

Western Coachella Valley Area Plan

Draft General Plan Amendment No. 1153

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Western Coachella Valley Area Plan

Vision Summary

The County of Riverside General Plan and Area Plans have been steered by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the Western Coachella Valley area, as well as the rest of the County of Riverside. The RCIP Vision was written to reflect the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible.

Our Communities and Neighborhoods

Your choice in the kind of community and neighborhood you prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids: interesting information about Riverside County that is related to the element.



References: contacts and resources that can be consulted for additional information.



Definitions: clarification of terms and vocabulary used in certain policies or text.

The Western Coachella Valley Area Plan contains policies that guide the physical development and land uses in the unincorporated western portion of the Coachella Valley. The Area Plan is not a stand-alone document, but rather an extension of the General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the General Plan establishes standards and policies for development within the entire unincorporated Riverside County territory, while the Area Plan details standards and policy direction relating specifically to the Western Coachella Valley.

The Western Coachella Valley Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive region to understand where the future is headed. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Western Coachella Valley. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment, and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels. While a number of these designations reflect the unique features found only in the Western Coachella Valley, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section.

The Area Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding

our valued open space network is described in the Multipurpose Open Space section. There are both natural and man-made hazards to consider, and they are spelled out in the Hazards section.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions here.

To illustrate how the Vision has shaped the Western Coachella Valley Area Plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Open Space, Conservation and Community Separators - The Western Coachella Valley area is characterized by a vast network of natural open space with tremendous habitat, rural and scenic value for both local residents and the region at large. With approximately three-fourths of the land designated for open space uses, the Area Plan seeks to preserve this unique natural setting while minimizing the impacts of encroaching urban uses.

Population Growth - This plan focuses growth in areas well served by public facilities and services or where they can readily be provided. Development is concentrated in key unincorporated areas located near existing development and major roadways. Residential land uses provide for a variety of densities, which in turn provide for a variety of housing choices. The rural and open space character of remote areas is protected through the use of appropriate rural and open space land use designations. These areas serve as natural boundaries between unincorporated communities, protect sensitive habitat areas, limit susceptibility to natural hazards, and serve as tremendous visual and passive recreational amenities.

Intergovernmental Cooperation - While any Riverside County land use plan requires some degree of coordination with other jurisdictions and responsible agencies, this plan identifies a key approach to addressing an area in the future development of Western Coachella Valley. The plan proposes a joint planning effort between the County of Riverside, the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians for a strategic area located along Interstate 10.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Data in this area plan is current as of March 23, 2010. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

Location

The central location and relative extent of Western Coachella Valley well over 650 square miles is clearly evident in Figure 1, Location. As the entryway to the vast desert areas of eastern Riverside County, Western Coachella Valley is surrounded by the mountainous area of the Riverside Extended Mountain Area Plan (REMAP) to the west and southwest, The Pass Area Plan to the west, the Eastern Coachella Valley Area Plan to the east, and San Bernardino County and the Joshua Tree National Park to the northeast. The Western Coachella Valley Area Plan boundary encompasses eight cities: Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and Indio.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That characterization certainly applies here. The Western Coachella Valley is situated to capture mountain views in nearly every direction. This section describes the setting, features, and functions that are unique to the Valley. These defining characteristics are shown on Figure 2, Physical Features.

Setting

The Western Coachella Valley area is characterized by a variety of contrasting and dramatic geographic features. Ringed by the rugged San Jacinto, Santa Rosa, and Little San Bernardino Mountains, the Coachella Valley contains a series of low-lying desert flatlands, sloping dunes and rolling foothills. Cove-like areas line the base of the Santa Rosa Mountains. The Whitewater River runs the length of the Valley.

The Western Coachella Valley is framed by the San Jacinto Mountains and Santa Rosa Mountains National Monument to the west and Joshua Tree National Park to the north and east. The Metropolitan Water District of Southern California's Colorado River Aqueduct traverses from east to west along the majority of the Area Plan, paralleling Interstate 10 north of Dillon Road. The following is a description of the geographically unique areas found in the Western Coachella Valley.

Unique Features

The Western Coachella Valley area is a predominantly desert and mountainous region containing a number of significant natural open space features:

Whitewater River

The Whitewater River is the primary drainage course in the area, spanning the length of the Coachella Valley. The upper part of the river, in the San Gorgonio Wilderness, is dry throughout most of its length with the

exception of its most westerly end, which quickly percolates into the groundwater basin or is diverted for use. The river is fed by several tributaries, including the San Gorgonio River, Mission Creek, Little and Big Morongo Creeks, and Box Canyon Wash.

The Colorado River Aqueduct

The Colorado River Aqueduct was built from 1933-1941 and is owned and operated by the Metropolitan Water District of Southern California. Colorado River water imported via the Aqueduct provides supplemental water to nearly 17 million people in Riverside County and Southern California's coastal plain.

Coachella Valley Preserve/Thousand Palms Canyon and Oasis

Located 10 miles east of Palm Springs and north of Interstate 10, the Coachella Valley Preserve encompasses approximately 20,000 acres. It contains the last undisturbed watershed in the Coachella Valley and the sources of water-carried and wind-borne sand that create the dune habitat of the Coachella Valley Fringe-toed Lizard. The Preserve straddles the Indio Hills and the San Andreas Fault. The floor of the Preserve is composed of alluvial fans and isolated terraces of desert pavement dissected by wash areas in the north, along with extensive sand fields and dunes. The persistent northwesterly winds in the Coachella Valley move the finer particles and sands from the alluvial fans south of the Indio Hills into the ever-changing sand dunes.

Wildlife in the Coachella Valley Preserve is varied and abundant. About 180 animal species inhabit the Preserve, including a large population of resident and migratory birds. There are five rare animals occurring in the Valley. One species, the Coachella Valley Fringe-toed Lizard, is a threatened species inhabiting the blowsand fields.

The Coachella Valley contains several unique and rare habitat types. One of these, palm oasis woodland, is found in numerous groves within the Preserve and is sustained primarily by water made available through faulting and fracturing of underlying bedrock material. Water flowing underground from a higher elevation is stopped by an intersecting fault block and rises to ground level, creating a unique aquatic environment.

Another type of habitat located in this preserve, blowsand fields, is created by a combination of surface water and wind transport processes. The sand fields are dependent upon the periodic flooding that funnels sand originating in the northern half of the watershed through Thousand Palms Canyon. Sandy wash, rocky slopes, alluvial plains, and other habitats are also protected in the Coachella Valley Preserve.

Willow Hole Preserve

Located north of Cathedral City at the west end of the Indio Hills, the Willow Hole Preserve provides critical blowsand habitat for the Coachella Valley Fringe-toed Lizard and various sensitive species. Other biological resource values include mesquite hummocks and a fan palm oasis.

Whitewater River Floodplain Preserve

The Whitewater River Floodplain Preserve is located south of Interstate 10 and east of Indian Avenue, and consists of 1,230 acres of Coachella Valley Water District land. One of the primary purposes of the preserve is to protect and enhance the habitat of the endangered Coachella Valley Fringe-toed Lizard.

Peninsular Ranges

Composed mainly of the San Jacinto Mountains and Santa Rosa Mountains National Monument, this system of bold, high mountains runs north to northwest and includes the 8,716-foot-high Toro Peak in the Santa Rosa Mountains, and 10,831-foot San Jacinto Peak in the San Jacinto Mountains. The Peninsular Ranges act as an effective barrier to the eastward moving storms and cooler air masses of the Southern California coastal area.

The lower elevations of the Peninsular Ranges, including canyon bottoms, alluvial fans, and mountain slopes, serve as habitat for the endangered Bighorn Sheep. Within this narrow band of habitat, Bighorn Sheep need to be able to move daily, seasonally, and annually to make use of the sparse and sometimes sporadically available resources found within their home ranges. Habitat loss is considered to be one of the greatest threats to the species' continued existence.

Indio Hills

With a maximum elevation of 1,740 feet, the Indio Hills are located in the east-central portion of the Coachella Valley and are the largest unit of hills within the Valley area. The hills are bordered on the southwest by the San Andreas Fault and are divided in their central portion by Thousand Palms Canyon. The hills serve as a significant sand source for the Coachella Valley Fringe-toed Lizard Preserve dunes.

Little San Bernardino Mountains

Reaching elevations over 5,000 feet, the Little San Bernardino Mountains, located within the Joshua Tree National Park, frame the northeastern edge of the Coachella Valley.

Indian Canyons Heritage Park

Located at the junction of the Palm, Andreas, and Murray Canyons on the Agua Caliente Indian Reservation, the Indian Canyons Heritage Park features extensive native fan palm oases and the historic Cahuilla Village and contains a great variety of plant and animal species.

Lake Cahuilla

Located in the City of La Quinta, the 135-acre Lake Cahuilla and the surrounding 710-acre, Riverside County-operated recreation area is a valuable scenic and recreational asset for Western Coachella Valley, providing opportunities for sightseeing, fishing, swimming, hiking, and camping. Lake Cahuilla is owned by the U.S. Bureau of Reclamation; however, it is operated by the Coachella Valley Water District.

San Gorgonio Pass

The San Gorgonio Pass area extends west of Indian Avenue to the foothills north and west, south to the City of Palm Springs, and west through the Interstate 10 corridor between the San Jacinto and San Gorgonio Mountains. The portion of this geographic feature within the boundaries of the Western Coachella Valley Area Plan is generally characterized by a large expanse of open desert and mountainous terrain, along with isolated pockets of development. A number of utility corridors are concentrated in this area, including high voltage electrical

transmission lines and the Devers Substation. Due to the constant prevailing westerly winds, the highest concentration of commercial wind energy development in Riverside County occurs in this area.

Unique Communities

The majority of urban development is within the cities, with the exception of several communities and rural enclaves scattered throughout the valley. Land uses found in the unincorporated Western Coachella Valley area include suburban and rural residential, commercial, industrial, mining, wind energy, and recreational uses. Existing residential developments in the area are located primarily in 11 communities: Bermuda Dunes, Bonnie Bell, Indio Hills, North Palm Springs, Painted Hills, Sky Valley, Snow Creek, Thousand Palms, Valley View Village, West Garnet, and West Palm Springs Village. Of these, Bermuda Dunes and Thousand Palms are the largest and most developed communities.

Bermuda Dunes

This area is located in the vicinity of the intersection of Washington Street and Interstate 10, north of the cities of Indian Wells, Indio and La Quinta. The area has good access to Interstate 10 and State Route 111, and community sewer and water service is available. The area south of Interstate 10 is characterized by medium density residential and resort-type development, with limited higher density development along Washington Street and 42nd Street. The area north of Interstate 10 includes Sun City Palm Desert, a senior citizen residential community, mobilehome subdivisions, rural residential uses, agricultural areas, a recreational vehicle park, an industrial park, and Fringe-toed Lizard habitat.

Bonnie Bell

Located north of Interstate 10 along Whitewater Canyon Road, the community of Bonnie Bell is a small residential enclave nestled in Whitewater Canyon. The small size of this enclave set among trees gives the area a rural feel, despite the presence of some small lots.

Indio Hills

Indio Hills is an expansive, but sparsely developed, rural residential enclave located along Dillon Road, east of Thousand Palms Canyon Road, on the northeast edge of the Coachella Valley Preserve.

North Palm Springs

North Palm Springs is a small community located between Desert Hot Springs and Palm Springs along Dillon Road and Indian Avenue. It is characterized by scattered suburban and rural residential areas, with commercial and small-scale industrial uses along Dillon Road and Indian Avenue.

Painted Hills

Painted Hills is a residential rural community located along the western edge of State Route 62 southerly of Pierson Boulevard and northerly of Interstate 10.

Sky Valley

The Sky Valley community is located along Dillon Road between Thousand Palms Canyon Road and Bennett Road. The area is characterized primarily by large-lot rural residential uses, but also includes two mobile home parks and a community center. Just west of Sky Valley, along Dillon Road, between Corkill and Bennett Roads, is the largest concentration of mobile home parks and recreation vehicle parks in unincorporated Riverside County.

Snow Creek

Located south of Interstate 10 at the base of the San Jacinto Mountains, the community of Snow Creek is another residential enclave set among trees. The mountain view has attracted celebrities to this area.

Thousand Palms

The Thousand Palms area is located along Interstate 10 at the intersection of Ramon Road. This unincorporated area is characterized by mobile home subdivisions, single-family residential neighborhoods and rural residential development. Commercial and industrial developments are located along Ramon Road and Varner Road. Tourist-oriented commercial uses such as truck stops, motels, and fast-food restaurants are located at the interchanges of Interstate 10 with Ramon Road and, to a lesser extent, Monterey Avenue.

Valley View Village

Located east of State Route 62 and north of Dillon Road, the rural community of Valley View Village is characterized by relatively flat desert terrain with scattered very low density and rural residential land uses.

West Garnet

The community of West Garnet is a small low density residential neighborhood located southerly of Interstate 10 and westerly of Indian Avenue at the Wall Road bridge crossing of Interstate 10.

West Palm Springs Village

West Palm Springs Village is a medium density residential community located north of Interstate 10 at Haugen-Lehmann Avenue. This area includes single-family residences and mobile homes on small lots set amongst sloping desert terrain. Many of the lots here remain undeveloped.

Incorporated Cities

The Western Coachella Valley encompasses the area surrounding the cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and Indio. As of 2009, these eight cities total more than 270 square miles. Land use and development within each city are governed by their respective general plans.

Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Western Coachella 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.

The Western Coachella Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The area plan is organized around 28 Area Plan land use designations and five overlays. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

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 of Riverside; ongoing habitat conservation planning through the Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan (CVMSHCP) process; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. Furthermore, the Plan recognizes the importance of preserving the Valley's scenic and cultural resources in order to protect the area's largest industry, tourism. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Western Coachella Valley Area Plan, provides a summary of the 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 Western Coachella Valley Area Plan Land Use Plan ranges in character from suburban style development found in Bermuda Dunes, Thousand Palms and Sun City Palm Desert, to remote rural areas such as Sky Valley and Indio Hills, to the outlying mountainous and desert terrain typical of the Valley area. The Land Use Plan seeks to maintain the character of these areas, while allowing additional urban development in areas adjacent to the Interstate 10 corridor and preserving the character of the Valley's remote desert and mountainous areas. Figure 3, Land Use Plan, illustrates the geographic distribution of land uses in Western Coachella Valley.

“

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 extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.

”

-RCIP Vision



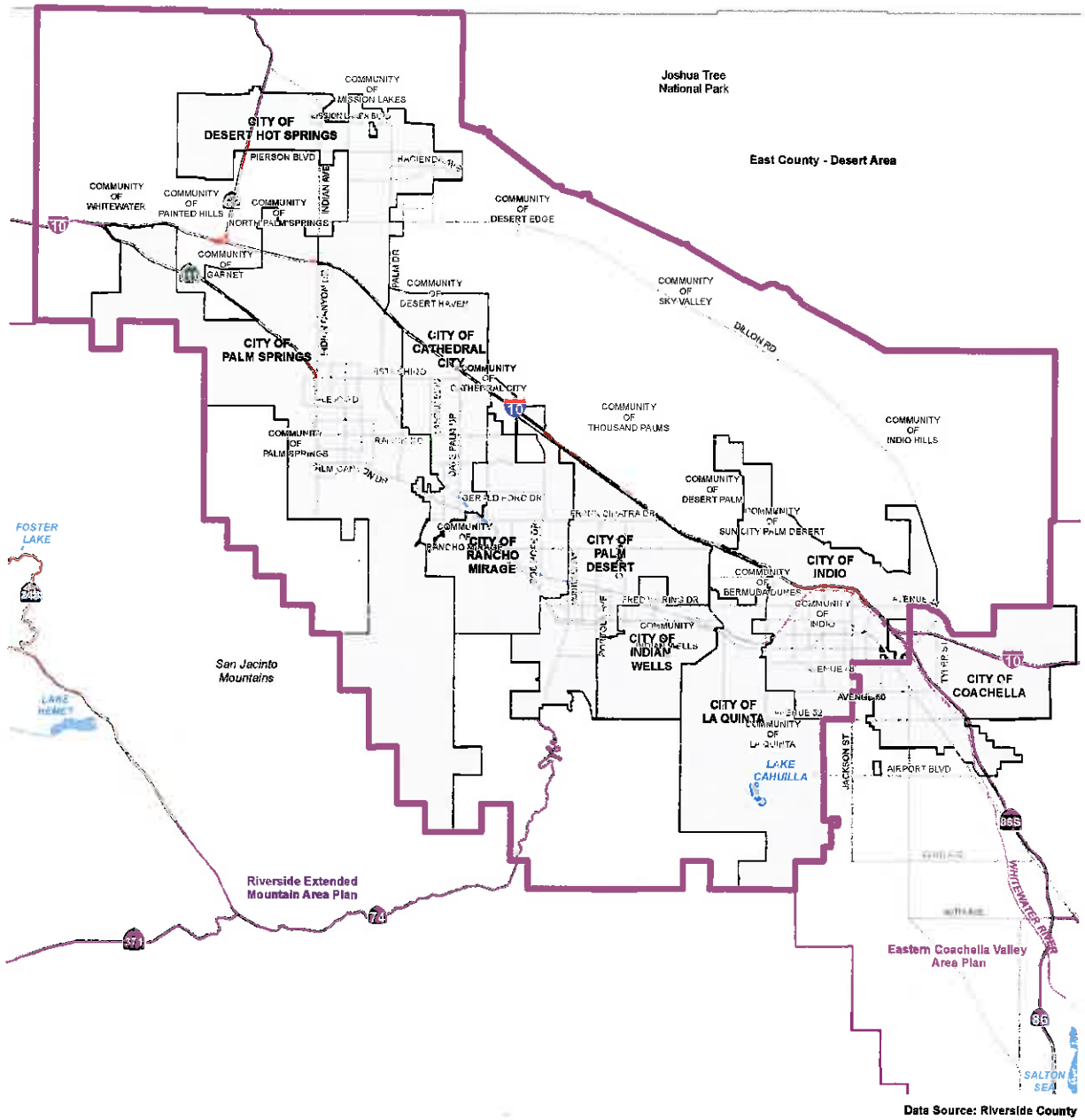
A "sphere of influence" is the area outside of and adjacent to a city's border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

The area plan proposes a mix of lower density residential land uses ranging from Rural Residential to Medium Density Residential uses near urban centers, except along Washington Street and Avenue 42 in Bermuda Dunes, which will continue to provide for areas of High Density Residential development. Ample land exists cumulatively within Coachella Valley cities to accommodate most of the residential and commercial growth through the year 2020. The Land Use Plan focuses Community Development land uses, including residential, commercial and industrial uses, along Interstate 10 and the Pierson Boulevard and Dillon Road corridors, while maintaining a mix of urban uses in Bermuda Dunes, Thousand Palms, and the area north of Interstate 10 in the vicinity of Sun City Palm Desert.

The Western Coachella Valley Area Plan Land Use Plan identifies the area within the City of Rancho Mirage's sphere of influence as having significant development potential, due in large part to the area's centralized Valley location, proximity to Interstate 10, and large amount of vacant land, much of which is Indian-owned. This plan creates a policy area designed to establish policies and guidelines for development in this area, in concert with a joint planning effort involving the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians.

Also identified within this Land Use Plan is the location of a Rural Village within the community of Sky Valley. Shown with the Rural Village Overlay designation on the Land Use Plan, Figure 3, this village is designed to allow for a concentration of rural residential uses, a small neighborhood commercial center, public, and open space uses, thus allowing Sky Valley residents access to localized commercial and public services.

The vast majority of the Western Coachella Valley area is designated for rural and open space uses, reflective of the remote desert and mountainous nature of the area. These uses separate Community Development areas, creating distinct community edges and enhancing community identity. Open space areas for habitat conservation occupy over 44% of the total unincorporated area. These include areas in the State Route 74/Santa Rosa Mountains area south of Palm Desert and Indian Wells; along the eastern edge of the San Gorgonio Pass north and south of Interstate 10 and west of State Highway 62; north of Desert Hot Springs; throughout the Indio Hills and Coachella Valley Preserve; and areas east of Dillon Road and east of Indio Hills.



Data Source: Riverside County

-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

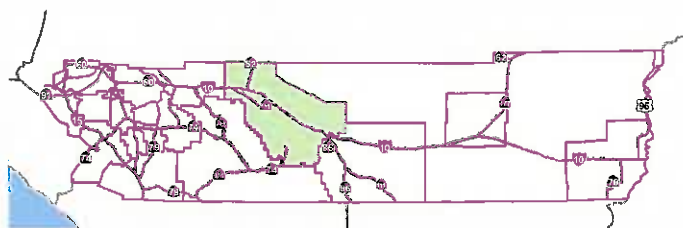
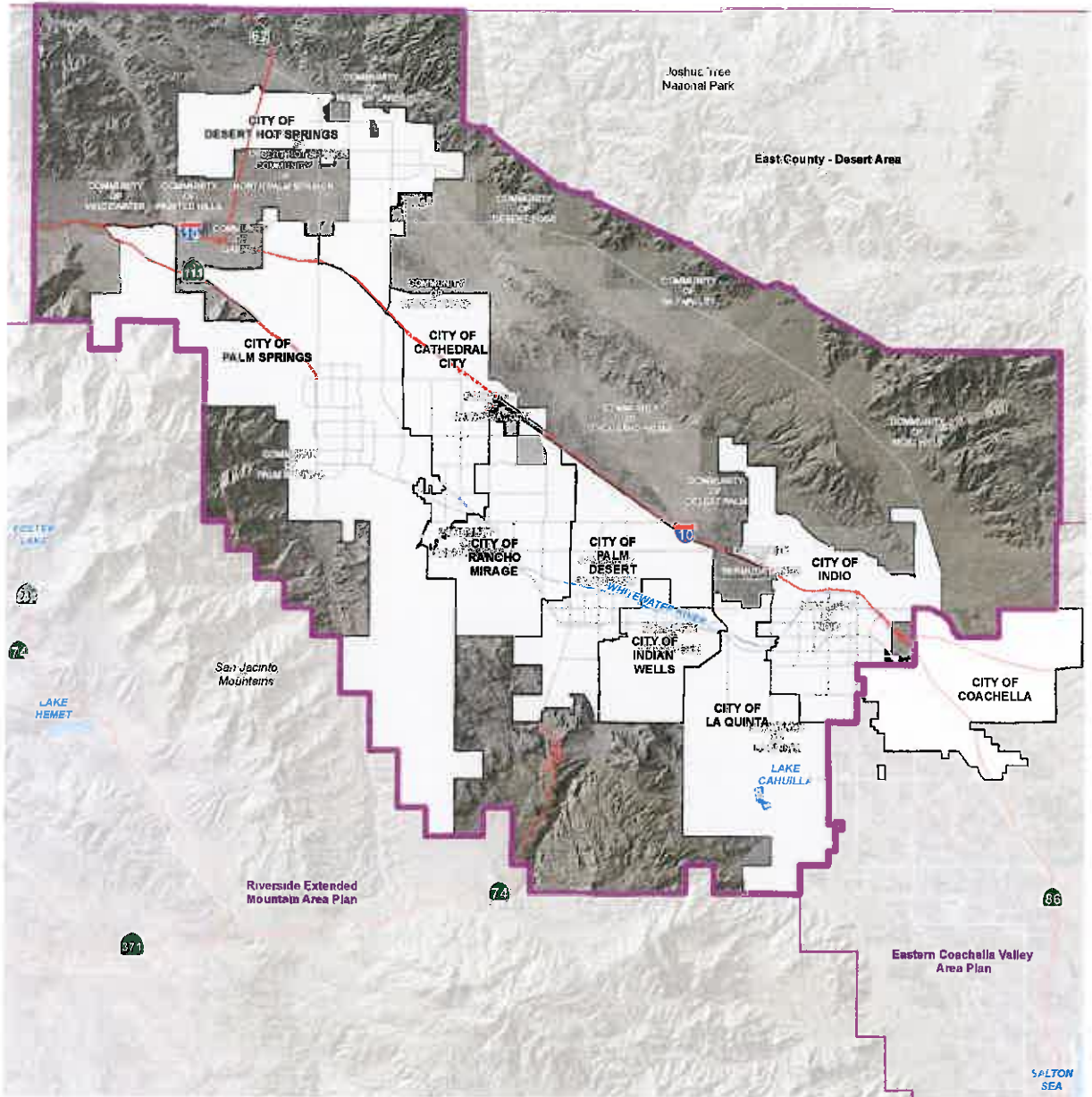


Figure 1

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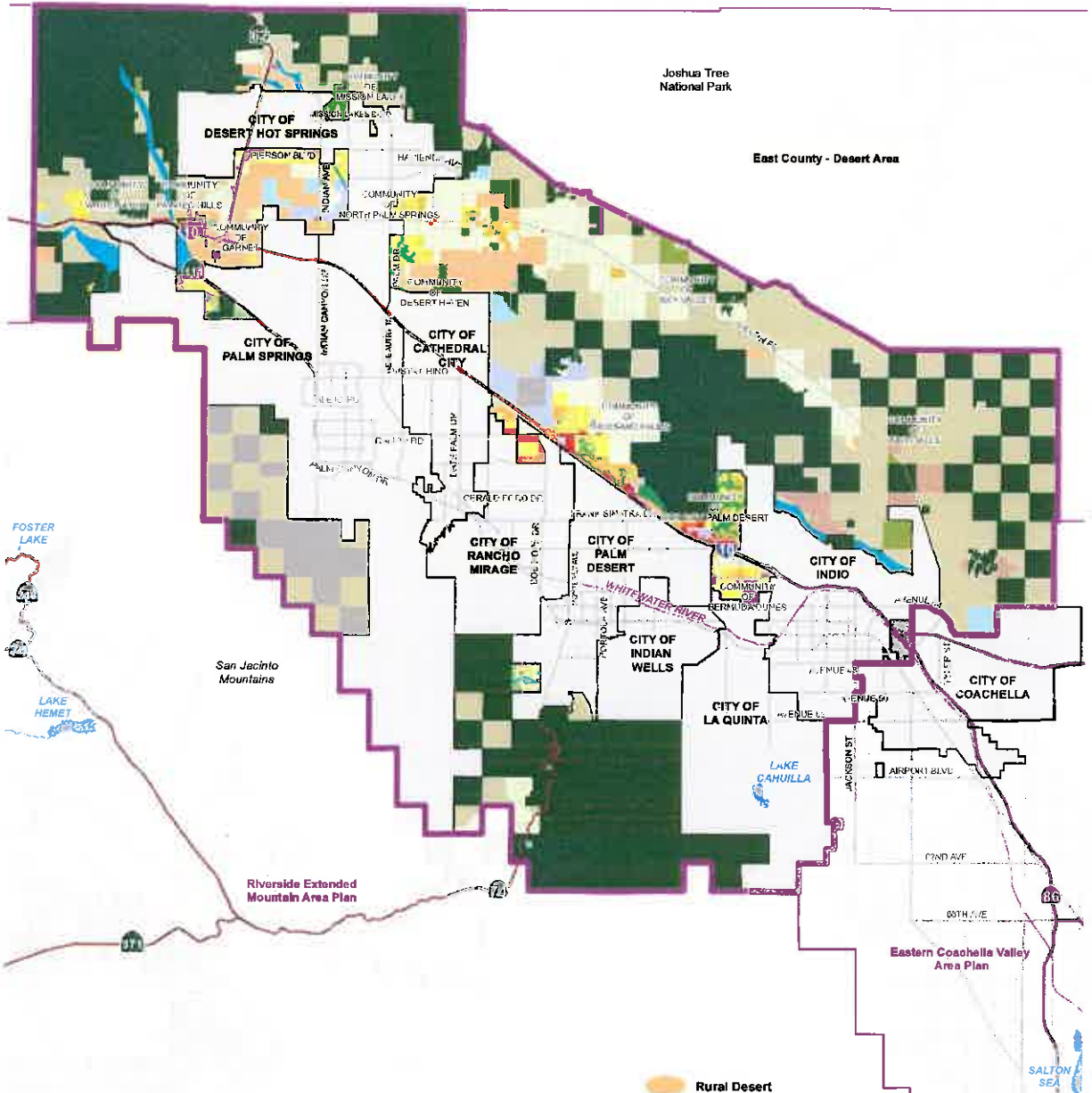


Data Source: Riverside County

-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 2

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- | | | | | |
|---------------------------------|--|----------------------|-----------------------|--|
| COMMUNITY DEVELOPMENT | Light Industrial | Rural Desert | AGRICULTURE | Data Source: Riverside County Planning |
| Estate Density Residential | Heavy Industrial | Agriculture | | |
| Very Low Density Residential | Business Park | OPEN SPACE | Conservation | Highways |
| Low Density Residential | Public Facilities | Conservation Habitat | Open Space Recreation | Area Plan Boundary |
| Medium Density Residential | Mixed Use Planning Area | Open Space Rural | Mineral Resources | City Boundary |
| Medium High Density Residential | RURAL COMMUNITY | Water | MISCELLANEOUS | Waterbodies |
| High Density Residential | Rural Community - Estate Density Residential | Tribal Lands | | |
| Very High Density Residential | Rural Community - Very Low Density Residential | | | |
| Commercial Retail | RURAL | | | |
| Commercial Tourist | Rural Residential | | | |
| Commercial Office | Rural Mountainous | | | |

Figure 3

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Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	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	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Community Development	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. 	

