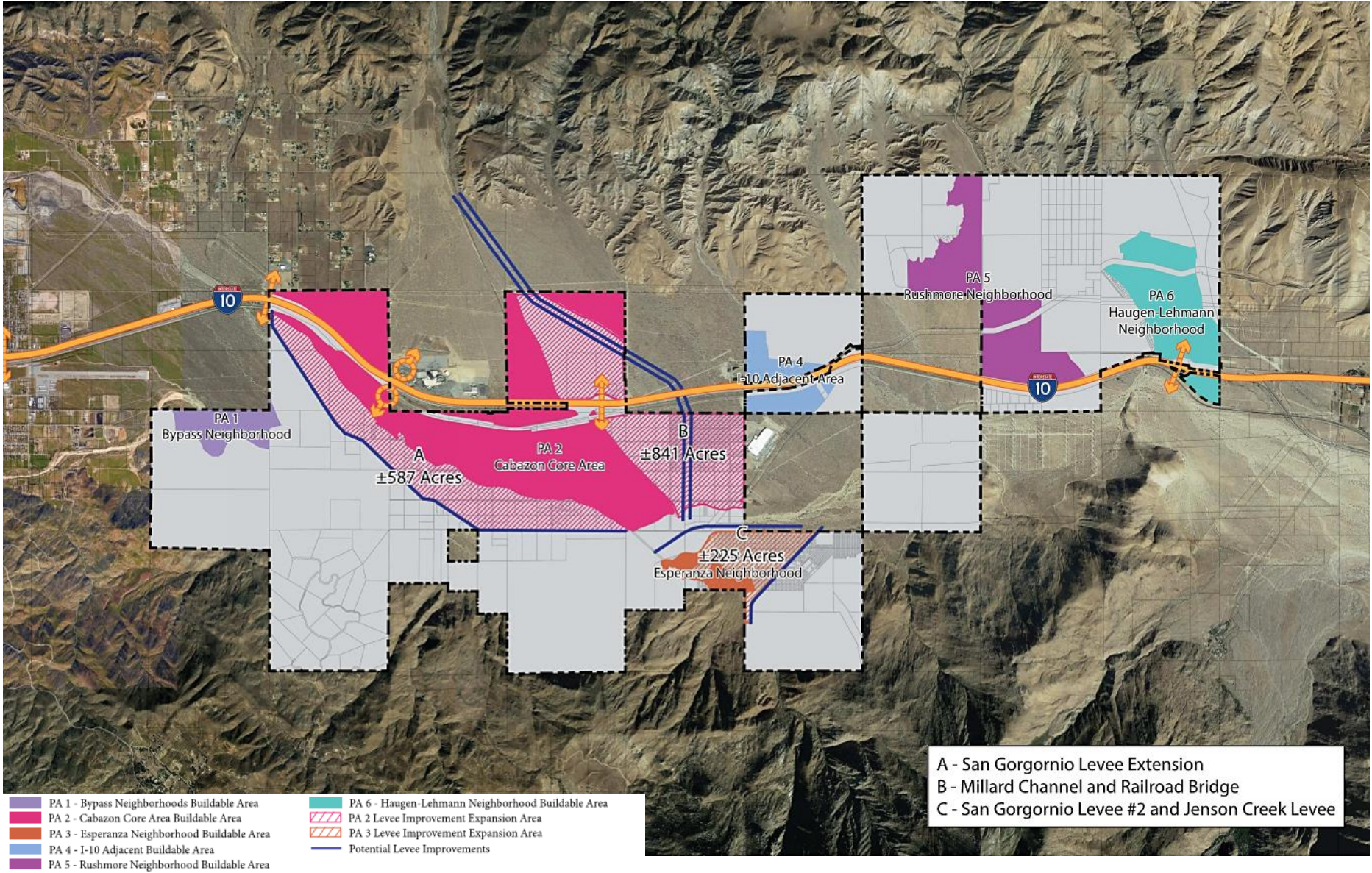


- PA 1 - Bypass Neighborhoods
  - PA 2 - Cabazon Core Area
  - PA 3 - Esperanza Neighborhood
  - PA 4 - I-10 Adjacent Area
- PA 5 - Rushmore Neighborhood
  - PA 6 - Haugen-Lehmann Neighborhood