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.

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	<ul style="list-style-type: none"> In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

- 1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
- 2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- 3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5 acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.
- 4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

Table 2: Statistical Summary of Western Coachella Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS ¹		
	ACREAGE ²	D.U.	POP.	EMPLOY.	
LAND USE ASSUMPTIONS AND CALCULATIONS¹					
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS					
AGRICULTURE FOUNDATION COMPONENT					
Agriculture (AG)	0	0	0	0	
<i>Agriculture Foundation Sub-Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
RURAL FOUNDATION COMPONENT					
Rural Residential (RR)	19,909	2,986	7,263	NA	
Rural Mountainous (RM)	565	28	69	NA	
Rural Desert (RD)	12,043	602	1,464	NA	
<i>Rural Foundation Sub-Total:</i>	<i>32,516</i>	<i>3,617</i>	<i>8,796</i>	<i>0</i>	
RURAL COMMUNITY FOUNDATION COMPONENT					
Estate Density Residential (RC-EDR)	215	75	183	NA	
Very Low Density Residential (RC-VLDR)	756	567	1,379	NA	
Low Density Residential (RC-LDR)	0	0	0	NA	
<i>Rural Community Foundation Sub-Total:</i>	<i>971</i>	<i>642</i>	<i>1,562</i>	<i>0</i>	
OPEN SPACE FOUNDATION COMPONENT					
Open Space Conservation (OS-C)	2,339	NA	NA	NA	
Open Space Conservation Habitat (OS-CH)	106,351	NA	NA	NA	
Open Space-Water (OS-W)	4,082	NA	NA	NA	
Open Space-Recreation (OS-R)	1,839	NA	NA	276	
Open Space-Rural (OS-RUR)	66,086	1,652	4,018	NA	
Open Space-Mineral Resources (OS-MIN)	2,487	NA	NA	75	
<i>Open Space Foundation Sub-Total:</i>	<i>183,184</i>	<i>1,652</i>	<i>4,018</i>	<i>351</i>	
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT					
Estate Density Residential (EDR)	1,024	359	872	NA	
Very Low Density Residential (VLDR)	408	306	744	NA	
Low Density Residential (LDR)	297	445	1,083	NA	

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Medium Density Residential (MDR)	7,990	27,964	68,009	NA
Medium-High Density Residential (MHDR)	1,501	9,755	23,724	NA
High Density Residential (HDR)	1,099	12,085	29,390	NA
Very High Density Residential (VHDR)	169	2,866	6,970	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	460	NA	NA	6,920
Commercial Tourist (CT)	358	NA	NA	5,850
Commercial Office (CO)	29	NA	NA	1,097
Light Industrial (LI)	4,529	NA	NA	58,229
Heavy Industrial (HI)	36	NA	NA	314
Business Park (BP)	119	NA	NA	1,943
Public Facilities (PF)	2,162	NA	NA	2,162
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA) ¹	42	0	0	679
<i>Community Development Foundation Sub-Total:</i>	<i>20,223</i>	<i>53,780</i>	<i>130,792</i>	<i>77,194</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS.	236,894	59,691	145,168	77,545
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	173,385	---	---	---
Indian Lands	9,230	---	---	---
Freeways	1,629	---	---	---
<i>Other Lands Sub-Total:</i>	<i>184,244</i>			
TOTAL FOR ALL LANDS	421,138	59,691	145,168	77,545
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations. The acreage and statistical data below represent ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Rural Village Overlay	115			
<i>Total Area Subject to Overlays:^{4, 5}</i>	<i>115</i>			
POLICY AREAS⁶				
San Geronio Pass Wind Energy	23,718	---	---	---
Hot Springs	3,066	---	---	---
Rancho Mirage Sphere of Influence	5,473	---	---	---
Bermuda Dunes Airport Influence Area	13,782	---	---	---
Palm Springs International Airport Influence Area	428	---	---	---
Chriaco Planned Communities Policy Area	115	---	---	---
Cahuilla Hills Policy Area	636	---	---	---
<i>San Geronio Wilderness Policy Area⁹</i>	<i>13,061</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>San Jacinto Wilderness Policy Area⁹</i>	<i>55,555</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Santa Rosa Wilderness Policy Area⁹</i>	<i>12,375</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Joshua Tree Wilderness Policy Area^{9, 10}</i>	<i>7,063</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>"Proposed Sand-To-Snow" Wilderness Policy Area¹¹</i>	<i>36,850</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Total Area Within Policy Areas:⁶</i>	<i>68,044</i>	<i>192,948</i>		
TOTAL AREA WITHIN SUPPLEMENTALS.	68,044	192,948		

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays and certain Policy Areas provide alternate land uses that may be developed *instead of* the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, *in addition* to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 7 Acreages in the table are calculated with associated land use assumption formulas as well as the spatial circumstances. Thus the acreage tabulation in the table does not reflect the actual geographical statistics of the Area Plan.

8 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

9 Only the portion within this Area Plan listed.

10 Includes 7,063 acres within the Joshua Tree National Park.

11 Encompasses area proposed for federal National Monument designation pursuant to the proposed federal California Desert Protection Act of 2011.

Policy Areas

Not all areas within an Area Plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of Policy Areas are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

Four policy areas have been designated within the Western Coachella Valley Area Plan. In some ways, these policies are even more critical to the sustained character of the Western Coachella Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Rancho Mirage Sphere of Influence Policy Area

The Rancho Mirage Sphere of Influence Policy Area is generally located in the center of the Western Coachella Valley planning area, on both sides of Interstate 10 at Ramon Road. The area includes the entire sphere of influence of the City of Rancho Mirage. Characterized by a series of sloping dunes, hillsides and flat desert terrain, this area consists primarily of large vacant parcels, with some commercial uses near the intersection of Interstate 10 and Ramon Road. South of Interstate 10 in this policy area lies the Agua Caliente Casino. The community of Thousand Palms abuts the eastern edge of the Policy Area.

One of the primary goals of this area plan is to contain and concentrate growth in several strategic unincorporated areas while preserving the rural and open space characteristics of the outlying areas. As demand for new development continues, the importance of the areas designated for community development will magnify, as will the need for sound, comprehensive planning.

This policy area, the majority of which is designated for community development, is one of the key components of the Western Coachella Valley Area Plan. Several issues and opportunities underlie the importance of the study area, including:

- Biological and visual values of Indio Hills;
- Supply of affordable housing for future Casino and other employment-generating land uses;
- Adequate public facilities, including transportation, for future development;
- Transit opportunities with direct access to rail and Interstate 10;

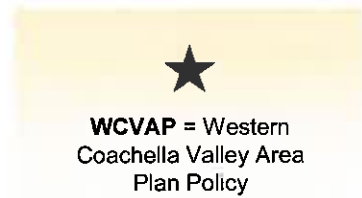
- Burgeoning resort and casino industries and regional commercial demand;
- Prominent, centralized location within the Coachella Valley; and
- Abundance of vacant and/or underutilized land, divided among large parcels.

Dealing with these issues and maximizing these opportunities requires meaningful, action-oriented, inter-jurisdictional cooperation.

Though this policy area overlaps areas under the jurisdiction of the County of Riverside, the City of Rancho Mirage, and the Agua Caliente Band of Cahuilla Indians, each shall retain land use authority over properties within their respective boundaries, unless other arrangements are made.

Policies:

- | | |
|-----------|---|
| WCVAP 1.1 | Form a joint planning effort with the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians to address land use planning and environmental review of development projects within the Policy Area, as identified on Figure 4, Overlays and Policy Areas. |
| WCVAP 1.2 | Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area. |
| WCVAP 1.3 | Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area. |
| WCVAP 1.4 | Coordinate development strategies with the Thousand Palms Community Council and the Riverside County Economic Development Agency. |
| WCVAP 1.5 | Coordinate development strategies with the cities of Palm Desert and Cathedral City to ensure that development within the Policy Area does not adversely impact these cities. |
| WCVAP 1.6 | Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area. |
| WCVAP 1.7 | <p>Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:</p> <ul style="list-style-type: none"> ◦ Regional and local-serving commercial uses; ◦ Tourist facilities; ◦ Residential densities from Medium to High Density Residential; ▪ Active and passive open space areas; |



- Mixed use;
- Cultural, educational, and civic uses;
- Transit facilities;
- Employment-intensive office and business park uses; and
- Light Industrial uses north of Interstate 10.

WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.

WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's sphere of influence.

San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass Wind Energy Area (see Figure 4) is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, funneled through the Pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic viewsheds, nearby residents, and, increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views; noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects, which could adversely affect existing downwind wind turbines.

Wind energy development in the San Gorgonio Pass area was studied through the San Gorgonio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. Since the adoption of the San Gorgonio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting the evolution of wind energy over the years, the specific policies for wind energy development in the San Gorgonio Pass are listed below:

Policies:

WCVAP 2.1 Require that wind turbines address through appropriate design the Pacific Crest Trail alignment.

WCVAP 2.2 Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.

WCVAP 2.3 Except in the area designated Public Facilities on Edom Hill, prohibit the placement of commercial wind turbine arrays east of Indian Avenue, north of Pierson Boulevard, and south of Highway 111.

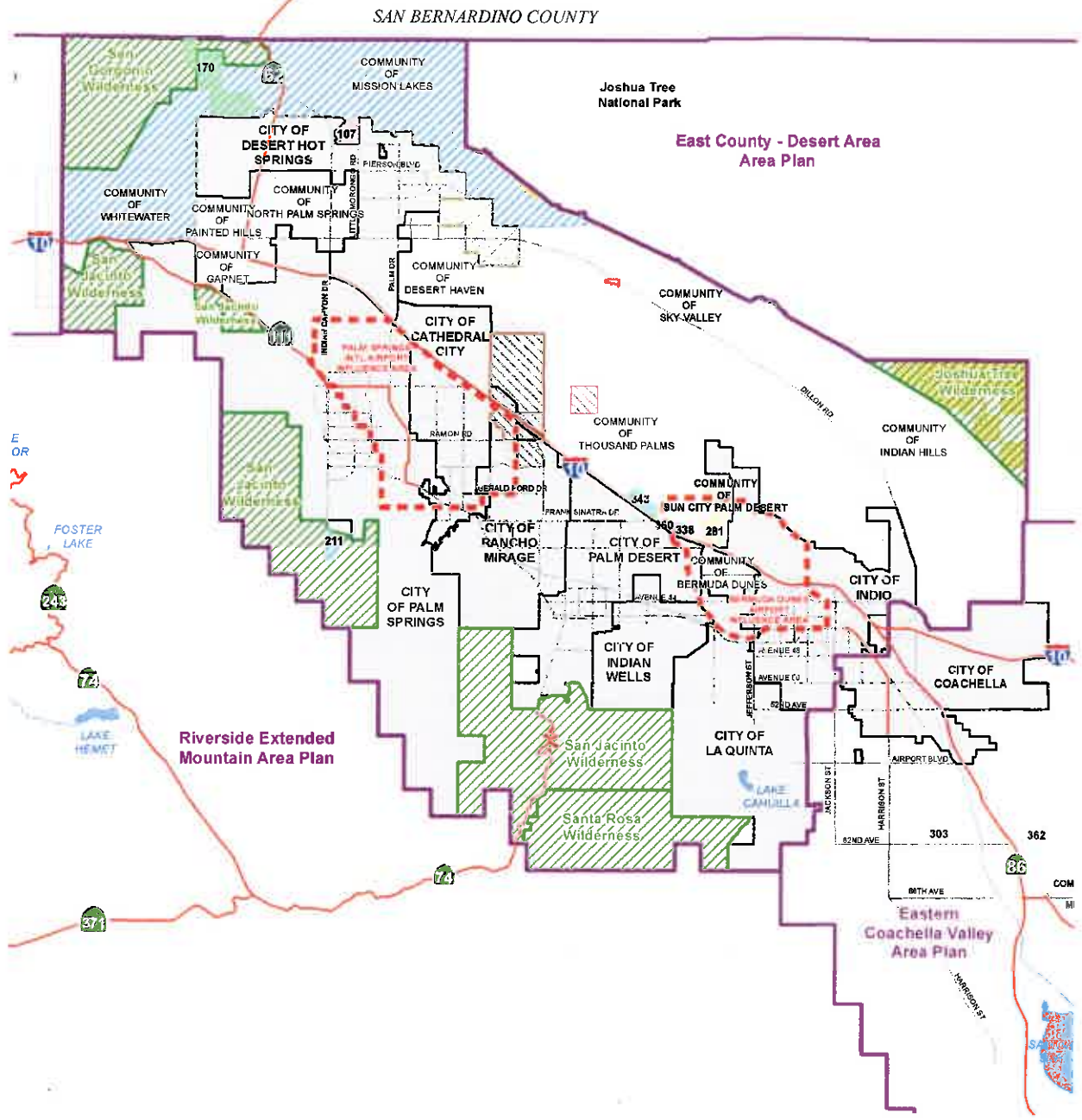
- WCVAP 2.4 Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines.
- WCVAP 2.5 Prohibit the location of wind turbines within the Santa Rosa and San Jacinto Mountains National Monument.
- WCVAP 2.6 Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

Hot Springs Policy Area

The Hot Springs Policy Area is a 4.75 square mile area located southeasterly of the City of Desert Hot Springs and westerly of the Sky Valley community. This area (including all of Sections 3, 4, 10, and 11, the north half of Section 14, and the northeast quarter of Section 15, all in Township 3 South, Range 5 East) is recognized as a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. The availability of this water for use in hot mineral water spas has been a primary factor in the siting of numerous mobile home parks and recreational vehicle parks in this area. This resource provides potential health benefits and assists in the attraction of tourists and seasonal residents to the Coachella Valley, thereby contributing to the local economy. For these reasons, it is appropriate to make special provision to allow for additional land uses developed specifically to utilize this natural resource. These may include hotels, motels, recreational vehicle parks, mobile home parks, residential developments, and institutional uses.

Policies:

- WCVAP 3.1 Encourage the development of destination resorts, health and fitness facilities, and special needs housing that is specifically designed for utilization of the hot mineral water thermal resources for either personal use or structural heating/water heating.
- WCVAP 3.2 Require that all destination facilities and residential development at Community Development densities have available the public facilities and services appropriate for the type of facilities proposed.
- WCVAP 3.3 Within this area, destination resorts may include service stations, car washes, mini-marts, small stores, and restaurants, provided that these commercial uses are associated with the destination resort, are built concurrently with or after the resort, and occupy not more than five percent of the total developed land area of the resort. (The latter phrase shall not apply if the area of these accessory commercial uses is designated Commercial Tourist or Commercial Retail.)
- WCVAP 3.4 Notwithstanding the mapped Area Plan designations in this area, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to utilize this natural hot water resource shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, as described in the Administration Element. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.



Data Source: Riverside County (2010)

Legend

- Cahuilla Hills Policy Area
- Hot Springs Policy Area
- Rancho Mirage Sphere of Influence Policy Area
- San Geronimo Pass Wind Energy Policy Area
- Section 8 Sand Source Policy Area
- Sky Valley Mobile Home & RV Parks Policy Area
- Joshua Tree National Park
- Wilderness Policy Areas
- "Proposed Sand-To-Snow" Wilderness Policy Area
- Airport Influence Area
- Specific Plans
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 4

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Cahuilla Hills Policy Area

Westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south, and east, within the unincorporated area of Riverside County, is the rural residential desert community of Cahuilla Hills. Nestled at the foot of the Santa Rosa and San Jacinto Mountains and the National Monument of the same name, this community is approximately one square mile in size and is characterized by a unique, semi-wild desert setting of complex and rugged terrain, large open washes, deep ravines, and prominent ridgelines offering panoramic views. It is also generally highly visible from nearby areas within the City of Palm Desert.

Existing lots in Cahuilla Hills typically range from one to five acres. Additional development in the area could overburden its existing, very limited circulation infrastructure, and result in pollution problems relating to onsite sewage disposal. There is currently only one point of full access/egress to this area and, while enhancing the area's privacy and serenity, this limited access potentially impacts the County of Riverside's ability to provide emergency services to the community. Accordingly, additional development could subject residents living in Cahuilla Hills to increased potential impacts from flooding, fire, hazardous materials incidents, earthquakes, and other potential hazards, because of the area's limited circulation system.

Due to localized problems of shallow soils and depth-to-bedrock and other site limitations, potential new lots may be infeasible for onsite sewage disposal systems. Therefore, all new onsite sewage disposal systems on existing lots shall be subject to the approval of the Riverside County Environmental Health Department and all new onsite sewage disposal systems on new land divisions shall be subject to the approval of both the Riverside County Environmental Health Department and the Colorado River Basin Regional Water Quality Control Board.

Finally, the scenic quality of the community's peaks, ridgelines, and hillsides, and problems of erosion and runoff could be exacerbated from ill-planned and excessive grading activities. Therefore, grading for residential building pads, driveways, access roads, etc. shall be the minimum necessary for development, shall avoid unmitigated onsite and offsite erosion and runoff impacts, and shall be designed to protect the scenic qualities of the community.

To protect the residents living in the community of Cahuilla Hills, while retaining its desired rural character and scenic resources, the Cahuilla Hills Policy Area requires that all new land divisions and lot line adjustments not result in any parcels less than 5 acres gross unless the development proposals can provide two points of access, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation. Lot line adjustments between existing lots shall be consistent with the General Plan and demonstrate that the proposed new lot configurations will be equivalent or superior to existing lot configurations in regard to access, onsite sewage disposal, and overall minimization of any grading necessary to develop the lots.

WCVAP 4.1 All new land divisions shall not result in any parcels less than 5 acres gross unless two points of access are provided, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation.

WCVAP 4.2 All new land divisions shall meet the sewage disposal requirements of both the Riverside County Department of Environmental Health and the Colorado River Basin Regional Water Quality Control Board.

Wilderness Policy Areas

Under the Wilderness Act of 1964, the U.S. Congress is empowered to designate lands as “Wilderness” to ensure special protection of their unique values as lands “affected primarily by the forces of nature,” “untrammelled by man” and with “outstanding opportunities for solitude.” These Wildernesses are strictly managed, generally by the U.S. Bureau of Land Management (BLM), according to an adopted management plan.

Much of the eastern half of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

The Wilderness Policy Area may be applied to generally indicate areas that have been federally designated as Wilderness. The policy area may extend over both public and private lands. However mapping notwithstanding, County of Riverside jurisdiction and the policies herein only apply to the private lands. Similarly, federal Wilderness regulations only apply to the public federal lands so designated by Congress; the County’s Wilderness Policy Area designation has no effect on their management or any other BLM actions.

As shown on Table LU-7 (on page LU-79), there are a number of Wilderness Policy Areas designated through the eastern half of Riverside County. Within the Western Coachella Valley Area Plan the Wilderness Policy Area designation is applied to the following areas to recognize and coordinate future development:

- *San Geronio Wilderness*
- *San Jacinto Wilderness*
- *Santa Rosa Wilderness*
- *Joshua Tree Wilderness (within Joshua Tree National Park)*

An additional Wilderness Policy Area designated as the “Proposed Sand-To-Snow” Wilderness Policy Area applies over an area in the northern end of Coachella Valley that contains public (federal) lands that have been proposed to become a National Monument, but have not yet been enacted by U.S. Congress. The purpose of the designation is to protect public lands linking the San Bernardino National Forest to the west and Joshua Tree National Park to the east. As such, the purpose of the Proposed Sand-To-Snow Wilderness Policy Area is to ensure that proposals on private lands adequately address (and avoid) land use incompatibility with public areas designated by BLM as having “wilderness characteristics” and ensure compatibility with public land plans (if any).

Policies:

The following policies apply to properties within a Wilderness Policy Area within the Western Coachella Valley Area Plan:

WCVAP 5.1 *When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*

- WCVAP 5.2 To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*
- a. Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*
 - b. Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
 - c. Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*
- WCVAP 5.3 Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*
- WCVAP 5.4 Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.*
- WCVAP 5.5 Review any proposed project on private property within or adjacent to the Sand-to-Snow Wilderness Policy Area to ensure the proposed development would not create a significant land use conflict with proposed plans to protect public lands identified and mapped by BLM as having wilderness characteristics within the Policy Area (namely the identified public lands linking the San Bernardino National Forest to the west and Joshua Tree National Park to the east).*

Specific Plans

Specific plans are regulatory documents that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. Specific plans establish detailed land use, density and development standards, infrastructure requirements, and other policies addressing relevant area issues.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The eight specific plans located in the Western Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Western



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Coachella Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Specific Plan No. 170 (Tesoro).

Specific Plan No. 170 (Tesoro) was approved for development a number of years ago, but was never developed and has subsequently been purchased for habitat conservation. The approval of the Tesoro Specific Plan will be considered for rescission during the initial round of Specific Plan reviews.

Table 3: Adopted Specific Plans in Western Coachella Valley Area Plan

Specific Plan	Specific Plan #
Mission Lakes	107
North Star	343
Tesoro	170
Andreas Cove	211
Del Webb's Sun City	281
The Mirasera	338
Desert Dunes	336
Valante	360

Source: Riverside County Planning Department.

Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Bermuda Dunes Airport)

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> ◦ All structures except ones with location set by aeronautical function ◦ Assemblages of people ◦ Objects exceeding FAR Part 77 height limits • Storage of hazardous materials ◦ Hazards to flight⁹ 	<ul style="list-style-type: none"> ◦ Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> ◦ Children's schools, day care centers, libraries ◦ Hospitals, nursing homes • Places of worship ◦ Bldgs with >2 aboveground habitable floors ◦ Highly noise-sensitive outdoor nonresidential uses¹⁰ ◦ Aboveground bulk storage of hazardous materials¹¹ • Critical community infrastructure facilities¹² ◦ Hazards to flight⁹ 	<ul style="list-style-type: none"> ◦ Locate structures maximum distance from extended runway centerline ◦ Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ ◦ Airspace review required for objects >35 feet tall¹⁴ ◦ Avigation easement dedication

Western Coachella Valley Area Plan

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> • Same as Zone B1 	<ul style="list-style-type: none"> • Locate structures maximum distance from runway • Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ • Airspace review required for objects >35 feet tall ¹⁴ • Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> • Children's schools, day care centers, libraries • Hospitals, nursing homes • Bldgs with >3 aboveground habitable floors • Highly noise-sensitive outdoor nonresidential uses ¹⁰ • Hazards to flight ⁹ 	<ul style="list-style-type: none"> • Minimum NLR of 20 dB in residences (including mobile homes) and office buildings ¹³ • Airspace review required for objects >70 feet tall ¹⁵ • Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	100	300	390	10%	<ul style="list-style-type: none"> • Highly noise-sensitive outdoor nonresidential uses ¹⁰ • Hazards to flight ⁹ 	<ul style="list-style-type: none"> • Airspace review required for objects >70 feet tall ¹⁵ • Children's schools, hospitals, nursing homes discouraged ¹⁷ • Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> • Hazards to flight ⁹ 	<ul style="list-style-type: none"> • Airspace review required for objects >100 feet tall ¹⁵ • Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks ¹⁸
F	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> • Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> • Airspace review required for objects >35 feet tall ¹⁴ • Avigation easement dedication

Notes:

- 1 Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- 2 Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- 3 Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- 4 The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- 5 As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details.

- Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- 6 The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
 - 7 Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
 - 8 An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
 - 9 Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
 - 10 Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheatres and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
 - 11 Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
 - 12 Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
 - 13 NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
 - 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
 - 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
 - 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
 - 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
 - 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
 - 19 Residential densities to be calculated on a net basis— the overall developable area of a project site exclusive of permanently dedicated open lands as defined in Policy 4.2.4 or other open space required for environmental purposes.

Land Use

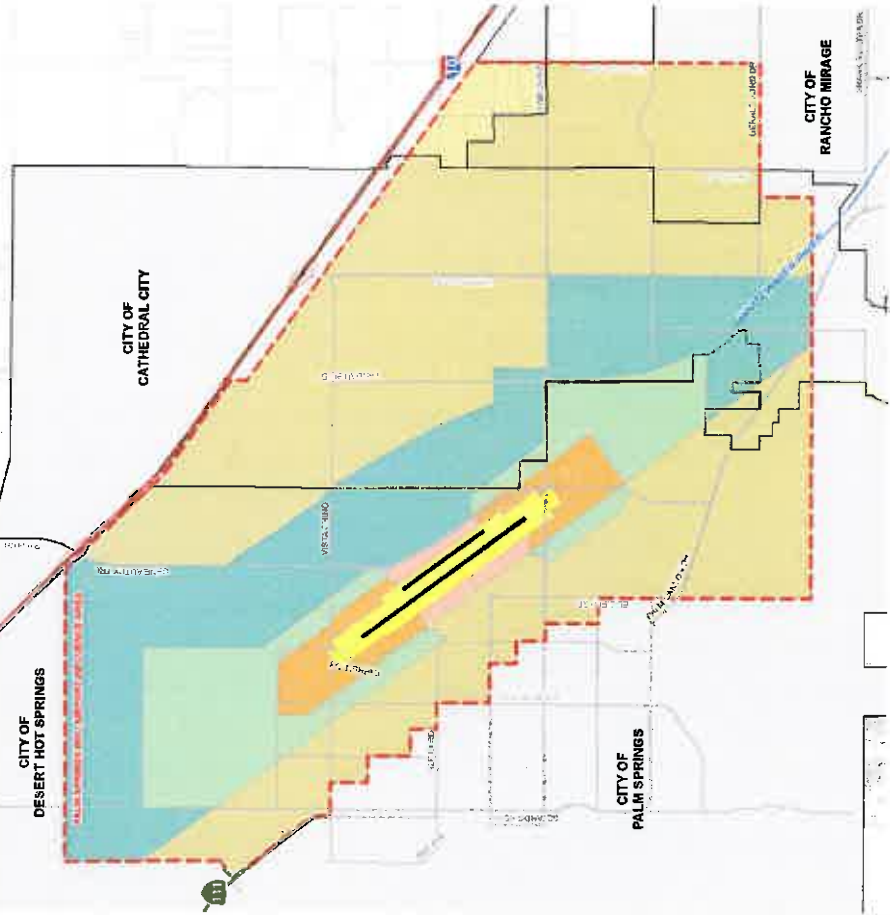
While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Western Coachella Valley, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside 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 Western Coachella Valley area.

Local Land Use Policies

Bermuda Dunes and Palm Springs Airport Influence Areas

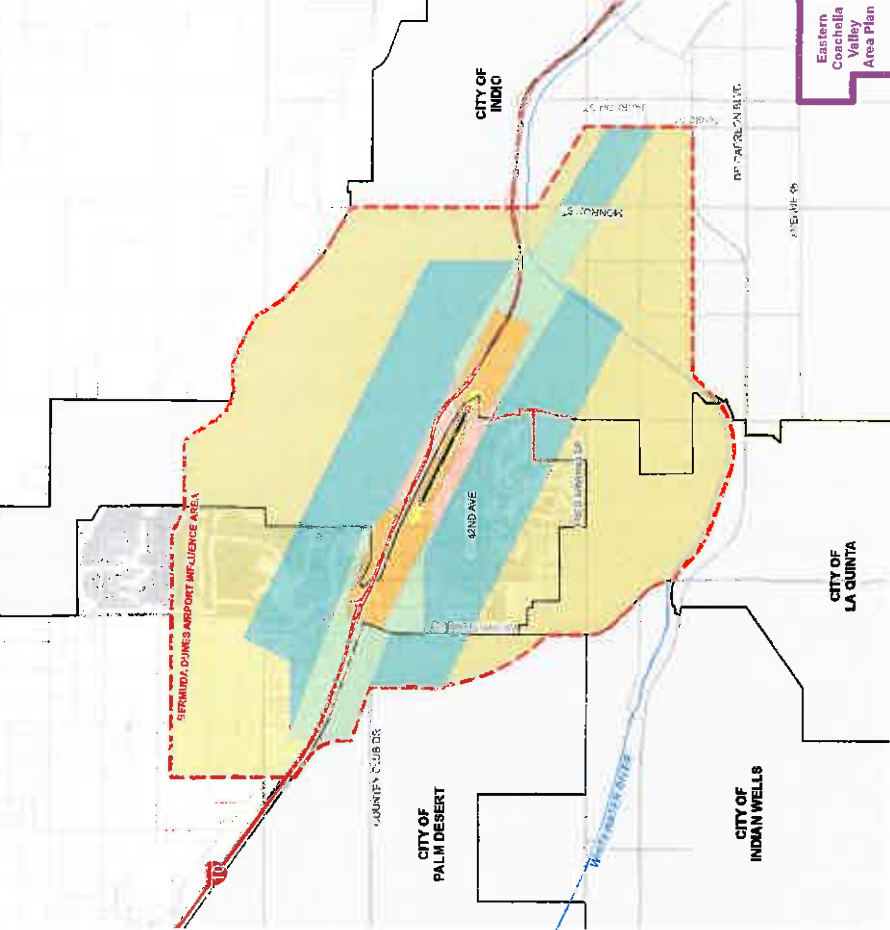
Due to issues of noise, safety, and land use compatibility, the Riverside County Airport Land Use Commission establishes more stringent land use regulations for areas adjacent to airports that lie within Airport Influence Areas. Bermuda Dunes Airport, a privately-owned public use general aviation airport located in the community of Bermuda Dunes, is surrounded primarily by urban uses within the unincorporated County of Riverside. In the case of Palm Springs Airport, the airport influence area includes 428 acres of unincorporated lands.

Palm Springs International Airport Influence Area



- COMPATIBILITY ZONES**
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- 60 dB CNEL NOISE CONTOUR
- Airport Influence Area
- Airport Runways
- Highways
- Area Plan Boundary

Bermuda Dunes Airport Influence Area



- City Boundary
- Waterbodies

Data Source: Riverside County ALUC (2010)

Figure 5

**WESTERN COACHELLA VALLEY AREA PLAN
PALM SPRINGS INTERNATIONAL
AND BERMIUDA DUNES
AIRPORT INFLUENCE AREA**

December 6, 2015

0 0.75 1.5 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are not necessarily accurate to survey or engineering standards. The City of Palm Springs, Riverside County, and the Western Coachella Valley Area Plan are not responsible for any errors or omissions in this document, and assumes no responsibility for any damages, including consequential, arising from the use of this information. The project with respect to accuracy and precision shall be the sole responsibility of the user.



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There are six Compatibility Zones associated with the Bermuda Dunes Airport Influence Area. These Compatibility Zones are shown in Figure 5, Bermuda Dunes Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Bermuda Dunes Airport). Land use proposals shall be evaluated for appropriateness within these Compatibility Zones. The portion of the Palm Springs Airport Influence Area within unincorporated areas is located in Compatibility Zone E (see Table 4). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Policies:

WCVAP ~~5-4~~ 6.1 To provide for the orderly development of Bermuda Dunes Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Bermuda Dunes Airport, as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Sky Valley Rural Village Overlay

The Sky Valley Rural Village overlay area encompasses 115 acres along Dillon Road in the Sky Valley community. While the underlying designation on Figure 3, Land Use Plan, is Rural Residential, this area would be allowed to accommodate additional residential and commercial development under the regulations of the Rural Village Overlay. The intent of the Sky Valley Rural Village Overlay is to establish an intimate rural core that provides local-serving commercial and public services for the residents of Sky Valley, and allows for additional estate density and very low density residential development, while preserving the community's rural character.

The Village would consist of a small commercial/public use core area, with the remainder consisting of single family residential development and open space.

The General Plan Land Use Element details policies for development within Rural Village areas countywide. The following policies for the Sky Valley Rural Village Overlay area provide additional and more restrictive policies regarding residential density, commercial intensity, and development design.

Policies:

WCVAP ~~6-4~~ 7.1 Limit residential development to a density not to exceed 0.4 dwelling units per acre (2.5-acre minimum lot size).

WCVAP ~~6-2~~ 7.2 Allow clustered lots of minimum size one acre, but maintain the overall density of the Village area at 0.4 dwelling units per acre.

WCVAP ~~6-3~~ 7.3 Limit new commercial and public uses to a single core area not to exceed five acres in size.

WCVAP ~~6-4~~ 7.4 Require that development maintains the rural character of the area.

WCVAP ~~6-5~~ 7.5 Ensure that development is compatible with existing and adjacent uses.

Sky Valley Mobile Home Parks and Recreational Vehicle Parks

In addition to the mapped Hot Springs Policy Area located westerly of Sky Valley, the same type of thermal resources exist in portions of Sky Valley in the vicinity of the existing mobile home park and recreational vehicle park southerly of Dillon Road. In order to utilize this natural resource, it is appropriate to make special provision to allow for the expansion of these land uses in this Rural Residential designated area.

Policies:

- WCVAP ~~7.4~~ 8.1 Notwithstanding the mapped Area Plan designations of the subject properties, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to provide for expansion of an existing mobile home park or recreational vehicle park, or the establishment of new mobile home parks or recreational vehicle parks on properties located south of Dillon Road in the east half of the northwest quarter and the west half of the northeast quarter of Section 21, Township 3 South, Range 6 East, S.B.B. and M. that are contiguous to such parks shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, as described in the Administration Element, provided that:
- a. The project is specifically designed to provide for the utilization of the hot mineral water thermal resources by the project's future residents, customers, and guests.
 - b. The total acreage that may utilize this exemption is limited to a maximum of 40.75 acres.
 - c. The proponent shall submit, in conjunction with the project application, a hydrogeological report assessing the presence of the resource and its potential for use by the project's future residents, customers, and guests.
 - d. Adequate services are available to the project, including sewer service.
 - e. The project is designed to be compatible with its rural surroundings.
 - f. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

Residential Uses

The scenic qualities of the Coachella Valley make the area a special place to live. With the Valley continuing to face growth and development pressures, it is essential that current and future residents are able to maintain views of the desert and mountainous terrain from their homes. The following policies apply only to new residential developments approved after the effective date of this General Plan having densities of 8 dwelling units per acre or more, within the High, Very High, and Highest Density Residential land use designations, and address building height and compatibility issues between adjacent, varying residential densities. (Note: Policies relating to rooflines and buildings may not be applicable to mobile home parks.)

Policies:

- WCVAP ~~8.1~~ 9.1 Utilize single-story units adjacent to existing single family developments.
- WCVAP ~~8.2~~ 9.2 Ensure that two-story residential units do not block views from adjacent single family residences.
- WCVAP ~~8.3~~ 9.3 Require additional front and side-yard setbacks, where necessary, in order to ensure land use compatibility.
- WCVAP ~~8.4~~ 9.4 Ensure that architectural design is compatible with or enhances adjacent development.
- WCVAP ~~8.5~~ 9.5 Enhance blockwalls with special treatment or design.
- WCVAP ~~8.6~~ 9.6 Require residential development to incorporate the following design criteria:
- a. Roofline variation, through level changes and/or different building heights.
 - b. Setback variation of units to reduce a straight-line effect, but in no case less than required by the Riverside County Land Use Ordinance.
 - c. Facade treatment variation through use of compatible materials or colors.
 - d. Consideration for security through lighting and visibility of common areas from units.
 - e. Use of walls, landscaped berms, and plant materials in combination to provide screening buffers to roadways and adjacent land uses.
 - f. Use of street trees and landscaping along interior roadways and parking areas.
 - g. Placement of trees and other plant materials on both sides of walls along street frontages and other rights-of-way.
 - h. Development projects with carports shall be designed with carports located out of view of the frontage street and other right-of-ways or provide with substantial screening.
 - i. All buildings shall be provided with design treatments for roofs and facade with tile or other appropriate materials.
 - j. The use of native and/or water-efficient plants, where feasible.

Thousand Palms Levees

The Coachella Valley Water District is currently working with the U.S. Army Corps of Engineers, along with other federal and state agencies, to design a system of levees to protect certain developed areas of Thousand Palms from flooding hazards, while maintaining the sand transport system essential to the survival of the Coachella Valley Fringe-toed Lizard. The community of Thousand Palms is an area that has been identified as needing additional housing units; however, development has been constrained by these flood hazards. Some of

the area that has been designated Rural Residential on the Area Plan due to flood hazards may be made available for development if it is protected from floodwaters by these levees.

Policies:

WCVAP ~~9.4~~ 10.1 Notwithstanding the mapped Area Plan designation of Rural Residential in this area, any proposal to amend the Area Plan designation of lands that will be removed from the 100-year flood plain as a result of the construction of the planned levee system from the Rural foundation component to either the Community Development or Rural Community foundation component shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, as described in the Administration Element. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

WCVAP ~~9.2~~ 10.2 Density transfers from unprotected areas to protected areas of Thousand Palms will be encouraged where the proposed development is compatible with the surrounding areas of the community and environmental and infrastructure concerns can be satisfactorily resolved.

Section 8 Sand Source Area

Policies:

WCVAP ~~40.4~~ 11.1 Notwithstanding the provisions of this General Plan allowing for clustering and density transfer, no new lot shall be established within Section 8, Township 4 South, Range 6 East smaller than five acres in gross area. Merger of parcels smaller than five acres shall be encouraged. A minimum lot size of ten acres shall be required for second unit permits.

Commercial Retail Uses

Commercial uses are found in scattered locations throughout the Valley. In order to ensure that commercial development does not degrade the visual qualities of the Valley, it is important to establish screening elements that shield potentially unsightly areas from public view. In addition to those policies found in the General Plan, the following policy applies to Commercial Retail uses in the Western Coachella Valley:

Policies:

WCVAP ~~44.4~~ 12.1 Require screening through landscaping, or other effective mechanisms, of outdoor storage areas, other than authorized sales and display areas.

Commercial Office Uses

The following policies apply to Commercial Office uses in the Western Coachella Valley:

Policies:

WCVAP ~~42.4~~ 13.1 Professional offices may be found consistent within the Medium High, High, Very High, and Highest Density Residential land use designations under the following:

- All projects shall use single-story construction, and/or additional building setbacks, blockwalls, landscaped berms, trees and other landscaping where adjacent to residential development.
- Parking areas shall be well screened from residential developments, and traffic conflicts shall be limited.
- Professional office uses must comply with the Commercial Office land use designation policies found in the Land Use Element.

Industrial Uses

The Land Use Plan for Western Coachella Valley designates over 4,500 acres of land for industrial development. Several of these areas are located along the Interstate 10 corridor, with some nearby areas designated for residential uses. Preserving the visual qualities of the Valley and ensuring compatibility with adjacent uses are the focus of the policies listed below.

In addition to those policies found in the General Plan, the following policies shall apply to industrial land uses in the Western Coachella Valley:

Policies:

- WCVAP ~~43.1~~ 14.1 Require a minimum lot size of 7,000 square feet for industrial uses.
- WCVAP ~~43.2~~ 14.2 Ensure that industrial buildings do not exceed fifty feet in height.
- WCVAP ~~43.3~~ 14.3 Discourage industrial uses which may conflict with residential land uses either directly or indirectly.
- WCVAP ~~43.4~~ 14.4 Require the screening and/or landscaping of outdoor storage areas, such as contractor storage yards and similar uses.
- WCVAP ~~43.5~~ 14.5 Permit limited commercial uses within existing and proposed industrial development.

Recreational Vehicle Development

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Coachella Valley a haven for recreational vehicle (RV) enthusiasts. Many RV parks can be found scattered throughout the Valley. Several are located within one mile on either side of Dillon Road between Mountain View and Bennett Roads. As with any other type of land use, RV developments require guidelines for service provision, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Western Coachella Valley shall be classified into two categories: Resort Recreational Vehicle, and Remote Recreational Vehicle.

Resort Recreational Vehicle developments are projects that offer improved facilities for RVs, including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control

drainage. Resort RV developments are appropriate primarily in urban areas, and require community water and sewer facilities in accordance with Community Development land use standards.

Remote Recreational Vehicle developments differ from Resort RV projects in several ways:

- Spaces are not fully improved.
- Spaces accommodate tent camping.
- Sewers are not available.
- Fully developed recreational facilities are not provided, though open space areas may be provided.
- Internal roads may not be paved.
- The development site is designed to provide a campground appearance.

Remote RV developments are appropriate primarily in rural and outlying areas, and must be compatible with surrounding uses. The following policies shall apply to recreational vehicle development in the Western Coachella Valley:

Policies:

WCVAP ~~44.1~~ 15.1 Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for RV development in Western Coachella Valley through adherence to General Plan policies found in the Land Use Element.

WCVAP ~~44.2~~ 15.2 Allow Resort RV developments within the following land use designations: Low, Medium, Medium High, High, and Very High Density Residential Areas, Commercial Tourist, and Open Space-Recreation.

WCVAP ~~44.3~~ 15.3 Limit Resort RV developments to a density of sixteen spaces per acre.

WCVAP ~~44.4~~ 15.4 Allow Remote RV developments within the following land use designations: Very Low Density Residential, Estate Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space- Recreation, and Open Space-Rural.

WCVAP ~~44.5~~ 15.5 Limit Remote RV developments to a density of seven spaces per acre.

Signage

The scenic qualities of the Coachella Valley are widely cherished by residents and visitors alike. Effective regulation of signage is one important component of preserving the Valley's visual character, particularly in the face of expanding urbanization.

Policies:

- WCVAP ~~45.1~~ 16.1 Except as provided in these policies, require all development within the Western Coachella Valley to adhere to the Advertising Regulations of the Riverside County Land Use Ordinance, hereinafter referred to as the “County’s Advertising Regulations.”
- WCVAP ~~45.2~~ 16.2 Prohibit the placement of outdoor advertising displays within the Western Coachella Valley except outdoor advertising displays that are being relocated pursuant to and in accordance with the outdoor advertising display relocation provisions of the “County’s Advertising Regulations.”

For incidental commercial uses within existing and proposed resort/country club type developments, the following signage policies shall apply:

- WCVAP ~~45.3~~ 16.3 Incidental commercial use signage shall be oriented toward residents and visitors inside such developments.
- a. Free-standing or monument signs are not permitted.
 - b. Wall signs shall be limited to 6 square feet in size and placed no higher than 8 feet high.
 - c. All signs shall be non-illuminated.
 - d. No more than two signs shall be permitted.
- WCVAP ~~45.4~~ 16.4 For premises adjacent to the right-of-way of scenic corridors, single support free-standing signs for onsite advertising shall be prohibited. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign which has minimal impact on the scenic setting shall be utilized for onsite advertising purposes along the below-referenced scenic corridors.
- a. For purposes of this policy, scenic corridors include:
 - State Route 111
 - State Route 62
 - Ramon Road, between Interstate 10 and the City of Rancho Mirage
 - Bob Hope Drive, between Interstate 10 and the City of Rancho Mirage
 - Washington Street, between Interstate 10 and the cities of Indian Wells and La Quinta
 - Palm Drive
 - Pierson Boulevard

- Monterey Avenue, Kubic Road, Interstate 10 to the cities of Rancho Mirage-Palm Desert
 - State Route 74
 - Country Club Drive between Washington Street and the City of Palm Desert
 - Fred Waring Drive
 - Snow Creek Road
 - Dillon Road
 - Whitewater Canyon Road
 - Interstate 10
 - Varner Road
 - 42nd Avenue
- b. For purposes of this area plan, the following definitions shall apply:
- (1) FREE-STANDING MONUMENT SIGN means a sign whose height does not exceed 2/3 of its length, with a single base of the sign structure which is on the ground, or no more than 1 foot above adjacent grade if located in a raised mound or landscaped area.
 - (2) FREE-STANDING SHEATHED-SUPPORT SIGN means a sign supported by at least two uprights constructed in or decoratively covered in design, materials and colors which match those of the use advertised, which blends harmoniously with the surrounding environment, and which is located far enough from adjacent free-standing signs to reduce visual clutter.
 - (3) SIGNS AFFIXED TO BUILDINGS means any onsite advertising sign painted or otherwise reproduced on the outer face of a building, or attached to the outer face of a building.
 - (4) HIGHWAY SCENIC CORRIDOR means those arterial roadways designated within this area plan that have prominent scenic vistas open to public view.
 - (5) FREEWAY SCENIC CORRIDOR means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.
- c. Onsite advertising signs for businesses located along freeway scenic corridors shall comply with the following:

- (1) Businesses located within 660 feet of the terminus of a freeway exit ramp or the origination of a freeway entrance ramp may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
 - i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
 - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 35 feet and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with a maximum height of 35 feet. The maximum surface area shall be the greater of either 150 square feet, or 0.25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
 - iii. A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.
- (2) Businesses located within 330 feet of the nearest edge of a freeway right-of-way line, but farther than 660 feet from the terminus of a freeway exit ramp or the origination of a freeway entrance ramp, may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
 - i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
 - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 25 feet, or the actual height of the primary building advertised, whichever is less, and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with an overall height of 25 feet, or the actual height of the primary building advertised, whichever is less. The maximum surface area shall be the greater of either 150 square feet, or 0.25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
 - iii. A sign affixed to a building, advertising a single business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple

businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.

- d. Onsite advertising signs for businesses located along highway scenic corridors shall comply with the following:
 - (1) Notwithstanding the other provisions of this policy, a single-business monument sign may be approved with a maximum height of 10 feet, and a maximum 150 square feet of sign surface area. A multiple-business monument sign may be approved with a maximum height of 12 feet or less, and a maximum 200 square feet of sign surface area.
 - (2) Notwithstanding the other provisions of this policy, a single-business sheathed-support sign or a multiple-business sheathed-support sign shall not be erected along a highway scenic corridor.
 - (3) A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the highway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the highway.

Light Pollution

The continued growth of urban activities throughout the Valley has many consequences. One of the attractions for residents is the brilliance of the nighttime sky on clear nights, unencumbered by lighting scattered over a large urban area. Wildlife habitat areas can also be negatively impacted by artificial lighting. As development continues to encroach from established urban cores into both rural and open space areas, the effect of nighttime lighting on star-gazing and open space areas will become more pronounced.

Furthermore, the Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in several areas of Riverside County. See Figure 6, Mount Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view.

Policies:

- WCVAP ~~46.4~~ 17.1 Where outdoor lighting is proposed, require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.
- WCVAP ~~46.2~~ 17.2 Adhere to the lighting requirements of the Riverside County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

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Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.

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- RCIP Vision

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Western Coachella Valley Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of Western Coachella Valley is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Western Coachella Valley Area Plan is shown on Figure 7, Circulation. This system is anchored by four major transportation corridors: Interstate 10, State Route 62, State Route 74 and State Route 111. A system of major and secondary arterials and collector and local roads serves both regional and local needs.

Policies:

- WCVAP ~~47.7~~ 18.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the System Design, Construction and Maintenance section and standards specified in the General Plan Circulation Element.
- WCVAP ~~47.2~~ 18.2 Maintain Riverside County’s roadway Level of Service standards as described in the General Plan Circulation Element.

WCVAP ~~17.3~~ 18.3 Consider the following regional and community wide transportation options when developing transportation improvements in the WCVAP.

- a. Construct a new interchange on I-10 at Portola Avenue.
- b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ridesharing for longer distance trips.

Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities. The rural nature of much of the unincorporated Valley area along with its tremendous scenic qualities make trails a particularly attractive recreational amenity. The Western Coachella Valley Area Plan trail system is shown in Figure 8, Trails and Bikeway System.

Policies:

WCVAP ~~18.4~~ 19.1 Develop a system of local trails that enhances the Western Coachella Valley's recreational opportunities and connects with the Riverside County regional trails system and the Eastern Coachella Valley Area Plan trails system.

WCVAP ~~18.2~~ 19.2 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-Motorized Transportation section of the General Plan Circulation Element.

Scenic Highways

The scenic beauty of the Western Coachella Valley is often enjoyed while traveling on its highways. Several of these routes within the region have been designated or identified as scenic highways for inclusion in the State Scenic Highways program. Moreover, scenic highways play an important role in encouraging the growth of recreation and tourism--both important aspects of the Riverside County economy. Scenic Highways designations recognize this value and place restrictions on adjacent development to help protect this resource for future generations.

The location of scenic highways in the Western Coachella Valley area is shown in Figure 9, Scenic Highways.

Policies:

WCVAP ~~19.4~~ 20.1 Protect the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.

“

The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.

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- RCIP Vision



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

appearance.

Policies:

WCVAP ~~20.4~~ **22.1** Protect the Whitewater River watershed and habitat, and provide recreational opportunities and flood protection

Multipurpose Open Space

The appeal of the Coachella Valley lies in its dramatic and expansive natural setting. The Western Coachella Valley area contains a vast open space network that encompasses a diverse variety of habitats, including riparian corridors, sand dunes, foothills, alluvial fans, and mountains. These open space areas provide visual relief, serve as habitat for flora and fauna, provide recreational opportunities, form edges to communities, and otherwise establish the Valley’s unique character. Open space areas also are important in protecting citizens from natural hazards.

Due in part to this open and scenic environment, the Coachella Valley continues to experience growth and development pressures threatening the very setting that makes this such a unique region. Establishing a balance between preserving open space areas and accommodating additional population is essential to maintaining the spectacular quality of life enjoyed by Valley residents and visitors and to sustain cultural and environmental values that draw tourists to this area.

Policies:

WCVAP ~~20.4~~ **21.1** Protect visual and biological resources in the Western Coachella Valley through adherence to General Plan policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Scenic Resources sections of the Multipurpose Open Space Element.

Local Open Space Policies

Watershed, Floodplains, and Watercourses

Western Coachella Valley lies within the Whitewater River Watershed region. This watershed consists of the Whitewater River, which runs the length of the Valley, and its tributaries, including the San Gorgonio River, Mission Creek, Little and Big Morongo Creeks, and Box Canyon Wash. Other important streams include Snow, Chino, Falls Creek and Murray Creek, Tahquitz and Andreas Creeks on the San Jacinto Mountains, and Palm Canyon, which separates the San Jacinto and Santa Rosa Mountains. These and smaller perennial streams create a system of ever-changing channels within the Valley that change its physical



Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, natural or channelized.

through adherence to policies in the Open Space, Habitat and Natural Resources Preservation section of the General Plan Land Use Element and the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

Habitat Conservation

With its rich and varied landscape, the Western Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Increasing development pressures in the Valley will continue to impact habitat areas for species such as the Peninsular bighorn sheep and the Coachella Valley Fringe-toed Lizard. Preserving habitat not only aids in sustaining species' survival, but also maintains the quality of life in the Valley and promotes tourism.