# BUILDABLE AREAS (Outside Flood & CVMHSCP)



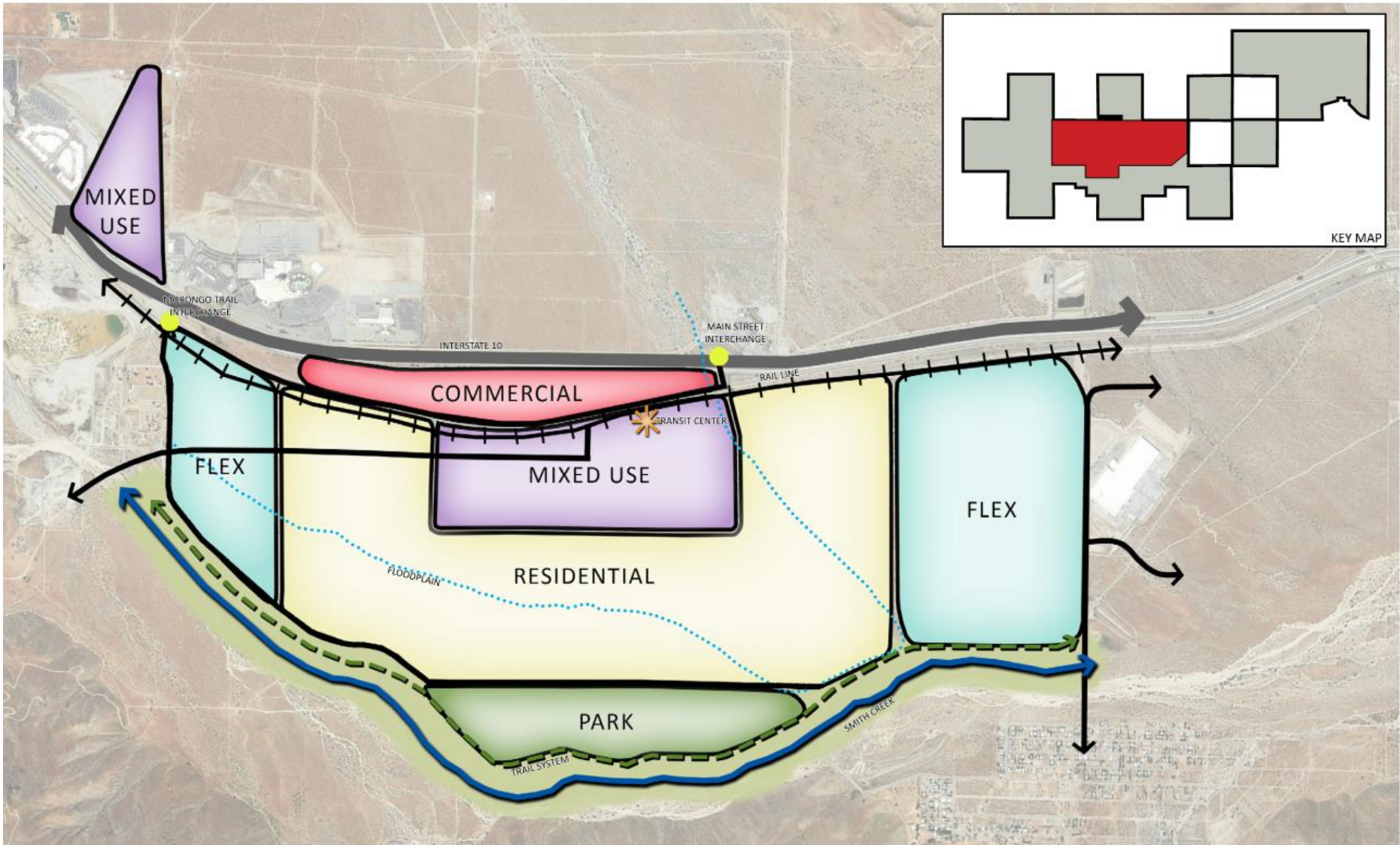




# POTENTIAL OPPORTUNITY AREAS







# CONCEPTUAL LAND USE DIAGRAM



# KEYS TO A SUCCESSFUL COMMUNITY PLAN

- **Market Viability**
- **Infrastructure Need**
  - **Water**
  - **Sewer**
  - **I-10 Bypass**
  - **Local Roads**
- **Infrastructure Financing**
- **Lot Consolidation**
- **Stakeholder Input (community & business)**
  - **Cabazon Community Plan Webpage**
- **Coordination with Morongo Band of Mission Indians**
  - **Complementary uses and infrastructure**



**QUESTIONS AND DISCUSSION**

**THANK YOU!**