Alluvial fans in the Coachella Valley are important natural and habitat resource areas. Further, they are especially prone to wind erosion, as well as the occurrence of blowsand, although these conditions are not limited to these areas alone.

Although blowsand acts as a hazard towards human activity, it serves as an essential element to maintaining habitat areas within the Valley. The Coachella Valley Fringe-toed Lizard and several other species are adapted to live on wind-blown sand. The protection of this species requires that its blowsand habitat be protected from land use developments that would result in habitat loss.

The Coachella Valley Association of Governments prepared, on behalf of its member agencies, the Coachella Valley-Multiple Species Habitat Conservation Plan (CVMSHCP), which covers 27 species of plants and animals in the Coachella Valley. The plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/ development standards and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Figure 10, Coachella Valley MSHCP, delineates that portion of the CVMSHCP that lies within the Western Coachella Valley area. This map is for informational purposes only. The CVMSHCP was adopted by the plan participants in 2007 and 2008 and permits were issued by the Wildlife Agencies in late 2008.

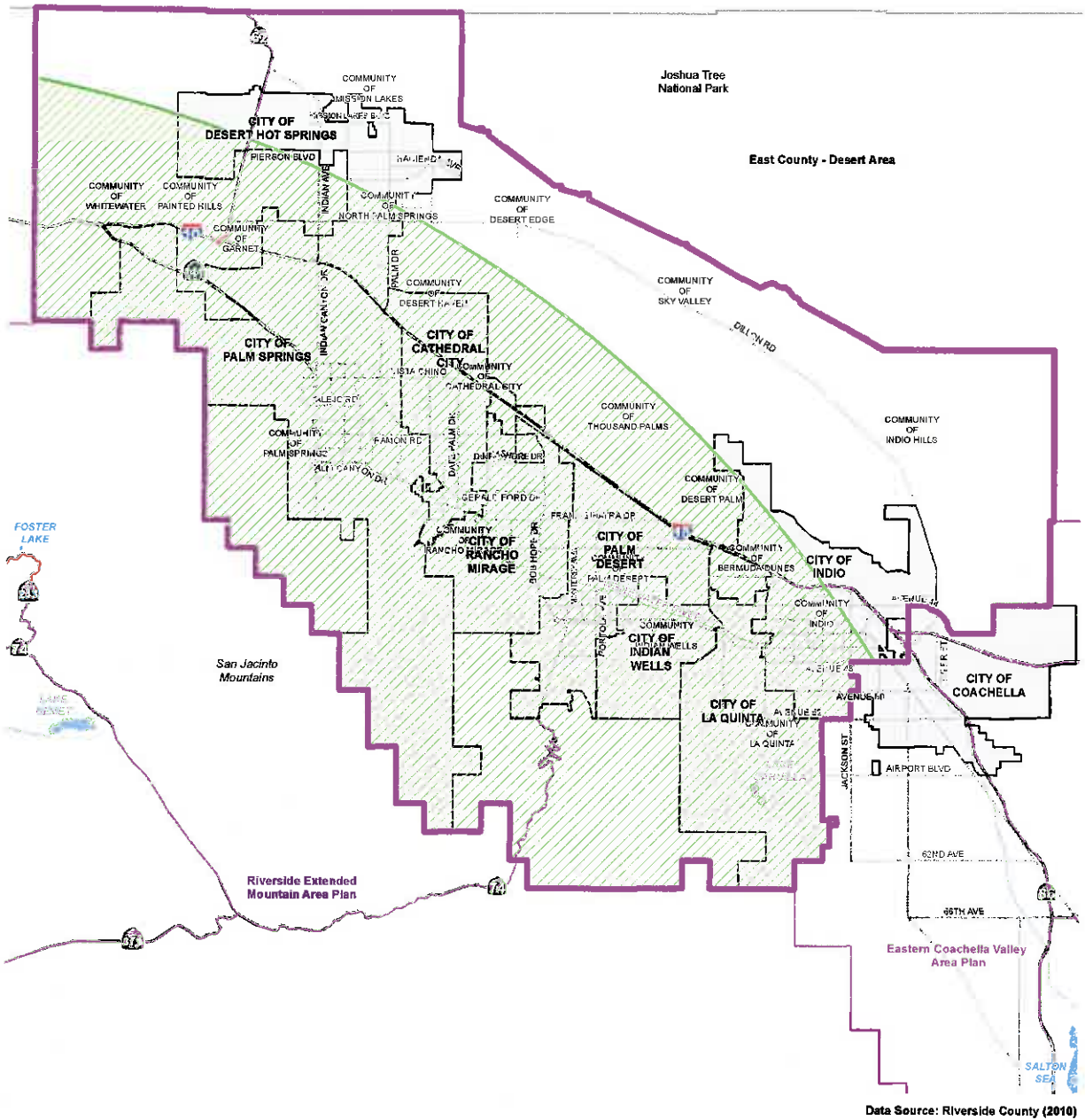
Policies:

WCVAP ~~22.4~~ 23.1 Protect biological resources in the Western Coachella Valley through adherence to General Plan policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.

WCVAP ~~22.2~~ 23.2 Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.

“
A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.

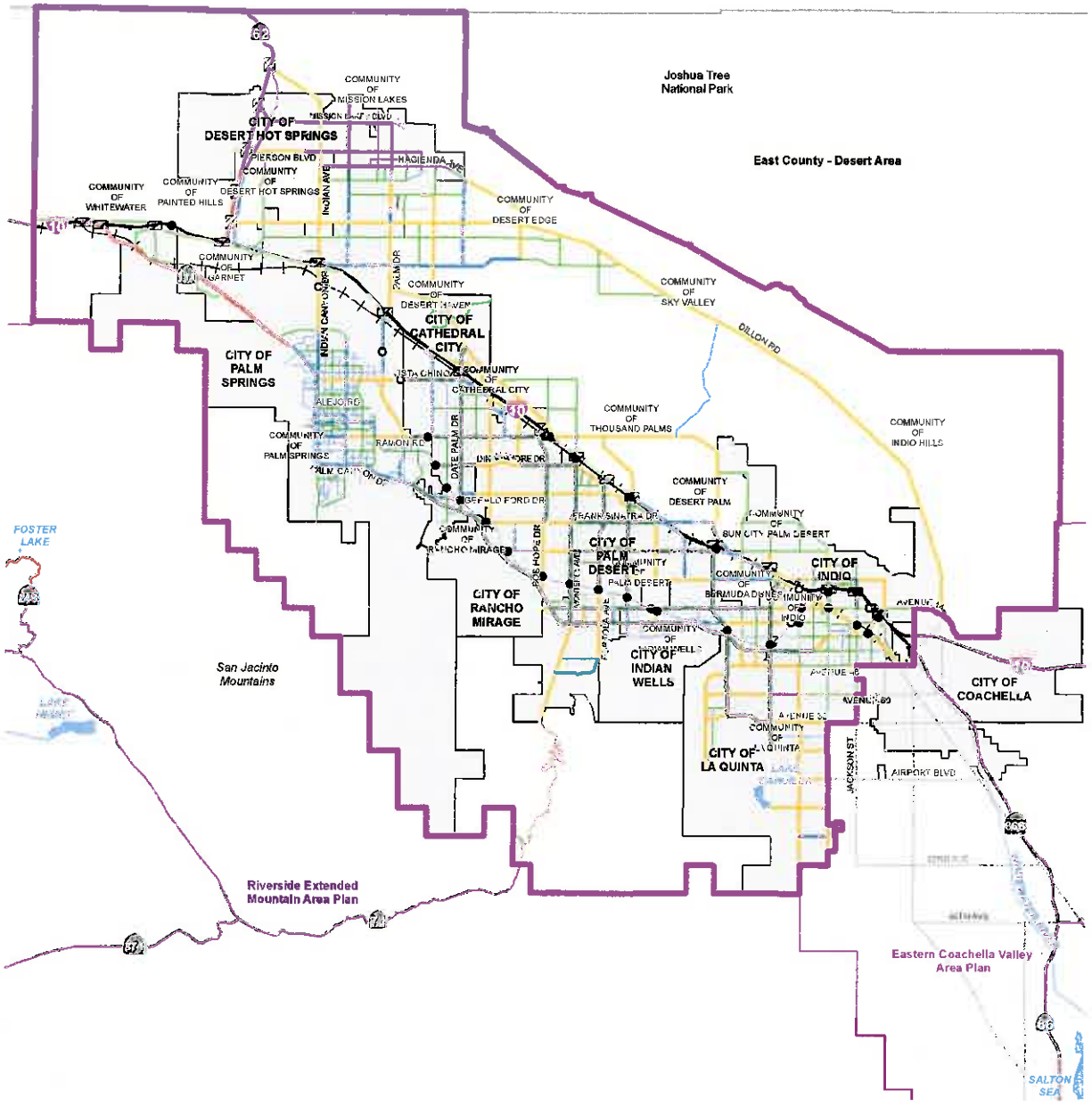
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- RCIP Vision



-  Zone B
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 6

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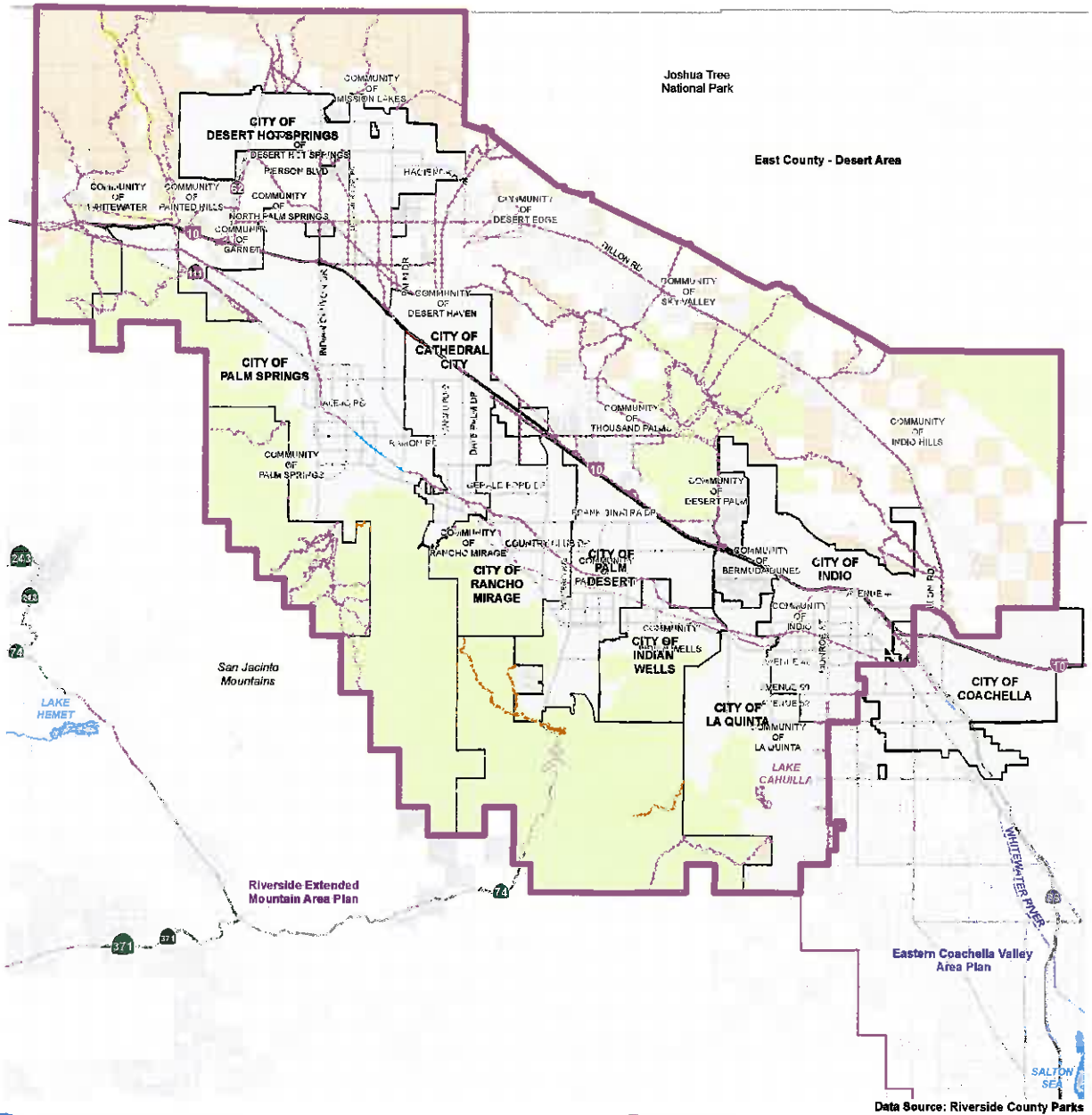


Data Source: Riverside County Transportation

- | | | | |
|-----------------------------------|-----------------------------|-----------------|--------------------|
| Freeway (Variable ROW) | Existing Interchange | Existing Bridge | Highways |
| Expressway (128' to 220' ROW) | Proposed Interchange | Proposed Bridge | Area Plan Boundary |
| Urban Arterial (152' ROW) | Proposed Overpass/Underpass | City Boundary | Waterbodies |
| Arterial (128' ROW) | | | |
| Major (118' ROW) | | | |
| Secondary (100' ROW) | | | |
| Mountain Arterial 2 Ln (110' ROW) | | | |
| Collector (74' ROW) | | | |
| Railroads Amended | | | |

Figure 7

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- Regional Trail: Urban/Suburban
- Community Trail
- Combination Trail (Regional Trail / Class I Bike Path)
- Class I Bike Path
- Class II Bike Path
- Design Guidelines Trail
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- California Riding & Hiking Trail
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Note: Trails shown in non-county jurisdictions for information/coordination purposes only.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLM/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

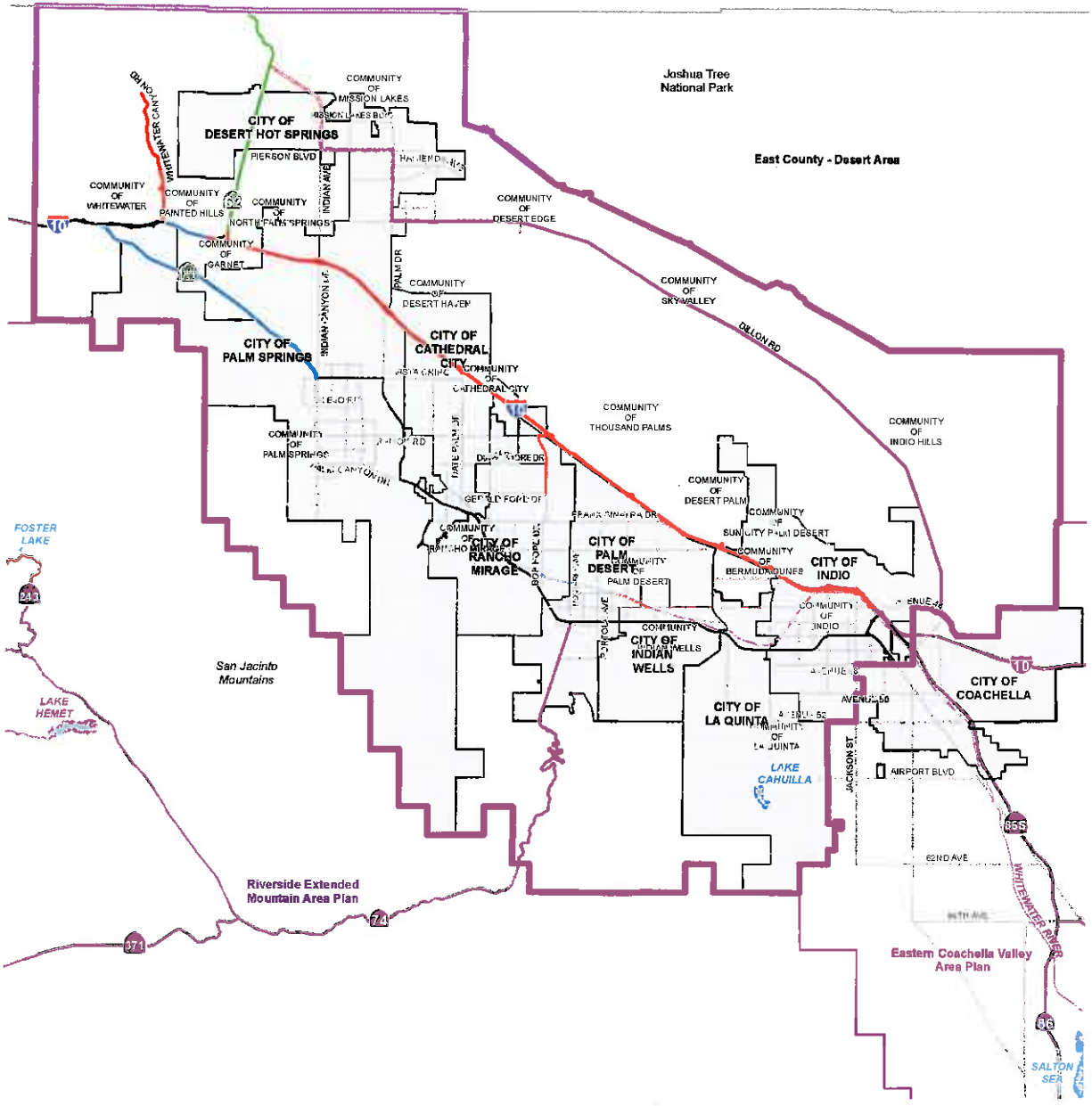
Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Data Source: Riverside County Parks

Figure 8

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Data Source: Riverside County (2013)/Cal Trans (2013)

- County Eligible
- State Designated
- State Eligible
- Not Designated
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 9

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Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, earthquakes, and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of the Western Coachella Valley are subject to hazards such as flooding, dam inundation, wind erosion and blowsand, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 11 to Figure 15, and are located throughout the Western Coachella Valley area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Western Coachella Valley.

Local Hazard Policies

Flooding and Dam Inundation

One-hundred-year flood zones have been identified throughout the planning area. The Western Coachella Valley has experienced severe flooding many times throughout its history, resulting in the loss of lives and millions of dollars in property damage. Alluvial fan runoff from mountain ranges and hills after severe storms is a source of much of the area's flooding potential. The tremendous capital investments made in dikes, channels, levees, and dams over this century have not, however, eliminated flood hazards. Development has occurred without adequate protection in some areas.

Policies:

- WCVAP ~~23.4~~ 24.1 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- WCVAP ~~23.2~~ 24.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or the Riverside County Flood Control and Water Conservation District for review.
- WCVAP ~~23.3~~ 24.3 Create flood control projects that maximize multi-recreational use and water recharge when possible.
- WCVAP ~~23.4~~ 24.4 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

Wind Erosion and Blow-sand

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Alluvial fans in the Western Coachella Valley are especially prone to wind erosion, although

wind erosion is not limited to these areas. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects.

Blow-sand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property, where it interferes with normal activity. Additionally, blow-sand introduces a high level of suspended particulates into the air, including PM₁₀, which can create respiratory problems.

Despite its ability to cause property damage, alter normal activity, and create health problems, blow-sand is also an essential element to maintaining habitat areas within the Valley. Many species in the Coachella Valley, as discussed in the Habitat Conservation section of this area plan, are adapted to live on wind-blown sand. Creating a safe environment for the residents of Western Coachella Valley and, at the same time, protecting a valuable habitat resource requires, therefore, a delicate balance.

Policies:

WCVAP ~~24.4~~ 25.1 Minimize damage from, and exposure to, wind erosion and blow-sand through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element.

WCVAP ~~24.2~~ 25.2 measures that may be required include, but are not limited to, windbreaks, walls, fences, vegetative groundcover, rock, other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation.

WCVAP ~~24.3~~ 25.3 Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.

Wildland Fire Hazard

Due to the mountainous nature and flora of portions of the Western Coachella Valley and prevailing winds in the San Geronio Pass region, some of the areas in the Western Coachella Valley are subject to a risk of fire hazards. The highest danger of wildfires can be found in the most rugged terrain where, fortunately, development intensity is relatively low. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 12, Wildfire Susceptibility, to see the locations of the wildfire zones within the Western Coachella Valley area.

Policies:

WCVAP ~~25.4~~ 26.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils, sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Seismic/Liquefaction

Western Coachella Valley is traversed by several active and potentially active fault zones, including the San Andreas Fault, and has experienced several earthquakes of moderate magnitude since records have been kept. The primary seismic hazards which result are ground shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground shaking with existing soil and bedrock conditions, and include liquefaction, settlement, and landslides.

Policies:

WCVAP ~~26.4~~ 27.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

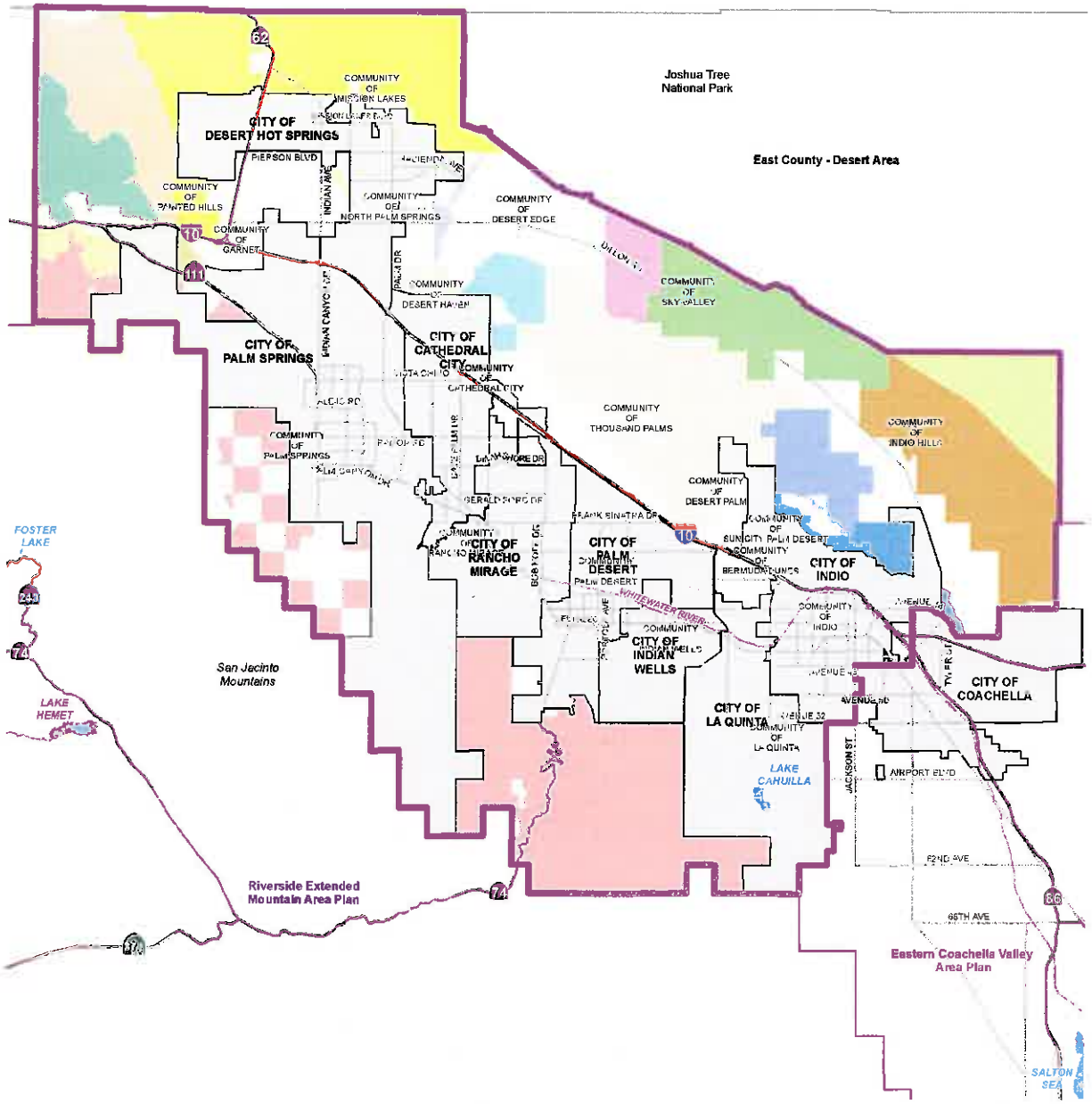
Proposals for the development of mountainous terrain in the Western Coachella Valley area raise a number of land use and safety concerns regarding slope, including drainage, erosion, fire, and vehicular access. Continued urbanization of hillside areas can lead to increased risk and damage from erosion and slope failures. The probability of landslides and mudslides can be affected by hillside development and associated site designs, grading, and landscaping techniques, particularly in areas inherently prone to such slope failures. Development of hillside areas could also impact the extraordinary scenic values of the Coachella Valley.

Policies:

WCVAP ~~27.4~~ 28.1 Protect life and property through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Environmentally Sensitive Lands section of the General Plan Multipurpose Open Space Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the policies of the Rural Mountainous and Open Space-Rural Land Use Designations.

WCVAP ~~27.2~~ 28.2 Prohibit development on slopes exceeding 25%, except as otherwise specified herein.

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Data Source: Riverside County (2011)

- | | | |
|---|--|--------------------|
| Desert Tortoise and Linkage Conservation Area | Snow Creek/Windy Point Conservation Area | Highways |
| East Indio Hills Conservation Area | Stubbe and Cottonwood Canyons Conservation Area | Area Plan Boundary |
| Edom Hill Conservation Area | Thousand Palms Conservation Area | City Boundary |
| Indio Hills Palms Conservation Area | Upper Mission Creek/Big Morongo Canyon Conservation Area | Waterbodies |
| Indio Hills/Joshua Tree National Park Linkage Conservation Area | West Deception Canyon Conservation Area | |
| Joshua Tree National Park Conservation Area | Whitewater Canyon Conservation Area | |
| Long Canyon Conservation Area | Whitewater Floodplain Conservation Area | |
| Santa Rosa and San Jacinto Mountains Conservation Area | Willow Hole Conservation Area | |

Figure 10



December 8, 2015

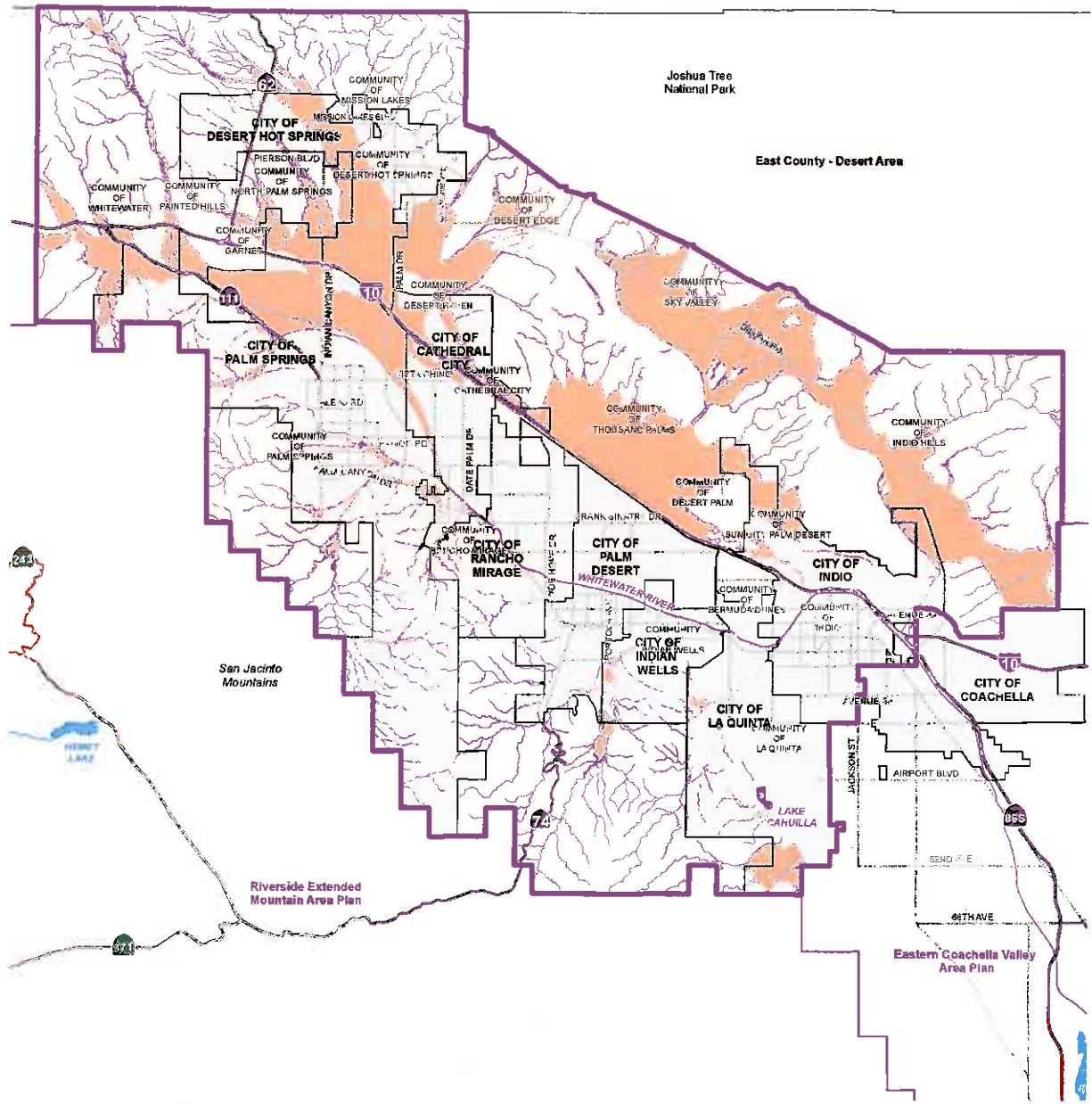


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**WESTERN COACHELLA
VALLEY AREA PLAN
CVAG MSHCP**

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Data Source: Riverside County Flood Control (2015)

Flood Prone Areas

-  Drainages
-  Special Flood Hazard Areas
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

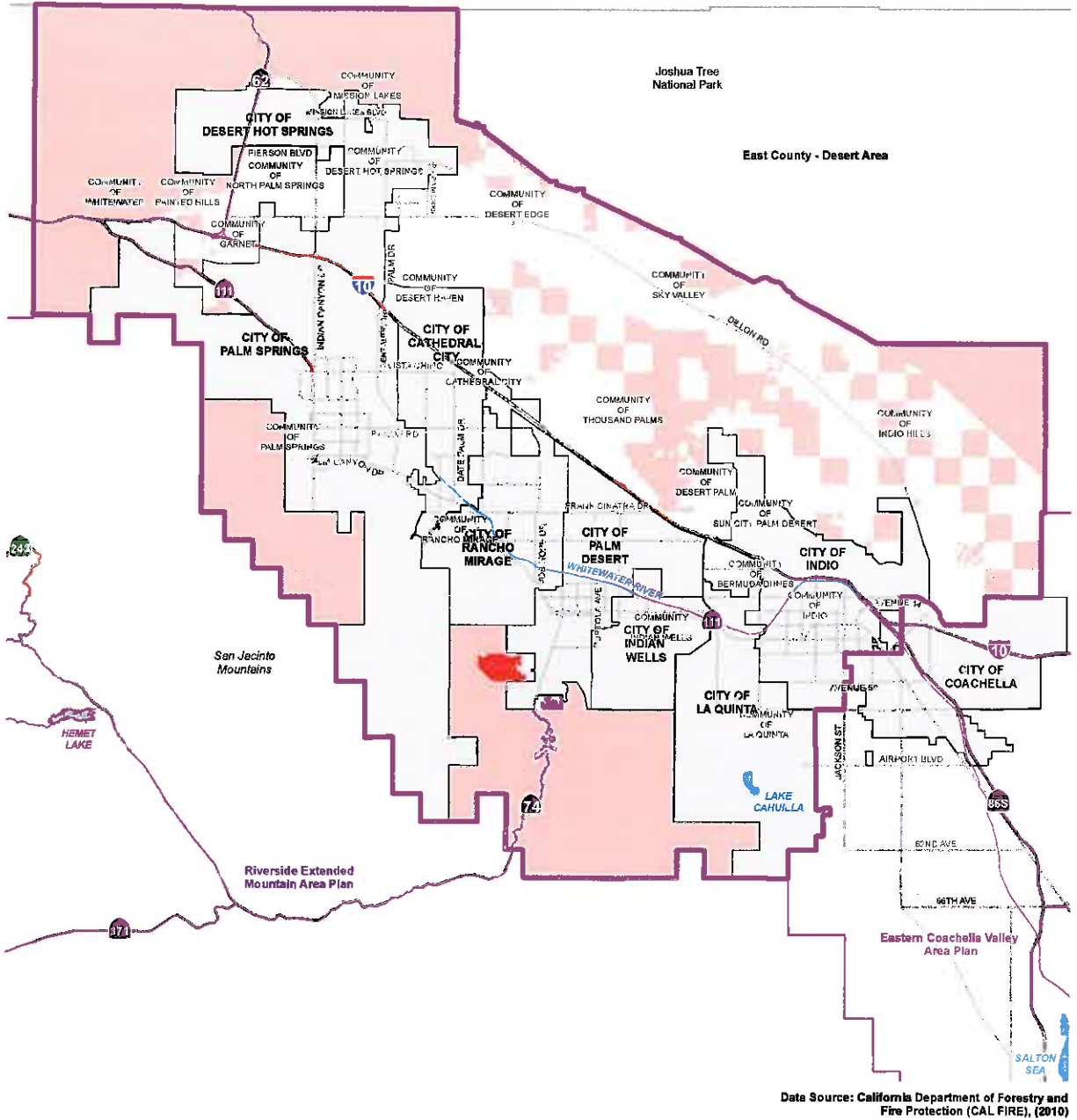
Disclaimer:
 The Public Flood Hazard Determination Interactive Map incorporates all of the Special Flood Hazard Areas in the unincorporated County of Riverside as listed in Ordinance No. 450-14 Section 5. It is updated quarterly to include any amendments, revisions or additions thereto that go into effect pursuant to Federal Law, and those that are adopted by resolution by the Board of Supervisors of the County of Riverside after a public hearing.

The flood hazard information is believed to be accurate and reliable. Flood heights and boundaries may be increased by man-made or natural causes. Moreover, this Interactive Map does not imply that land outside the registered areas or the uses and development permitted within such areas will be free from flooding or flood damages. It is the duty and responsibility of CWD and RCFD/CWCD to make interpretations, where needed, as to the exact location of the boundaries of the special flood hazard areas, and whether a property is governed by Ordinance 450.

Disclaimer: made by the user based on this Interactive Map are solely the responsibility of the user. RCFD/CWCD and CWD assume no responsibility for any errors and are not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein without first consulting the respective flood control agency with jurisdiction. If the property of interest is close to a floodplain, users are advised to contact the appropriate flood control agency for additional information and to obtain information regarding building requirements.

Figure 11

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Data Source: California Department of Forestry and Fire Protection (CAL FIRE), (2010)

Fire Hazard Severity Zones (FHSZ)

Local Responsibility Area

Very High FHSZ

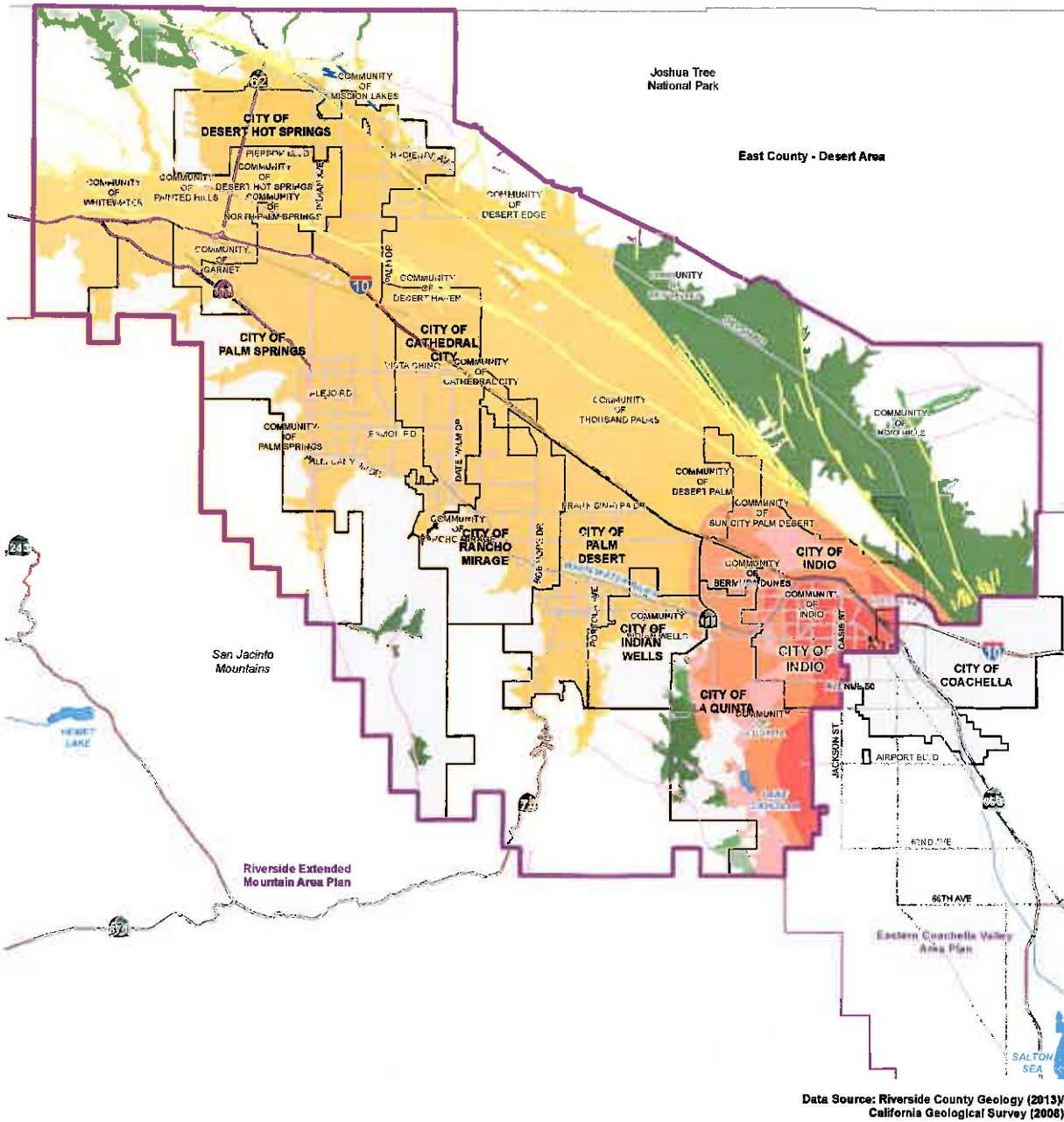
State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 12

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Data Source: Riverside County Geology (2013)/ California Geological Survey (2008)

- Faults Activity**
- Historic (Creep)
 - Holocene
 - Late Quaternary
 - Quaternary
 - Pre-Quaternary

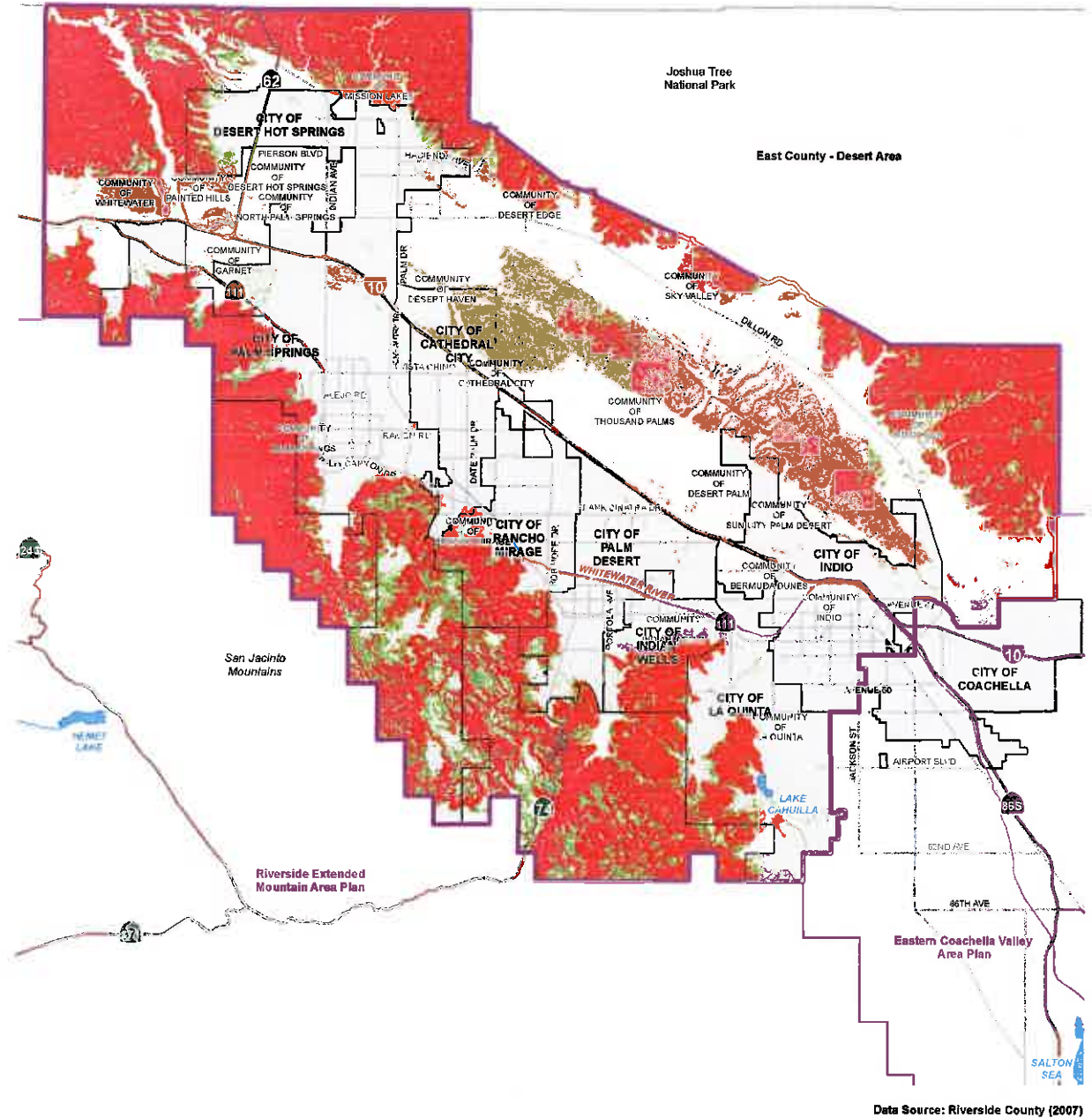
- Liquefaction Susceptibility**
- | | |
|------------------------------|------------------------------|
| Shallow Groundwater | Deep Groundwater |
| Susceptible Sediments | Susceptible Sediments |
| High | Moderate |
| Moderate | Very Low |
| Low | |
| Very Low | |

- No Groundwater Data**
- | |
|-----------------------|
| Susceptible Sediments |
| Moderate |
| Low |
| Very Low |

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 13

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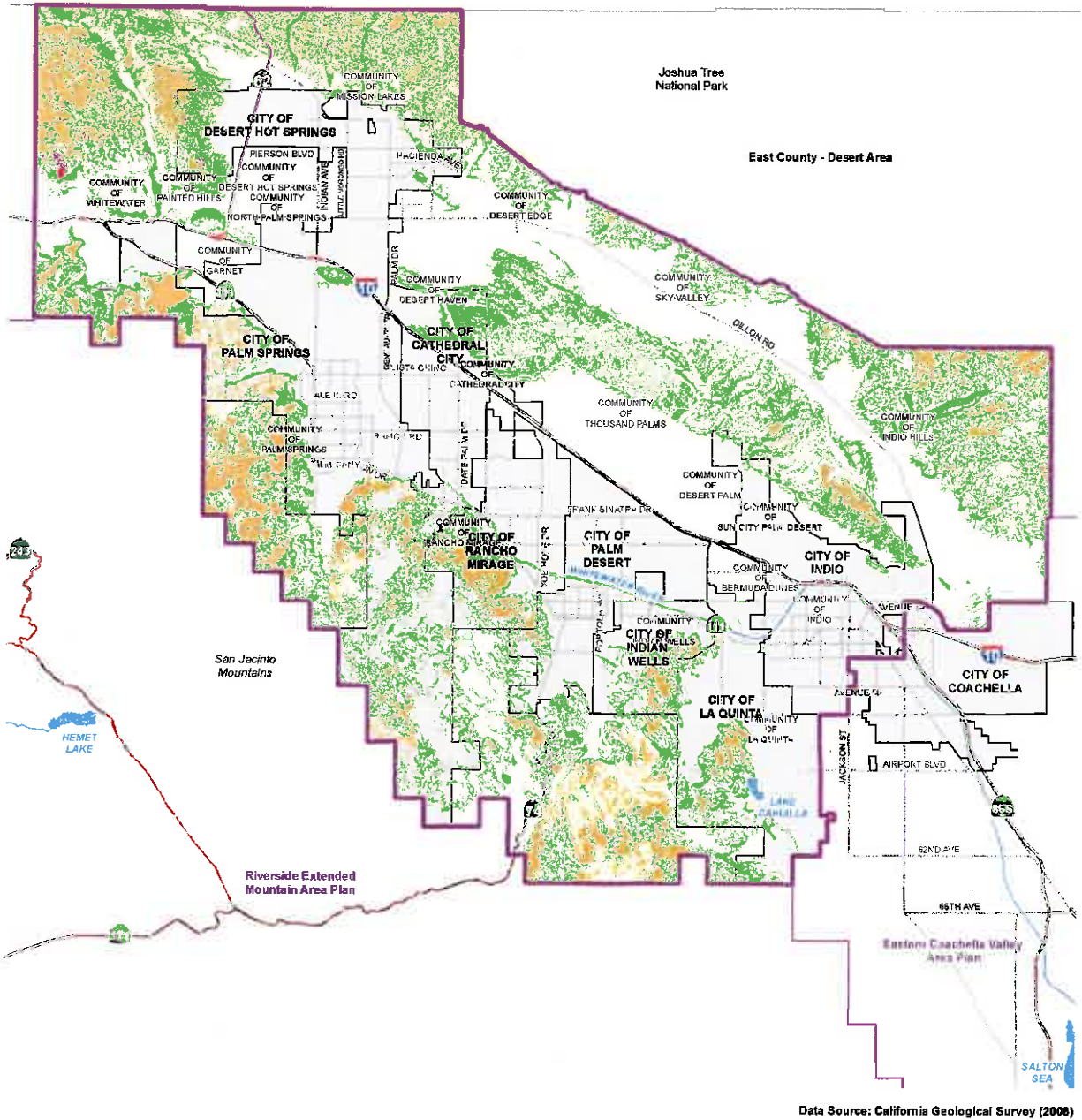


Data Source: Riverside County (2007)

- Slope Angle**
- Less Than 15%
 - 15%-25%
 - 25%-30%
 - 30% and Greater
 - Highways
 - Area Plan Boundary
 - City Boundary
 - Waterbodies

Figure 14

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Data Source: California Geological Survey (2008)

- Slope Instability**
- Existing Landslides
 - High susceptibility to seismically induced landslides and rockfalls.
 - Low to locally moderate susceptibility to seismically induced landslides and rockfalls.
- Highways
 - Area Plan Boundary
 - City Boundary
 - Waterbodies

Figure 15

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Desert Center Area Plan

Draft General Plan Amendment No. 1153

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Desert Center Area Plan

Vision Summary

The County of Riverside General Plan and Area Plans have been steered by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of The Desert Center Area as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County of Riverside, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities; and
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. The customized Oasis transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Our choice in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, senior housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids: interesting information about Riverside County that is related to the element.



References: contacts and resources that can be consulted for additional information.



Definitions: clarification of terms and vocabulary used in certain policies or text.

The desert is a complex living environment which, under certain circumstances, can also be converted to a highly productive area beyond its natural environmental value. Occasionally, because we need to transport ourselves through it, we need to carve out focal points within its vastness. That is what Desert Center is.

In certain respects, Desert Center is a sort of gateway into the entire region along this major artery spanning the nation. It triggers a change in the prevailing pattern of the landscape whether leaving the urbanizing portions of the region or approaching them from the east. At a very minimum, it is for many a welcome oasis as they cross the desert. For a much smaller number of residents and business operators, it is a small world of tranquil reality, with clean air, and little traffic and noise, that sets it apart from every other part of Riverside County. The Desert Center Area Plan contains policies that guide the physical development and land uses in this oasis in the unincorporated portion of eastern Riverside County.

The Desert Center Area Plan doesn't just provide a description of the location, physical characteristics, and special features of the unincorporated area. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the future of this unique area to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction contained in this document.

Each section of the area plan addresses critical issues facing Desert Center. Perhaps a description of these sections will help in understanding the organization of the area plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the area plan fits with what is around it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect unique features found only in the Desert Center Area Plan, a number of special policies are still necessary to address unique portions of the plan. The Policy Areas section presents these policies. Land use issues are addressed in the Land Use section. The Circulation section addresses the routes and modes of travel envisioned to serve this area, given its relatively isolated location and the limited functions the transportation system has to perform. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are natural and man-made hazards to consider, and they are spelled out in the Hazards section.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future.

This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and area plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Desert Center area.

The vast majority of the planning area, as well as the majority of eastern Riverside County, remains in its natural state. For the planning horizon, little new development is envisioned, with the exception of infill and/or revitalization of the Eagle Mountain Townsite and contiguous expansion of the Desert Center and Lake Tamarisk communities.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples:

- Land use designations on severely constrained lands and lands subject to natural hazards reflect their limited development potential;
- Community development designations are focused on areas adjacent to existing development, while Open Space designations are predominant; and
- Agricultural production areas are maintained with the Agriculture land use designation.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Data in this area plan is current as of March 23, 2010. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

Location

As the name implies, the Desert Center Area Plan is located in the middle of the Colorado Desert in eastern Riverside County (see Figure 1), far removed from urbanized areas. It lies approximately 55 miles east of the City of Coachella and 55 miles west of the City of Blythe. Joshua Tree National Park lies to the northwest, the Coachella Valley lies to the west and the Palo Verde Valley lies to the east. Because of its remote location, Desert Center is not impacted by any city. In fact, it is separated even from the nearest area plans and therefore shares boundaries with none of them.

Features

This section describes the functions, setting, and features that are unique to Desert Center. The physical features are shown on Figure 2, Physical Features.

Setting

Much of eastern Riverside County lies within the vast Colorado Desert, characterized by undisturbed wilderness, distinctive flora such as the Joshua tree, sand dunes, mountainous terrain with large rock outcroppings, and high summertime temperatures. Urban and suburban development, common in western Riverside County and the Coachella Valley, is noticeably absent. Lacking significant demand for such development, there is also a general lack of infrastructure. Much of the land is managed by the Bureau of Land Management and is primarily retained as open space.

The Desert Center Area Plan encompasses a major portion of the Chuckwalla Valley, which is surrounded by the Eagle, Coxcomb, and Chuckwalla Mountains and Joshua Tree National Park. Four unique features, distinctive from the rest of the desert region, are located within the Chuckwalla Valley and are largely responsible for the need for an area plan in this remote area. The first is the former Eagle Mountain iron ore mining facility operated by Kaiser Steel Corporation, along with an adjacent community that provided housing and services for Kaiser employees and their families. (More recently, a portion of this area was utilized as a privately-managed return to custody facility.) The second feature, and the only one visible to the thousands of motorists traversing the area along Interstate 10, is the aggregation of commercial and industrial uses clustered around the Desert Center-Rice Road interchange serving the needs of these highway travelers. The third feature is the Lake Tamarisk community which includes housing, a lake, and a golf course and is served by a long established County Service Area. The fourth feature is the Metropolitan Water District of Southern California's Colorado River Aqueduct, which traverses in a northeast to southwest direction along the majority of the Area Plan, and which is generally located between the Eagle Mountain Landfill site and Desert Center-Rice Road and north of Interstate 10.

Unique Features

Chuckwalla Valley

As is clear from the previous descriptions, most of the land in the Desert Center Area Plan remains undeveloped and in its natural state. The rolling sand dunes are punctuated by the stark Eagle, Coxcomb and Chuckwalla mountains. Elevation ranges from about 500 to 4,000 feet above sea level, but is relatively flat where the unique communities described below are located. Dominant environmental features resemble the Sonoran Desert scrub found throughout eastern Riverside County. The scrub is characterized by widely spaced shrubs such as the creosote bush, providing an accommodating habitat for desert fauna. Limited agricultural lands dedicated to jojoba production also exist in the area. Two agricultural preserves are located here.

The Colorado River Aqueduct

The Colorado River Aqueduct was built from 1933-1941 and is owned and operated by the Metropolitan Water District of Southern California. Colorado River water imported via the Aqueduct provides supplemental water to nearly 17 million people in Riverside County and Southern California's coastal plain.

Unique Communities

Eagle Mountain Landfill and Townsite

This truly remote community area is located in the northwestern corner of Desert Center adjacent to, and surrounded on three sides by, the Joshua Tree National Park. The 5,500-acre former Kaiser iron ore mining facility will require some changes in order to fulfill its proposed transition into a functioning Class III nonhazardous solid waste landfill operation. Considerable rehabilitation and new development would be needed to restore this area as a fully functioning community. The plan for the revitalized new townsite, however, accommodates the necessities for community life: schools, community centers, recreational facilities, retail commercial centers, and housing. A portion of this townsite was utilized as a return to custody facility.



Between 1948 and 1983, Kaiser Steel Corporation recovered over 940 million tons of materials from four pits, consisting of 228 million tons of crude ore and 712 million tons of waste rock at Eagle Mountain.

Desert Center

This area is bisected by Interstate 10 along Desert Center Rice Road and Kaiser Road. In the public's mind, this small oasis represents what is meant by the Desert Center area. It is a very focused specialty center primarily serving the commercial needs of the highway traveler. A variety of other uses including two mobile home parks, industrial/storage facilities, an airport, and a Caltrans equipment yard are also located here.

Lake Tamarisk

The community of Lake Tamarisk is located a few miles north of Interstate 10, easterly of Kaiser Road. This retirement community features single family homes, duplexes and mobilehomes, situated around the lake and includes a 9-hole golf course. Community residents must go to Desert Center for commercial services such as convenience stores and to Coachella Valley or Palo Verde Valley for more specialized needs such as health care.

Land Use Plan

The Land Use Plan focuses on preserving the unique features found only in the Desert Center area and guiding the evolution of very limited and highly specialized development areas. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

“

We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment

”

- RCIP Vision

The Desert Center Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 19 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

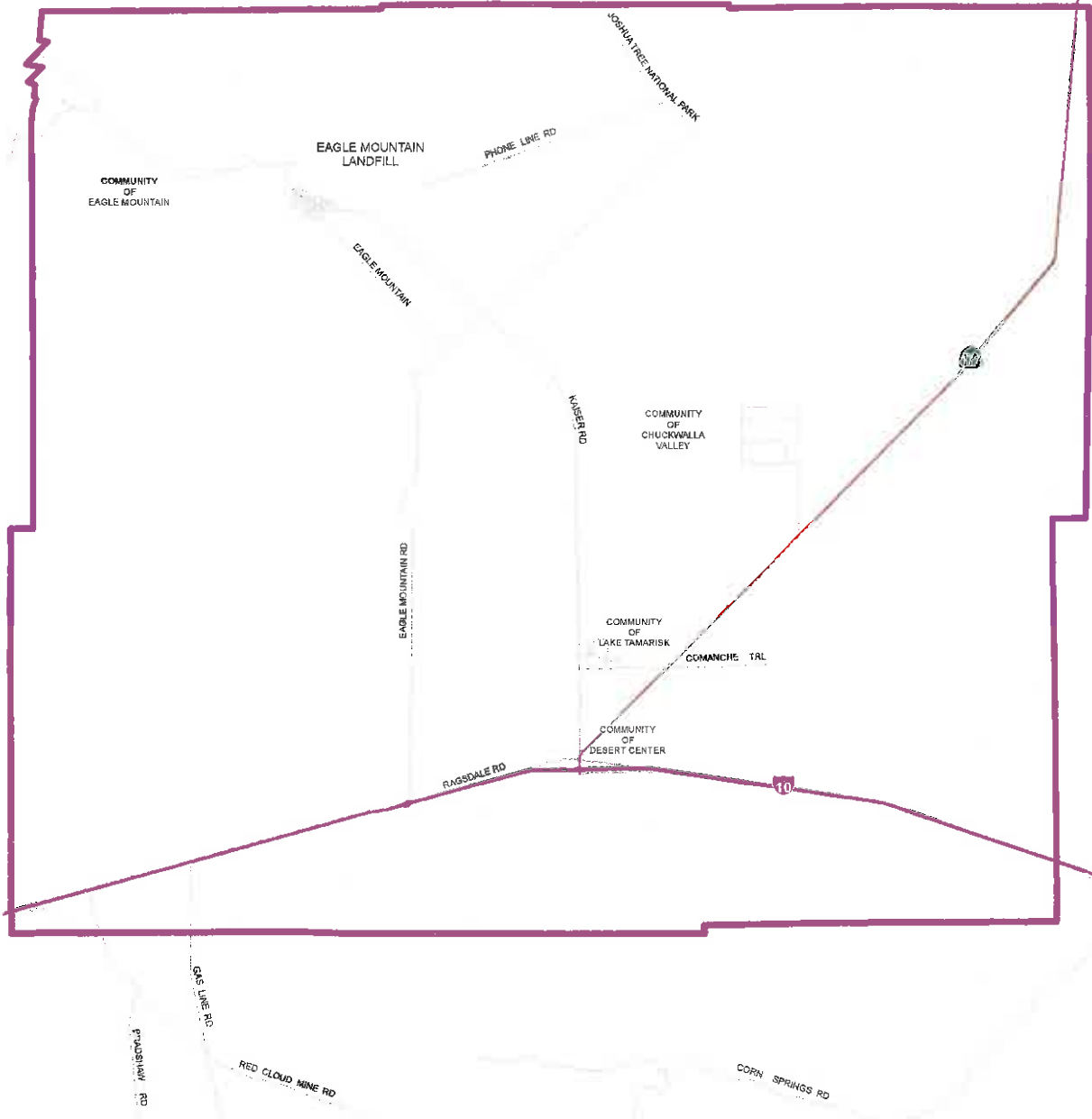
Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of Riverside County residents, property owners, and representatives of organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Desert Center Area Plan, provides a summary of the 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 Desert Center Land Use Plan generally reflects the very limited development potential here. The vast majority of acreage within the area plan is designated Open Space-Rural. These lands are generally remote, inaccessible, subject to natural hazards, or unable to support more intense development due to the lack of public facilities and services. The uninhabited and natural character of the open space lands is expected to continue throughout the life of the plan. Agricultural production areas are identified with the Agriculture land use designation.



Please refer to the **General Plan Land Use Element** for a description of the Foundation Components



Data Source: Riverside County

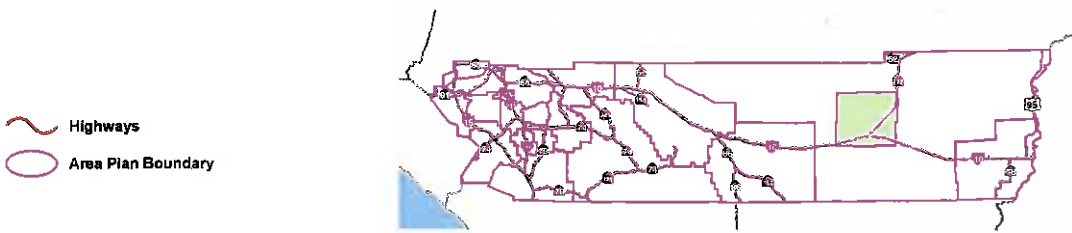


Figure 1

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Data Source: Riverside County

-  Highways
-  Area Plan Boundary

Figure 2

 December 8, 2015

 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**DESERT CENTER AREA PLAN
PHYSICAL FEATURES**

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Data Source: Riverside County Planning

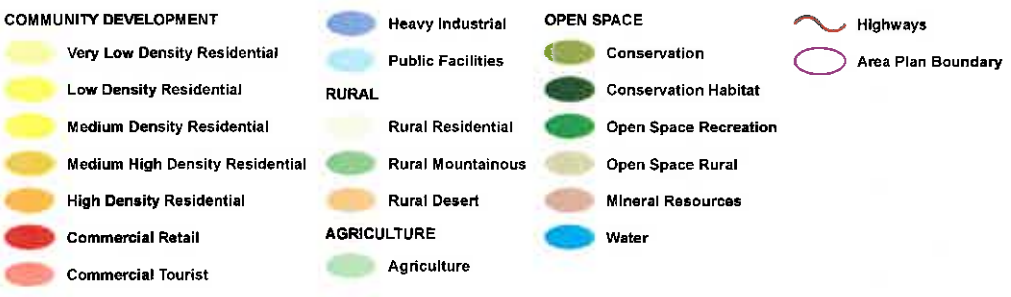


Figure 3

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Desert Center Area Plan

Land uses within the Community Development Foundation Component comprise only a small percentage of the total acreage within the planning area. Future development should be focused on infill and contiguous expansion of the existing communities at Desert Center and Lake Tamarisk. The Eagle Mountain landfill and townsite are designated in accordance with the adopted Specific Plans to accommodate the proposed Class III non-hazardous waste landfill and nearby housing and services for its workers and their families.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Open Space	Mineral Resources (MR)	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	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 2 to 5 acres. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 1 to 2 acres. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> ◦ Single-family detached residences on large parcels of 0.5 to 1 acre. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> ◦ Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. ◦ Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. ◦ Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> ◦ Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. ◦ Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> ◦ Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> ◦ Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> ◦ Multi-family dwellings, includes apartments and condominium. ◦ Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> ◦ Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> ◦ Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> ◦ Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> ◦ Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> ◦ More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> ◦ Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> ◦ Civic uses such as County of Riverside administrative buildings and schools. 	
Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> ◦ Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans. 	
Mixed Use Planning Area		<ul style="list-style-type: none"> ◦ This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. 	

Desert Center Area Plan

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and 0.5 acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

Table 2: Statistical Summary of Desert Center Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	865	43	148	43
<i>Agriculture Foundation Sub-Total:</i>	<i>865</i>	<i>43</i>	<i>148</i>	<i>43</i>
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	62	9	32	NA
Rural Mountainous (RM)	21	1	4	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	<i>83</i>	<i>10</i>	<i>36</i>	<i>0</i>
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	0	0	0	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	2	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	213	NA	NA	32
Open Space-Rural (OS-RUR)	173,530	4,338	14,878	NA
Open Space-Mineral Resources (OS-MIN)	613	NA	NA	18
<i>Open Space Foundation Sub-Total:</i>	<i>174,357</i>	<i>4,338</i>	<i>14,878</i>	<i>50</i>
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	266	199	683	NA
Low Density Residential (LDR)	113	169	579	NA
Medium Density Residential (MDR)	295	1,033	3,543	NA
Medium-High Density Residential (MHDR)	228	1,482	5,082	NA
High Density Residential (HDR)	79	871	2,986	NA
Very High Density Residential (VHDR)	21	352	1,208	NA
Highest Density Residential (HHDR)	7	207	710	NA
Commercial Retail ² (CR)	46	NA	NA	688
Commercial Tourist (CT)	133	NA	NA	2,004
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	166	NA	NA	2,131
Heavy Industrial (HI)	9	NA	NA	78
Business Park (BP)	1,254	NA	NA	20,477
Public Facilities (PF)	7,800	NA	NA	7,800
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
<i>Community Development Foundation Sub-Total:</i>	<i>10,415</i>	<i>4,313</i>	<i>14,791</i>	<i>33,176</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	185,720	8,705	29,853	33,270
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	1,121	---	---	---
<i>Other Lands Sub-Total:</i>	<i>1,121</i>			

Desert Center Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
TOTAL FOR ALL LANDS	186,841	8,705	29,853	33,270
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Development Overlay	691	2,878	9,869	3,829
<i>Total Area Subject to Overlays^{4, 5}</i>	<i>691</i>	<i>2,878</i>	<i>9,869</i>	<i>3,829</i>
POLICY AREAS⁶				
Eagle Mountain Landfill and Townsite	12,230	---	---	---
Desert Center	1,276	---	---	---
<i>Chuckwalla Mountains Wilderness Policy Area¹⁰</i>	<i>7,245</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Joshua Tree Wilderness Policy Area^{10, 11}</i>	<i>45,586</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Total Area Within Policy Areas⁶</i>	<i>46,365 69,169</i>			
TOTAL AREA WITHIN SUPPLEMENTALS⁷	17,066 69,887			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 8 Desert Center Area Plan Person Per Household (PPH) 3.61
- 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- 10 Only the portion within this Area Plan listed.
- 11 Includes 10,280 acres within the Joshua Tree National Park.

Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

Eagle Mountain Landfill and Townsite

The 5,500-acre former Kaiser iron ore mining facility has been permitted to transition into a Class III non-hazardous solid waste landfill. Waste transported by rail will be shipped in containers along the Southern Pacific mainline to a rail junction at Ferrum, from which it will be transported along the private 52-mile Eagle Mountain rail line to the project. The adjacent 428-acre townsite, which once provided housing and services for Kaiser employees and their families, will serve the same purpose for the landfill employees. These policies augment other General Plan policies in guiding that transition.

Policies:

- DCAP 1.1 Development and operations within this area shall be in accordance with Specific Plans #305 and 306 (see Table 3).
- DCAP 1.2 Development and operations of the landfill shall minimize adverse effects from animals, odor, noise, air quality and traffic on adjacent land uses, habitats, and Joshua Tree National Park.

Desert Center Policy Area

The Desert Center Policy Area encompasses the area generally located between the existing Desert Center and Lake Tamarisk communities. This area has been identified as having the potential to accommodate limited future expansion of the communities identified, provided that all potential environmental and community services and land use compatibility issues are satisfactorily addressed. Residential, commercial, recreational, tourist-oriented, and other types of land uses may be appropriate here. A general plan amendment will be required prior to any development in this area. Any general plan amendment application filed pursuant to the Desert Center Area Plan policy shall be exempt from the eight-year general plan amendment cycle and other procedural requirements applicable to Foundation Component amendments associated with the General Plan Certainty System. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.



Policies:

- DCAP 2.1 Any general plan amendment application filed within the Desert Center Policy Area shall be exempt from the eight-year general plan amendment cycle and other procedural requirements applicable to Foundation Component amendments associated with the General Plan Certainty System. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.
- DCAP 2.2 Provide for a balance of housing, services and employment uses such that Desert Center and Lake Tamarisk residents and/or employees can access necessary services or facilities such as health care, housing, employment, food, recreational, and entertainment facilities.
- DCAP 2.3 Assure that the design of new land uses subject to discretionary review visually enhances, and does not degrade, the character of the Desert Center region.

Wilderness Policy Areas

Under the Wilderness Act of 1964, the U.S. Congress is empowered to designate lands as "Wilderness" to ensure special protection of their unique values as lands "affected primarily by the forces of nature," "untrammelled by man" and with "outstanding opportunities for solitude." These Wildernesses are strictly managed, generally by the U.S. Bureau of Land Management (BLM), according to an adopted management plan.

Much of the eastern half of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

The Wilderness Policy Area may be applied to generally indicate areas that have been federally designated as Wilderness. The policy area may extend over both public and private lands. However mapping notwithstanding, County of Riverside jurisdiction and the policies herein only apply to the private lands. Similarly, federal Wilderness regulations only apply to the public federal lands so designated by Congress; the County's Wilderness Policy Area designation has no effect on their management or any other BLM actions.

As shown on Table LU-7 (on page LU-79), there are a number of Wilderness Policy Areas designated through the eastern half of Riverside County. Within the Desert Center Area Plan the Wilderness Policy Area designation is applied to the following areas to recognize and coordinate future development:

- Chuckwalla Mountains Wilderness*
- Joshua Tree Wilderness (including portions of Joshua Tree National Park)*

Policies:

The following policies apply to properties within a Wilderness Policy Area within the Desert Center Area Plan:

- DCAP 3.1 When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*
- DCAP 3.2 To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*
- a. Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*
 - b. Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
 - c. Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*

- DCAP 3.3** *Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*
- DCAP 3.4** *Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.*

Specific Plans

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects, in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Desert Center planning area are listed in Table 3, Adopted Specific Plans in Desert Center Area Plan. Specific Plan No. 306 (Eagle Mountain Townsite) is determined to be a Community Development Specific Plan.

Specific Plan No. 305 (Eagle Mountain Landfill) presents a special situation. As an approved landfill site, the property is designated Public Facilities, which is within the Community Development foundation component. However, this site is within the Community Development foundation component solely to recognize the public facility use. Any alternative land use on this site, other than for public facilities, shall be uses within an Open Space foundation component designation.

Table 3: Adopted Specific Plans in Desert Center Area Plan

Specific Plan	Specific Plan #
Eagle Mountain Landfill	305
Eagle Mountain Townsite	306

Source: County of Riverside Planning Department.

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Desert Center, additional policy guidance is 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 Riverside 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 policies to address those land use issues relating specifically to the Desert Center area.

Local Land Use Policies

Agricultural Preservation

Agriculture, in particular jojoba farming, continues to be a component of life in Desert Center. The local commitment to preservation of agricultural lands in Desert Center is evidenced by the fact that some agricultural properties in the area are subject to Williamson Act contracts.

Policies:

DCAP ~~3.4~~ 4.1 Protect farmland and agricultural resources in Desert Center through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element, as well as the provisions of the agriculture land use designation.

Light Pollution

One of the attractions for residents in less developed areas of the County of Riverside is the brilliance of the nighttime sky on clear nights, unencumbered by lighting scattered over a large urban area. Wildlife habitat areas can also be negatively impacted by artificial lighting. As development continues to encroach into rural and open space areas, the effect of nighttime lighting on star-gazing and open space areas will become more pronounced. The following policy is intended to limit light leakage and spillage that may obstruct or hinder the night sky view.

Policies:

DCAP ~~4.4~~ 5.1 When outdoor lighting is used, require the use of fixtures that would minimize effects on the nighttime sky and wildlife habitat areas, except as necessary for security reasons.

Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, and automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

“

Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.

”

- RCIP Vision

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate open space systems.

While the following section describes the circulation system as it relates to Desert Center, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of this area plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Desert Center Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

The fundamental purpose of the circulation system in Desert Center is to support the mobility needs of the residents, visitors, and businesses in this area while accommodating travelers on Interstate 10.

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for Desert Center is shown on Figure 6 5, Circulation. Circulation facilities within this planning area are limited due to remoteness and paucity of community development land uses. Interstate 10, which traverses the entire United States, passes through the southern portion of the plan area. State Route 177 (Desert Center Rice Road) and Kaiser Road extend north from Interstate 10. They, in turn, provide access to local street systems serving Eagle Mountain, Lake Tamarisk, and the Desert Center Airport.

Policies:

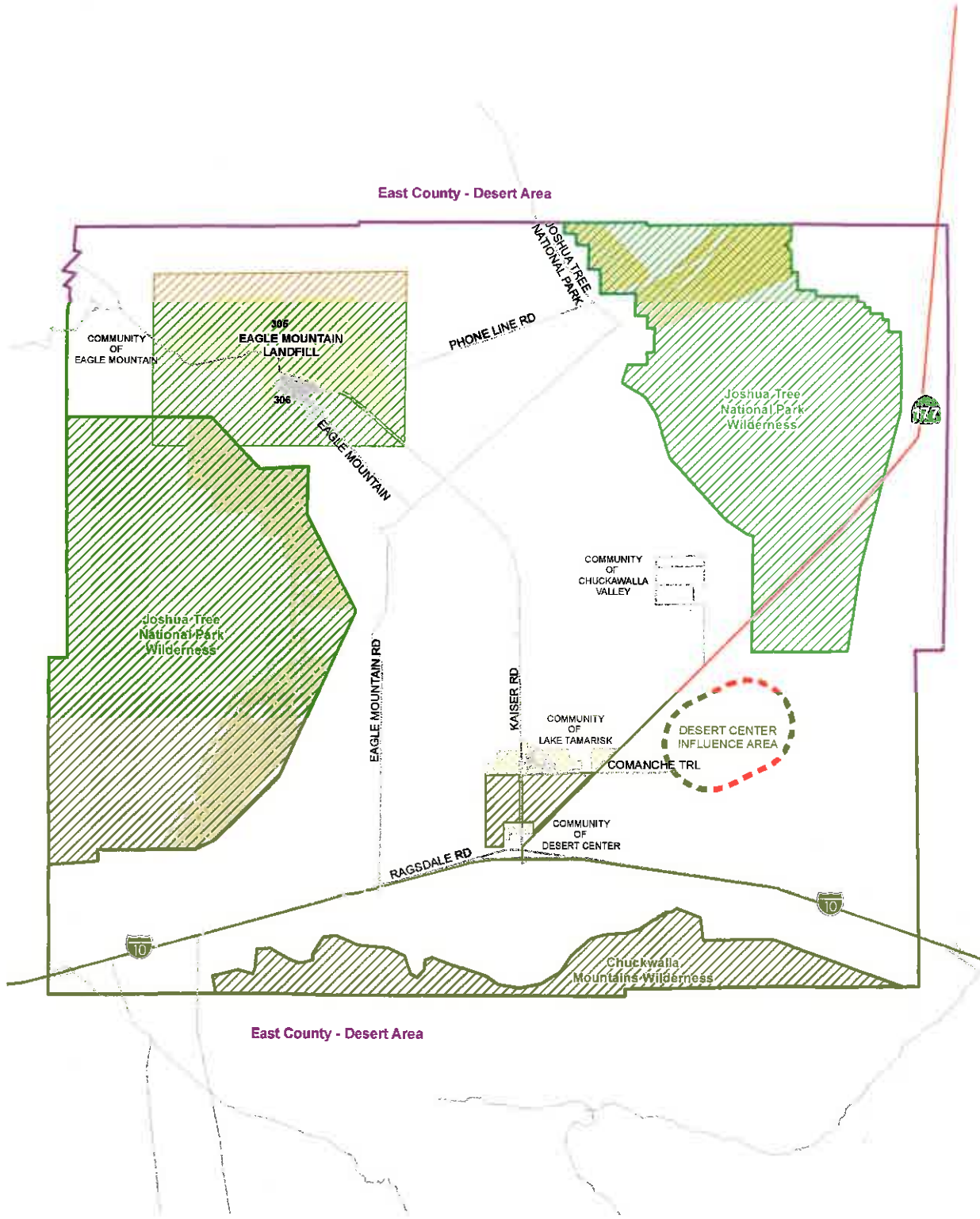
- DCAP ~~5.4~~ 6.1 Design and develop the vehicular roadway system per Figure 5, Circulation, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.
- DCAP ~~5.2~~ 6.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

Rail Transit

The Eagle Mountain railroad line runs southwest to north through the Area Plan and terminates at the Eagle Mountain Landfill and townsite. This line is intended in the future to accommodate transport of nonhazardous solid waste to the approved landfill.

Policies:

- DCAP ~~6.4~~ 7.1 Coordinate with rail operators to maintain and enhance existing railroad facilities in accordance with the Goods Movement/Designated Truck Routes section of the General Plan Circulation Element.



Data Source: Riverside County (2010)

- Legend**
- Joshua Tree National Park
 - Wilderness Policy Areas
 - Desert Center Policy Area
 - Eagle Mountain Policy Area
 - Airport Influence Area
 - Specific Plans
 - Highways
 - Area Plan Boundary

Figure 4

February 8, 2016

Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content, the source is often third party, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**DESERT CENTER AREA PLAN
OVERLAYS AND
POLICY AREAS**

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Trails

The trail shown on Figure 6, Trails and Bikeway System, is a conceptual representation of a non-County trail within this area plan.

Policies:

- DCAP ~~7-1~~ **8.1** Implement the Trails and Bikeway System as discussed in the Non-Motorized Transportation section of the General Plan Circulation Element.
- DCAP ~~7-2~~ **8.2** Continue to explore opportunities for developing additional trails to serve the Desert Center area.

Scenic Highways

Scenic highways provide the motorist with a view of distinctive natural characteristics that are not typical of other areas in the County of Riverside. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 7, Scenic Highways, Interstate 10, from its junction with State Route 62 to the Colorado River, is identified as a candidate route that should be included in the California State Scenic Highway Program, but has yet to be designated as an eligible or official scenic highway. The reason for its eligibility is obvious: this multi-lane Interstate provides a panoramic view of the immense Colorado Desert. Regardless of its designation, it is consistent with the Riverside County Vision to protect the scenic value of this route.

Policies

- DCAP ~~8-1~~ **9.1** Protect the scenic highways within the Desert Center Area Plan from change that would diminish the aesthetic value of adjacent properties through adherence to the policies found in the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.
- DCAP ~~8-2~~ **9.2** Support the designation of Interstate 10 as an eligible, and subsequently, official, scenic highway in accordance with the California State Scenic Highway Program.



The purpose of the California Scenic Highways program, which was established in 1963, is to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.

Multipurpose Open Space

As described in earlier sections, Desert Center contains a variety of open space and natural features. These include the Eagle, Chuckwalla, and Coxcomb Mountains, and the Colorado Desert habitat, characterized by sandy desert, low-lying, widely spaced shrubs, and high temperatures.

This Multipurpose Open Space section is a critical component in maintaining the character of the unincorporated areas of Riverside County and Desert Center. In addition to providing a scenic background and preserving the natural character of the area, these open spaces help define the character and edges of Desert Center communities.

Local Open Space Policies

Wildlife Habitat

Much of the southern portion of the Desert Center area south of Interstate 10 and west of Kaiser Road has been identified as Desert Tortoise Critical Habitat by the U.S. Fish and Wildlife Service. This area is depicted on Figure 8, Desert Tortoise Reserve. Moreover, because the remainder of the desert environment is particularly sensitive to intrusion and damage, it is also worthy of preservation attention. The policy orientation here is, therefore, to continue the pattern of clustered development that already exists.

Policies:

- DCAP ~~9.4~~ 10.1 Encourage clustering of development for the preservation of contiguous open space.
- DCAP ~~9.2~~ 10.2 Work to limit off-road vehicle use within the Desert Center Area Plan.
- DCAP ~~9.3~~ 10.3 Require new development to conform with Desert Tortoise Critical Habitat designation requirements.

Hazards

Portions of Desert Center may be subject to seismic occurrences, and, despite the general dispersion of vegetation, wildland fire. The numerous ridgelines and varying terrain, while providing a scenic backdrop for the region, require special development standards or avoidance to prevent erosion and landslides. Fortunately, these areas are generally outside community development designations and existing development areas for other reasons. The following policies provide additional direction for relevant hazard issues specific to Desert Center.

Local Hazard Policies

Wildland Fire

Areas of very high and high wildland fire susceptibility within the Desert Center Area Plan correspond with the areas of steep slope. Methods to address this hazard include techniques such as avoidance of building in high risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce

potential fuel, installing low fuel landscaping, and utilizing fire resistant building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 9, Wildfire Susceptibility, to see the locations of the wildfire zones within this area plan.

Policies:

DCAP ~~40.4~~ 11.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Seismic

Seismic hazards pose significant threats to life and property in the area. The most significant fault within the plan area runs northerly of and parallel to Interstate 10 through the Desert Center community. Threats from seismic events include ground shaking, fault rupture, and landslides. Liquefaction is a moderate threat within much of the area. The use of special building techniques, the enforcement of setbacks, and practical avoidance measures will help to mitigate these potentially dangerous circumstances. Refer to Figure 10, Seismic Hazards, for a depiction of these hazards within this area.

Policies:

DCAP ~~42.4~~ 12.1 Protect health and safety from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

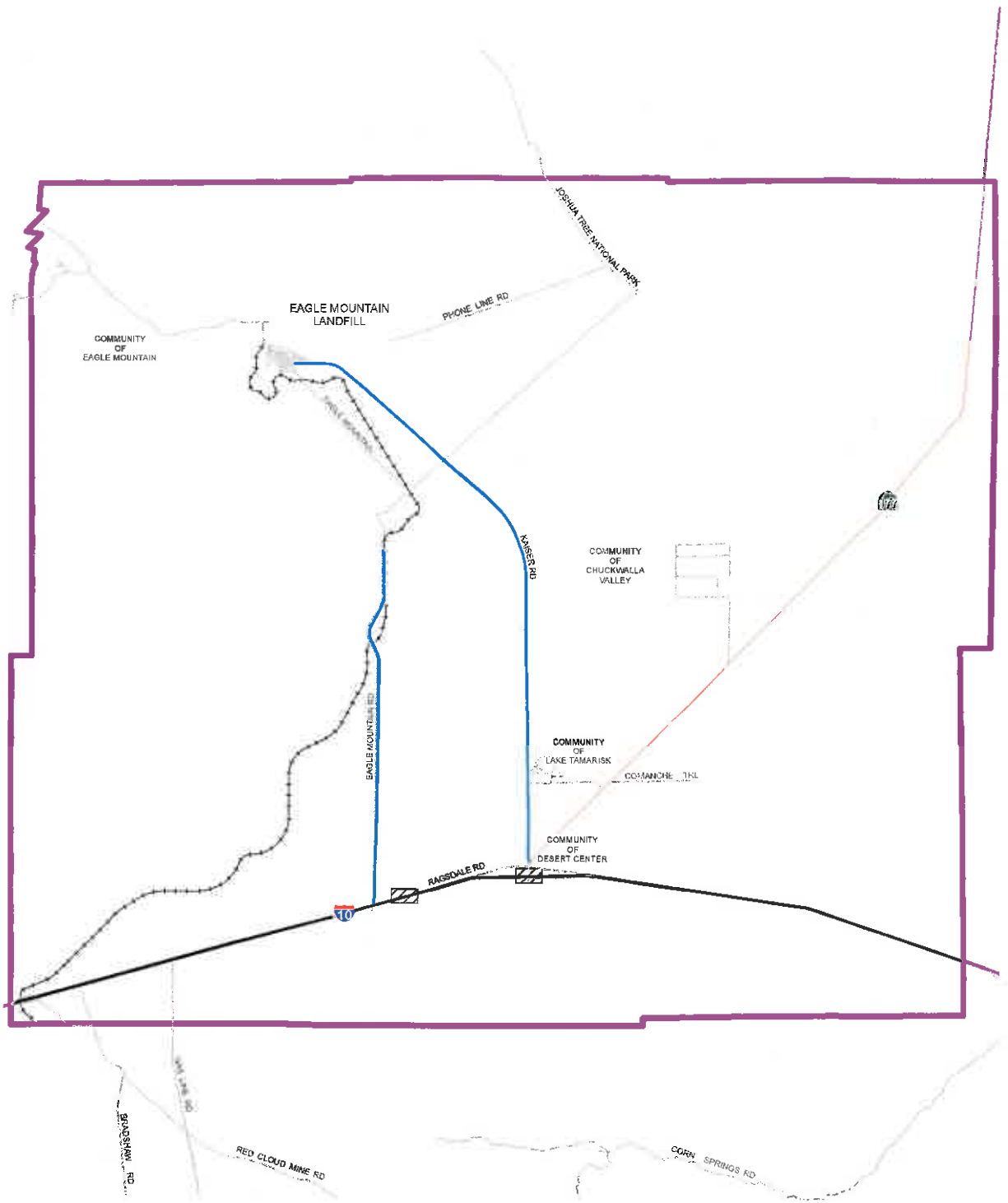
Slope

The Chuckwalla, Eagle, and Coxcomb Mountains play an integral part in establishing the character and atmosphere of Desert Center. While densities are limited in the Open Space-Rural land use designation, development that does occur must prevent or minimize the potential for erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while maintaining the natural character of this area. Figure 11, Steep Slope, depicts areas of steep slopes in this Area Plan. Also refer to Figure 12, Slope Instability, for areas of possible landslide.

Policies:

DCAP ~~42.4~~ 13.1 Protect life and property, and maintain the character of Desert Center, through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Rural Mountainous and Open Space land use designations within the General Plan Land Use Element, and the Slope and Soil Instability Hazards section of the General Plan Safety Element.

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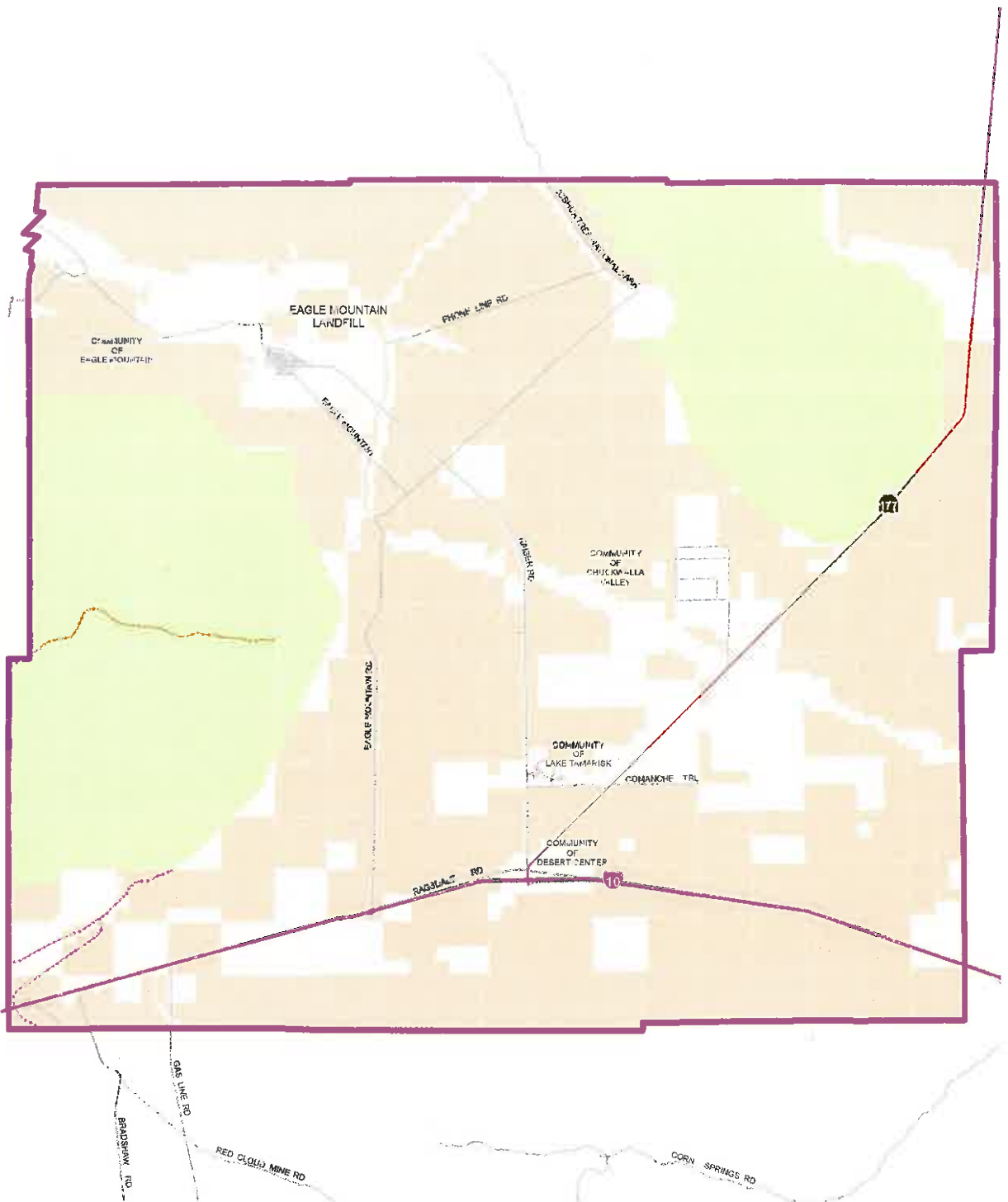


Data Source: Riverside County Transportation

-  Freeway (Variable ROW)
-  Major (118' ROW)
-  Mountain Arterial 2 Ln (110' ROW)
-  Existing Interchange
-  Railroads Amended
-  Highways
-  Area Plan Boundary

Figure 5

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Data Source: Riverside County Parks

-  Non-County Trail (Public and Quasi-Public Lands)
-  Bureau of Land Management (BLM) Lands
-  Miscellaneous Public Lands
-  Highways
-  Area Plan Boundary

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.

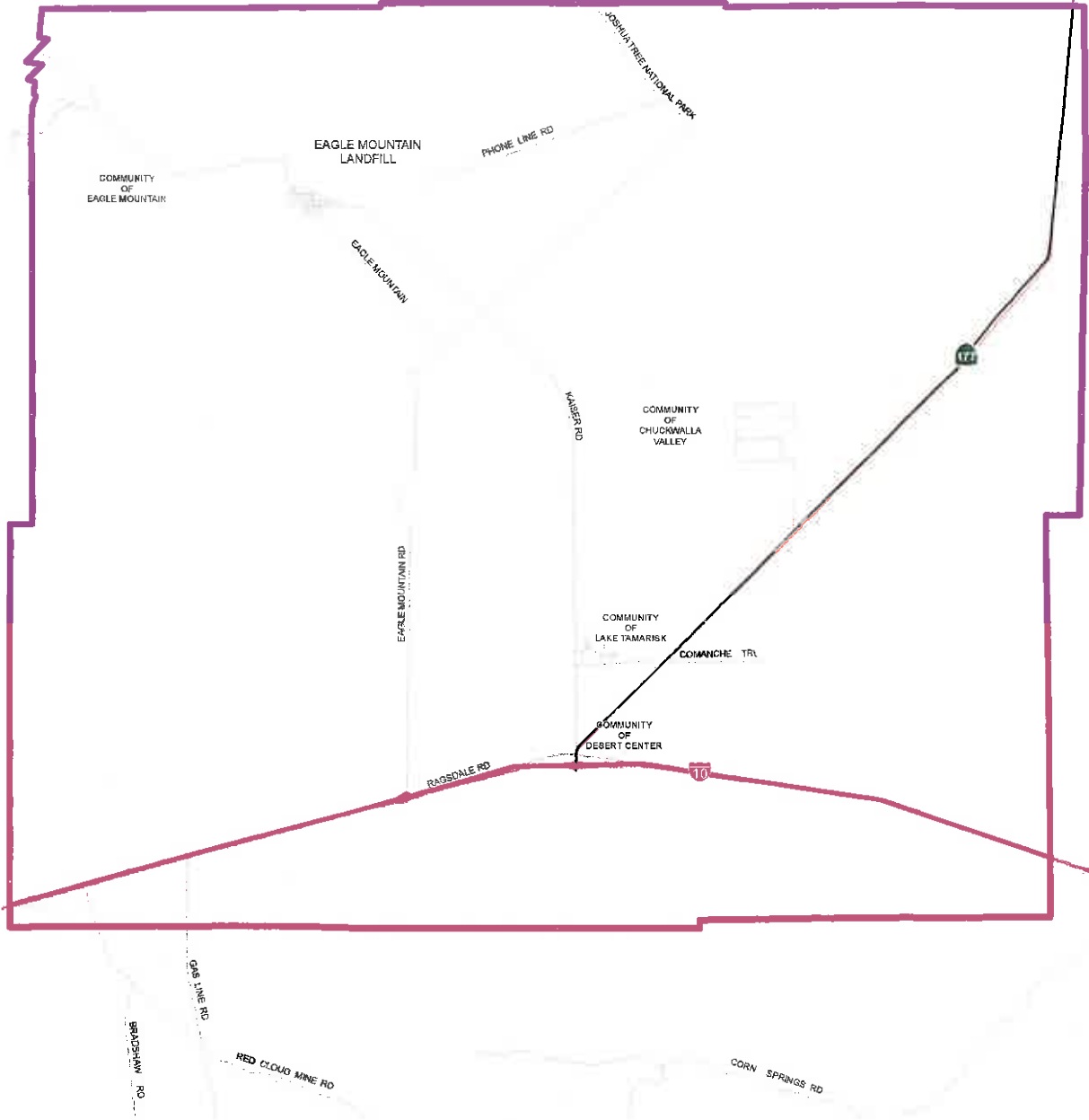
Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County ILMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and Bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the incorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to share the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 6

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Data Source: Riverside County (2013)/Cal Trans (2013)





-  County Eligible
-  Highways
-  Not Designated
-  Area Plan Boundary

Figure 7

 December 8, 2015

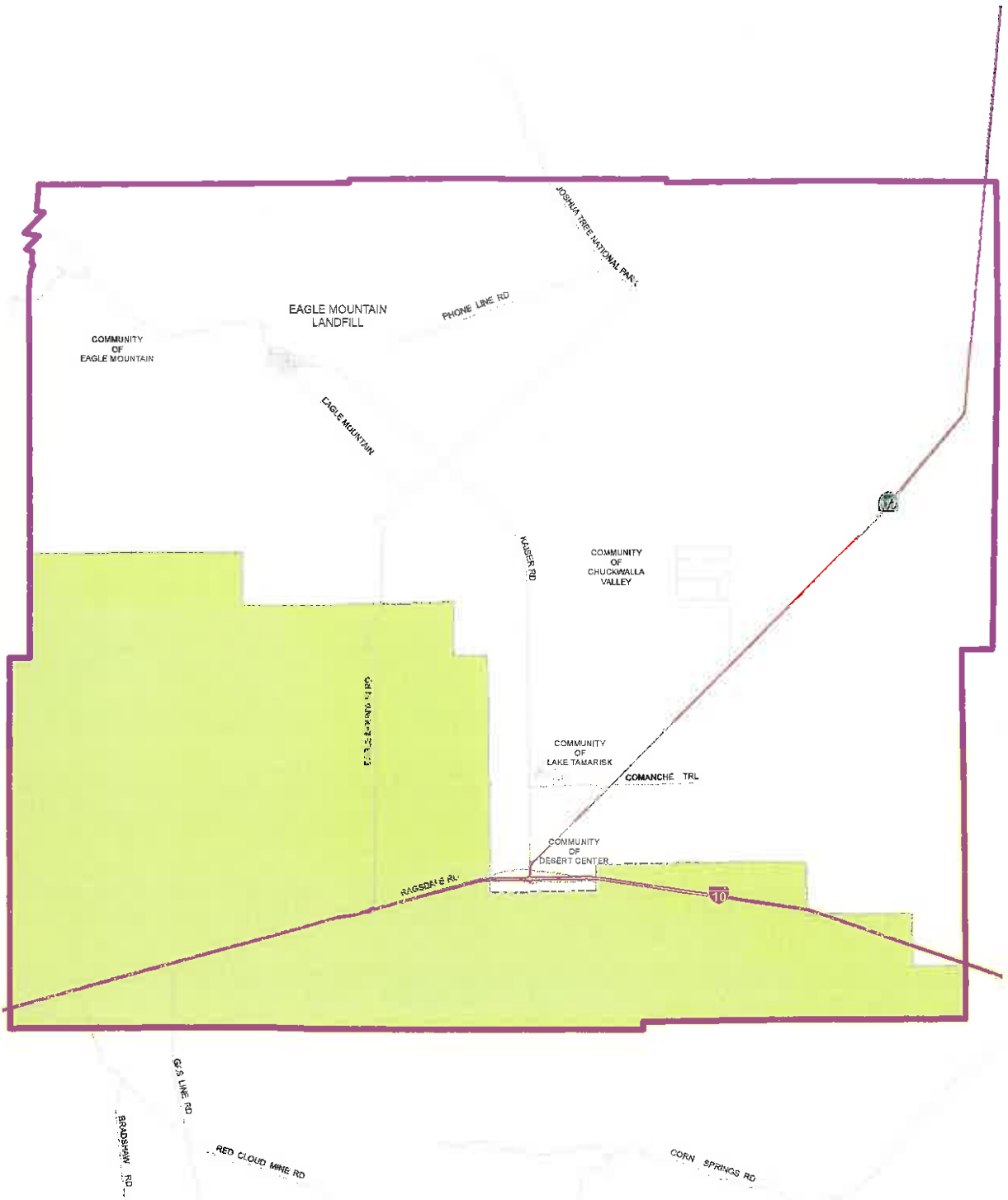
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Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the source (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**DESERT CENTER AREA PLAN
SCENIC HIGHWAYS**

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Data Source: Riverside County (2011) and US Fish and Wildlife (2001)




-  Desert Tortoise Reserve - Chuckwalla
-  Highways
-  Area Plan Boundary

Figure 8

 December 8, 2015

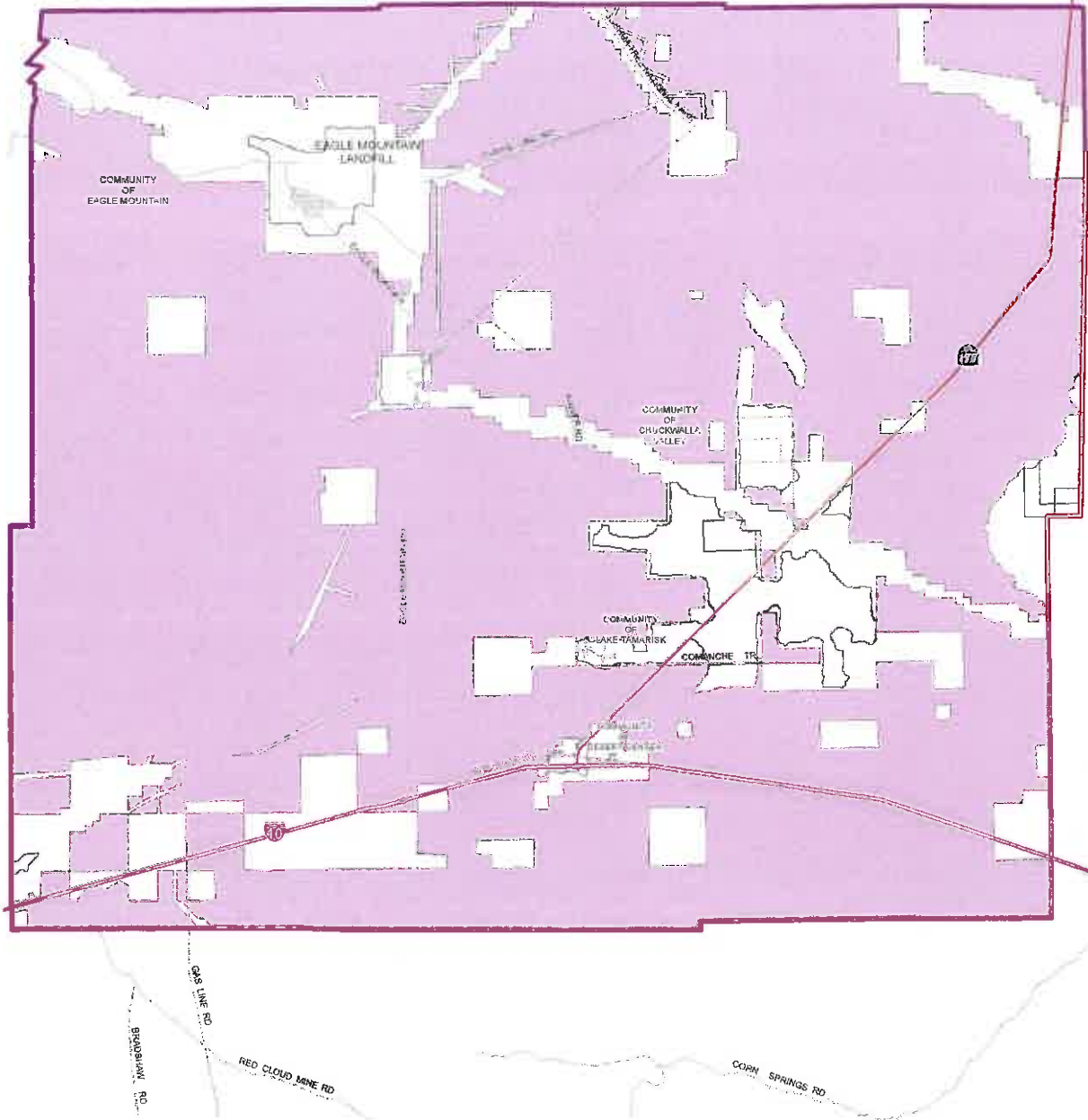
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**DESERT CENTER AREA PLAN
DESERT TORTOISE RESERVE**

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Data Source: California Department of Forestry and Fire Protection (CAL FIRE), (2010)

Fire Hazard Severity Zones (FHSZ)

Local Responsibility Areas



Federal Responsibility Areas



Highways



Area Plan Boundary



Figure 9



December 8, 2015

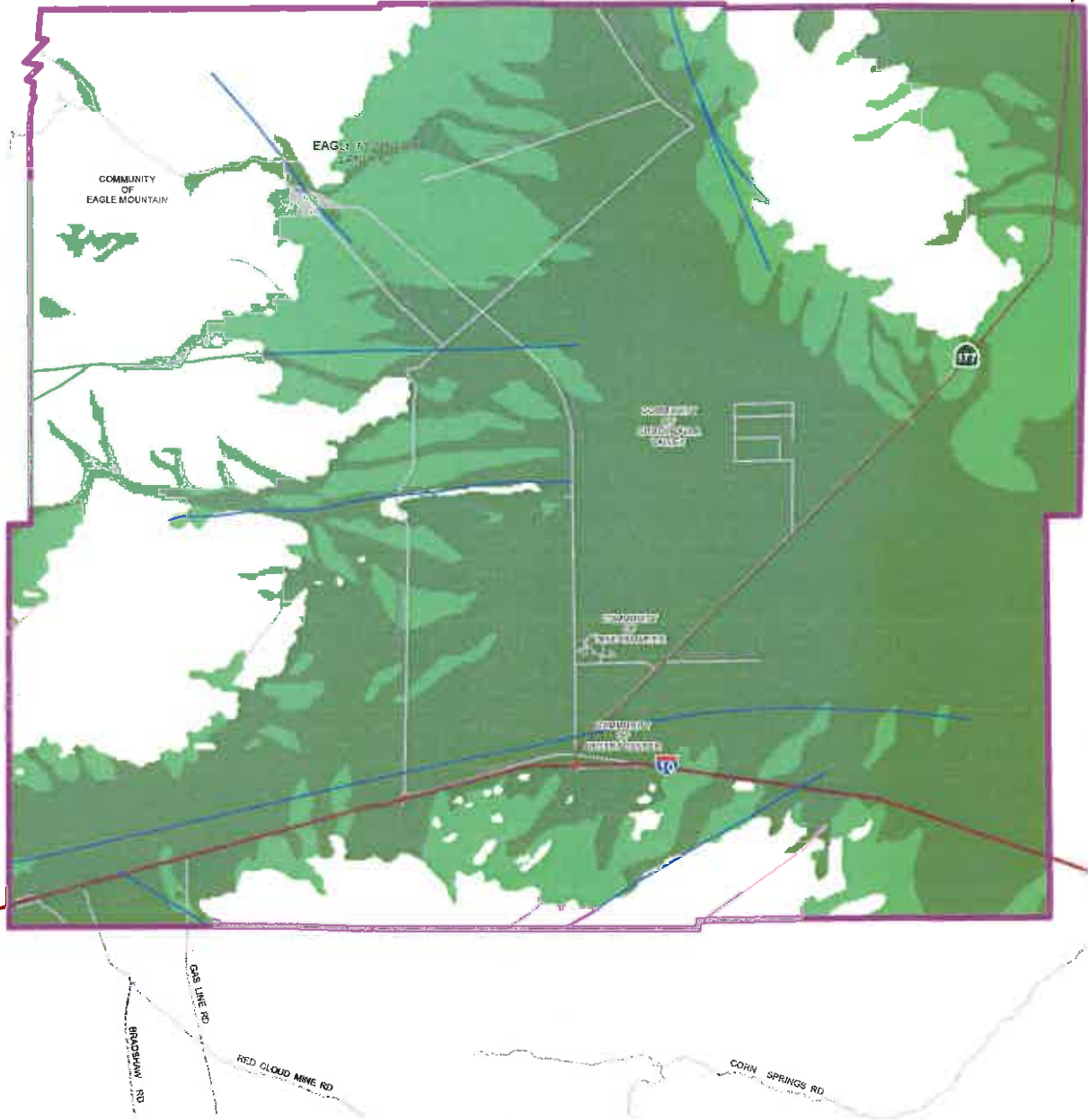
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Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**DESERT CENTER AREA PLAN
WILDFIRE SUSCEPTIBILITY**

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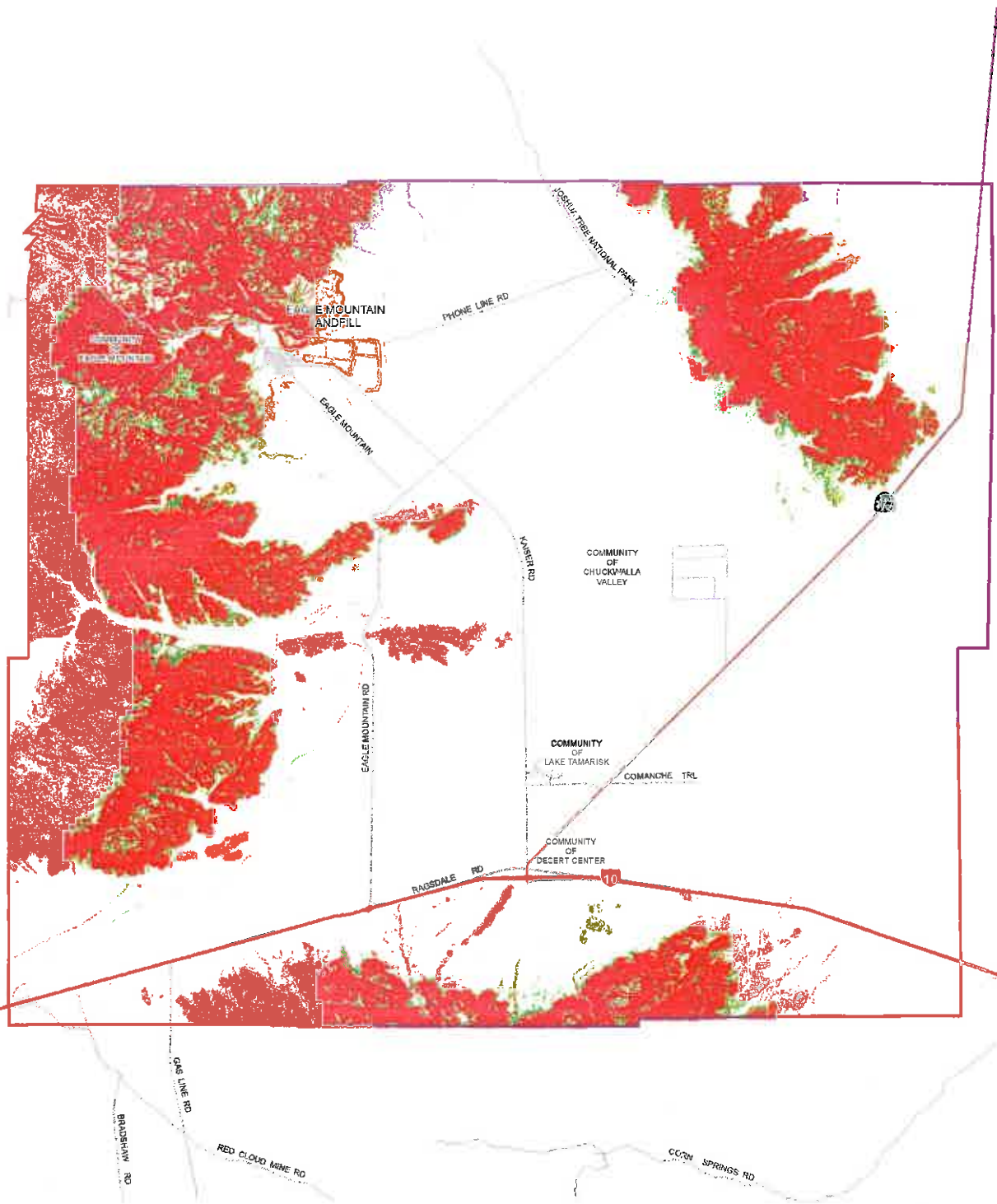


Data Source: Riverside County Geology (2013)/
California Geological Survey (2008)

Faults Activity		Liquefaction Susceptibility	
	Quaternary		Highways
	Pre-Quaternary		Area Plan Boundary
	Moderate		
	Low		

Figure 10

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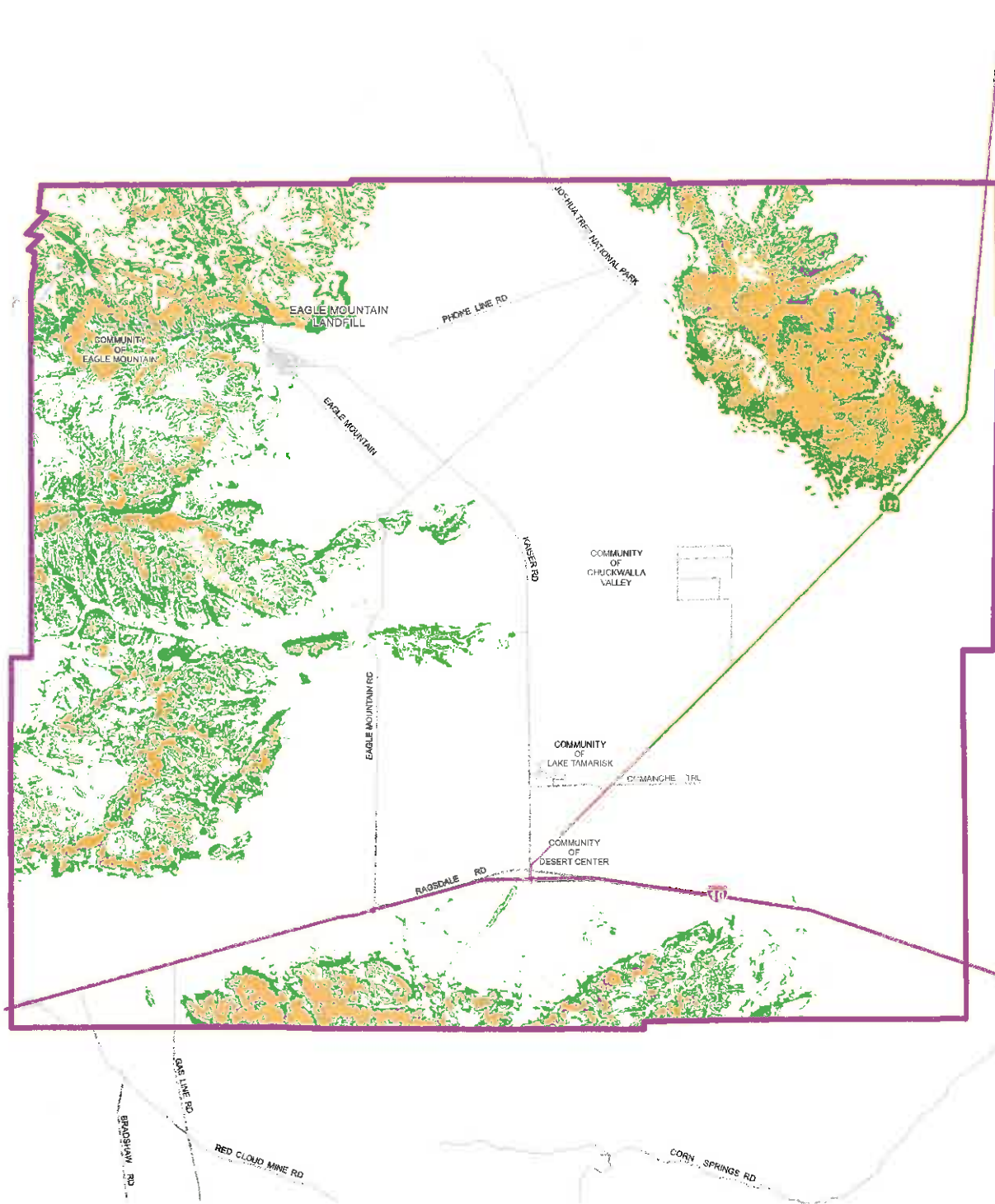
Data Source: Riverside County (2007)

Slope Angle

- Less Than 15%
- 15%-25%
- 25%-30%
- 30% and Greater
- Highways
- Area Plan Boundary

Figure 11

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Data Source: California Geological Survey (2008)

Slope Instability

- High susceptibility to seismicity induced landslides and rockfalls.
- Low to locally moderate susceptibility to seismicity induced landslides and rockfalls.
- Highways
- Area Plan Boundary

Figure 12

December 16, 2013

0 1.5 3 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.



**DESERT CENTER AREA PLAN
SLOPE INSTABILITY**

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SEATTLE
BIC
EXHIBIT



Palo Verde Valley Area Plan

Draft General Plan Amendment No. 1153

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Palo Verde Valley Area Plan

Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of The Palo Verde Valley Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids: interesting information about Riverside County that is related to the element.



References: contacts and resources that can be consulted for additional information.



Definitions: clarification of terms and vocabulary used in certain policies or text.

The Palo Verde Valley Area Plan guides the evolving character of this expansive agricultural and desert area. This eastern rampart of unincorporated Riverside County focuses on the mighty Colorado River and is anchored by the City of Blythe. The Palo Verde Valley Area Plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision. The County of Riverside Vision details the physical, environmental, and economic qualities that the County of Riverside aspires to achieve by the year 2020. Using that Vision as the primary foundation, the County of Riverside General Plan establishes policies for development and conservation within the entire unincorporated Riverside County territory. The Palo Verde Valley Area Plan, on the other hand, provides customized direction specifically for this easternmost reach of Riverside County.

The Palo Verde Valley Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the future of this area to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing the planning area. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the City of Blythe. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While some of these designations reflect unique features found in the Palo Verde Valley, certain special policies are still necessary to address unique issues here. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues in the Circulation section. The key to

understanding the valued open space network is described in the Multipurpose Open Space section. There are both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

It is important to understand that the incorporated City of Blythe, located entirely within the Palo Verde Valley planning area, is not covered by this plan. It is governed by its own general plan and zoning. Nevertheless, city/county coordination is a critical component of this Plan.

The Palo Verde Valley planning area is a gateway between Riverside County and points east. Being directly adjacent to the State of Arizona, the Palo Verde Valley planning area plays a pivotal role in the access connections and impressions for the huge number of people entering Riverside County from the east. The Palo Verde Valley Area Plan seeks to capture and capitalize upon, not only the special qualities of the land, but its strategic location as well.

The physical setting and location of the Palo Verde Valley define the planning area's uniqueness and identity. The rugged desert and Colorado River combine to define the development and land uses here. The Colorado River and its historic floodplain provide fertile soils and a steady water source for one of the most productive agricultural areas in the state. Not only that: the River is a major recreational feature and tourist draw, renowned throughout the greater Southwest. Development in the unincorporated areas is concentrated around the City of Blythe, along Interstate 10 leading west, and along the Colorado River.

It is important to note that data in this area plan is current as of March 23, 2010. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Palo Verde Valley.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Environmental Setting. The Palo Verde Valley planning area includes a large valley that is situated between the Palo Verde Mesa to the west and the Colorado River to the east. The unique mesa, valley, and river combination creates distinct ecosystems within the planning area because the dry, arid mesa contrasts with the fertile river valley. The character of the area is reflected by the prominence of the Open Space-Rural and Agriculture land use designations here.

Colorado River. The Colorado River is both an asset to and opportunity for the Palo Verde Valley planning area. The River is the basis for the powerful agricultural economy in the Palo Verde Valley, a region-wide recreational draw, and a natural biological resource. The area plan land use designations and the Recreational Policy Area reinforce the long-term value of the Colorado River.

Agricultural Lands. The agricultural lands found in the Palo Verde Valley planning area were created by periodic floods from the Colorado River. Agriculture is the major economic activity here. The agricultural lands are preserved for the business of agriculture and the character in the Palo Verde Valley planning area.

Location

The strategic location of this area is clearly evident in Figure 1, Location. Interstate 10 stretches out of the Valley and into the seemingly endless desert to the west and winds more steeply into the Arizona desert to the east. Down river, the Palo Verde Valley planning area borders Imperial County to the south. Desert lands border the area to the north and west. This is emphasized by the fact that the Palo Verde Valley Area Plan does not share a border with any other area plan in Riverside County. Figure 1, Location, depicts the incorporated City of Blythe, as well as other significant features in the area.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. The Palo Verde Valley's portion of that setting is defined by the huge expanses of desert and agricultural croplands, a landscape ignored by many, but appreciated by those who understand the richness of this land. This point is magnified by the stark contrast between fertile, highly irrigated agricultural lands and the arid desert to the west and north. The Colorado River, almost a startling presence as one approaches from the east or west, forms the eastern border of the State of California, Riverside County, and the Palo Verde Valley Area Plan. The River's meandering path forms not only interesting topography, but offers a remarkable natural resource and a recreational attraction as well. These defining features are shown on Figure 2, Physical Features.

Setting

Though the entire planning area lies within the Sonoran Desert, the eastern half of this area is basically a lush, flat valley floor created by the continuous flooding of the Colorado River. It is a stark contrast to the sand and rock dominated western half of this planning area. While the western portion is arid, the eastern half is patterned and colored by a constantly changing array of cultivated crops. Even though the east is predominantly agricultural in

nature, it contains the majority of development, including resort development along the Colorado River. The incorporated City of Blythe is located in this half of the planning area and provides the only significant concentration of urban/suburban development. In a notable departure from the eastern floodplain, rougher desert mountains emerge to the north in the form of the Big Maria Mountains. Even the sparsely populated western desert area is punctuated by rugged peaks. A sharp accent to this sparseness is provided by the Chuckwalla and Ironwood Prisons, interestingly enough, located within a non-contiguous portion of the City of Blythe.

Unique Features

The Palo Verde Mesa and Valley

The planning area is shaped in part by an elevated mesa that roughly divides the terrain into two distinct halves. The western half consists of this elevated mesa, which is part of the rugged Sonoran Desert. The eastern half is a valley formed by the Colorado River. Flooding has left alluvial soil rich in nutrients and accessible to a supply of water for irrigation. The relatively slight changes in elevation and natural conditions between mesa and valley account for considerably distinct environmental and development characteristics.

Agricultural Lands

The Palo Verde Valley is one of the richest agricultural regions in California. The soils, deposited over the eons by the Colorado River, are considered prime agricultural lands of statewide importance. Irrigation for the crops is provided by Palo Verde Irrigation District channels using Colorado River water.

Colorado River

The Colorado River provides both a riparian and recreational resource for the region. It is a source of water for agriculture and a substantial recreational and tourist draw. In the future, it may serve as a catalyst for specialized development. Residents and tourists alike already enjoy a number of recreational pursuits, such as fishing, water sports, nature walks, bird watching, and other activities a river of this consequence affords. Its value is indicated by the location of five river-oriented county parks, as well as a number of recreational vehicle (RV) and camping facilities.

Mountains

The Big Maria, McCoy, and Mule mountains surrounding the Palo Verde Valley are rugged visual landmarks that accent the area's environment. Their stark presence is accented by the fact that there are no foothills, just steep rock structures that jut out of the surrounding mesa. They form a backdrop that helps to create a natural boundary between the vegetation rich valley and the surrounding desert areas.



Riparian habitats are water-dependent ecosystems characterized by rich and diverse groups of plant and animal species. A valuable community resource, riparian ecosystems play a key role in reducing flood peaks, and enhancing water quality, soil stability, and groundwater replenishment. Riparian areas also provide important open space and recreational opportunities.

Intaglios

A unique element of the remarkable environmental setting in this area was created by the activities of early civilizations. The Blythe Intaglios or “Giant Figures,” are geoglyphs located on a terrace above the Colorado River a few miles north of Blythe. These giant intaglios include human figures more than 60 feet long, a mountain lion, and a geometric pattern. Made by Yuman speaking tribes, geoglyphs such as these were used during ritual pilgrimages made along the Colorado River between the Land of the Dead, to the south, and the more northerly Place of Creation. Intaglios were created at the locations of mythic events, and were intended to portray the legendary beings whose actions occurred at these spots. Now these striking creations are a protected tourist attraction and a powerful cultural artifact.

Blythe Airport

Located in the center of the Palo Verde Valley planning area adjacent to Interstate 10, Blythe Airport is the only public airport serving the portion of Riverside County easterly of the Coachella Valley. The 3,094-acre facility is a general aviation airport that is owned by Riverside County and has two runways situated in a north-south and east-west direction. This public facility is often used as a base for crop spraying operations, flight rental, and flight instruction.

As shown in Figure 4, Overlays and Policy Areas, an Airport Influence Area surrounds the airport. Land uses, concentrations of population, and height of proposed development within this airport influence area are restricted in certain areas. For more information on the Blythe Airport Influence Area and its policies, see the Policy Areas section of this area plan and the Airport Land Use Compatibility Plan for Blythe Airport in Appendix L-1.

Unique Communities



A “sphere of influence” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city’s jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Nicholls Warm Springs/Mesa Verde

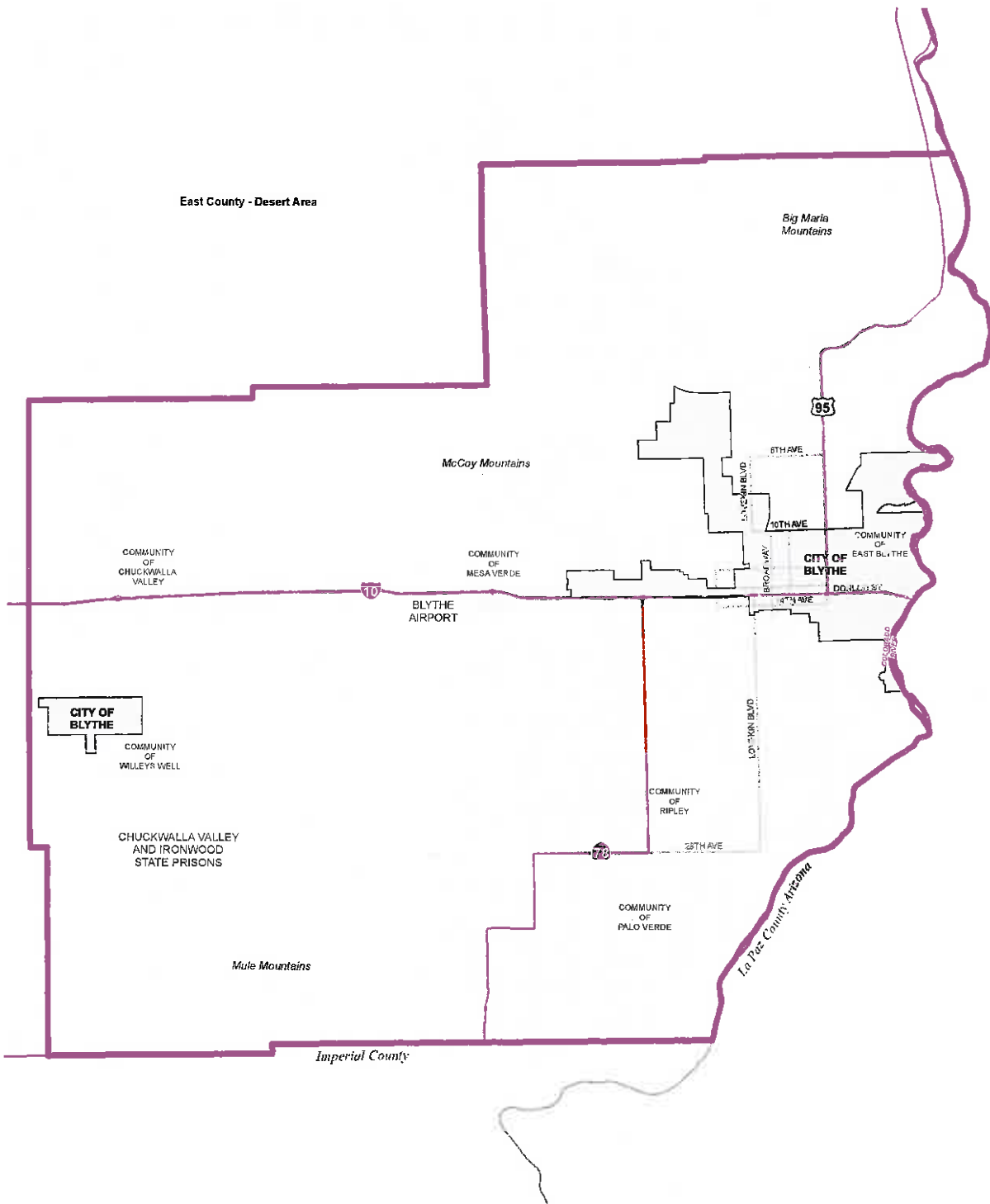
The residential community of Nicholls Warm Springs/Mesa Verde is located immediately south of the Blythe Airport. This community is mainly composed of single-family dwellings and mobile homes.

Ripley

Ripley is located in the Palo Verde Valley south of Blythe. Ripley is an agricultural community based on agricultural uses and shipping. Ripley is built around the Atchison Topeka & Santa Fe (AT&SF) railroad line.

Incorporated Cities

The City of Blythe, incorporated in 1916, is the focus of development in the Palo Verde Valley. As of 2009, the City of Blythe encompasses an area of over 27.2 square miles and has a population of 21,329.



Data Source: Riverside County

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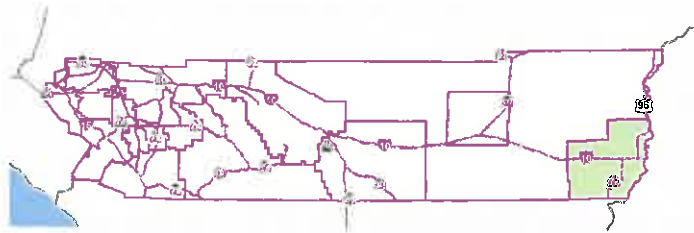




Figure 1

 December 8, 2015
 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**PALO VERDE VALLEY
 AREA PLAN
 LOCATION**

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The City of Blythe represents the only significant urban area in the region. The Chuckwalla and Ironwood State Prisons, located approximately 15 miles west of Blythe, are a non-contiguous island of the City of Blythe. The prisons are one of the major sources of employment in the Palo Verde Valley and consist of two facilities (Ironwood and Chuckwalla), which, combined, house approximately 5,800 inmates and employ a staff of approximately 1,800.

The City of Blythe's sphere of influence extends roughly from Second Street on the north, to Fifteenth Avenue on the south, and from the Colorado River on the east to approximately the western boundary of the Blythe Airport.

Land Use Plan

The Land Use Plan focuses on preserving the unique features found only in the Palo Verde Valley planning area and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Palo Verde Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Plan is organized around 22 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

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 of Riverside; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. A constant theme through which all of these factors were viewed was the desire to reinforce the Riverside County Vision and its related planning principles wherever possible. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Palo Verde Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

“

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 extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.

”

-RCIP Vision

Land Use Concept

“
 Long a major foundation
 of our economy and
 culture, agriculture
 remains a thriving part of
 Riverside County.
 Riverside County remains
 a major agricultural force
 in California and the
 global market.
 ”
 RCIP Vision

The eastern portion of the Plan is intended to preserve the agricultural character and the rich economic base of the Palo Verde Valley. Community Development residential designations allowing more than two dwelling units per acre are limited to the communities of Mesa Verde and Ripley, a few small pockets adjacent to the City of Blythe, and two areas north of Blythe along the Colorado River. A considerable amount of land is designated Light Industrial. The land use plan also allows for limited development of appropriately designed recreational resorts along the Colorado River to respond to expanded tourist and recreational draw.

Rural community land use designations are proposed near Interstate 10 and along major roads proceeding north and south.

The western half of the Land Use Plan maintains the sparsely populated, rugged desert and mountain character of the Palo Verde Mesa. There is some potential for commercial uses at the intersection of Interstate 10 and Wiley’s Well Road, which is the main access to the prisons. Blythe Airport is accommodated and enhanced to provide an economic magnet with the inclusion of the Business Park and Commercial Retail land use designations. The Nicholls Warm Springs/Mesa Verde community is accommodated immediately south of the airport.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> ◦ Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. ◦ One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> ◦ Single-family residences with a minimum lot size of 5 acres. ◦ Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> ◦ Single-family residential uses with a minimum lot size of 10 acres. ◦ Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. ◦ Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> ◦ Single-family residential uses with a minimum lot size of 10 acres. ◦ Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.

Palo Verde Valley Area Plan

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	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	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Community Development	Commercial Retail (CR)	0.20 - 0.35 FAR	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Planning Area		This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

Palo Verde Valley Area Plan

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

Table 2: Statistical Summary of Palo Verde Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	113,352	5,668	16,153	5,668
<i>Agriculture Foundation Sub-Total:</i>	113,352	5,668	16,153	5,668
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	2,375	356	1,015	NA
Rural Mountainous (RM)	0	0	0	NA
Rural Desert (RD)	2,192	110	312	NA
<i>Rural Foundation Sub-Total:</i>	4,567	466	1,328	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	531	186	530	NA
Very Low Density Residential (RC-VLDR)	1,644	1,233	3,513	NA
Low Density Residential (RC-LDR)	20	30	86	NA
<i>Rural Community Foundation Sub-Total:</i>	2,195	1,449	4,129	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	49	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	1,062	NA	NA	NA
Open Space-Recreation (OS-R)	134	NA	NA	19
Open Space-Rural (OS-RUR)	154,193	3,855	10,986	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	155,439	3,855	10,986	20
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	19	7	19	NA
Very Low Density Residential (VLDR)	29	22	62	NA
Low Density Residential (LDR)	6	9	26	NA
Medium Density Residential (MDR)	324	1,133	3,229	NA
Medium-High Density Residential (MHDR)	303	1,972	5,620	NA
High Density Residential (HDR)	31	336	956	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	45	NA	NA	673
Commercial Tourist (CT)	120	NA	NA	1,964
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	994	NA	NA	12,779
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	129	NA	NA	2,101
Public Facilities (PF)	3,849	NA	NA	3,849
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
<i>Community Development Foundation Sub-Total:</i>	5,848	3,478	9,912	21,366
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	281,401	14,915	42,508	27,054
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	17,429	---	---	---
Indian Lands	1,058	---	---	---
Freeways	141	---	---	---
<i>Other Lands Sub-Total:</i>	18,628			
TOTAL FOR ALL LANDS:	300,029	14,915	42,508	27,054

SUPPLEMENTAL LAND USE PLANNING AREAS:

These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.

OVERLAYS AND POLICY AREAS				
POLICY AREAS⁴				
Wiley's Well Road	78	---	---	---
Colorado River	4,199	---	---	---
<i>Big Maria Mountains Wilderness Policy Area⁷</i>	<i>10,510</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Palen / McCoy Wilderness Policy Area⁷</i>	<i>2,245</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Palo Verde Mountains Wilderness Policy Area⁷</i>	<i>542</i>	<i>---</i>	<i>---</i>	<i>---</i>
Blythe Airport Influence Area	22,290	---	---	---
<i>Total Area Within Policy Areas:⁴</i>	<i>26,567</i>	<i>39,865</i>		
TOTAL AREA WITHIN SUPPLEMENTALS:⁵	26,645	39,865		

FOOTNOTES:

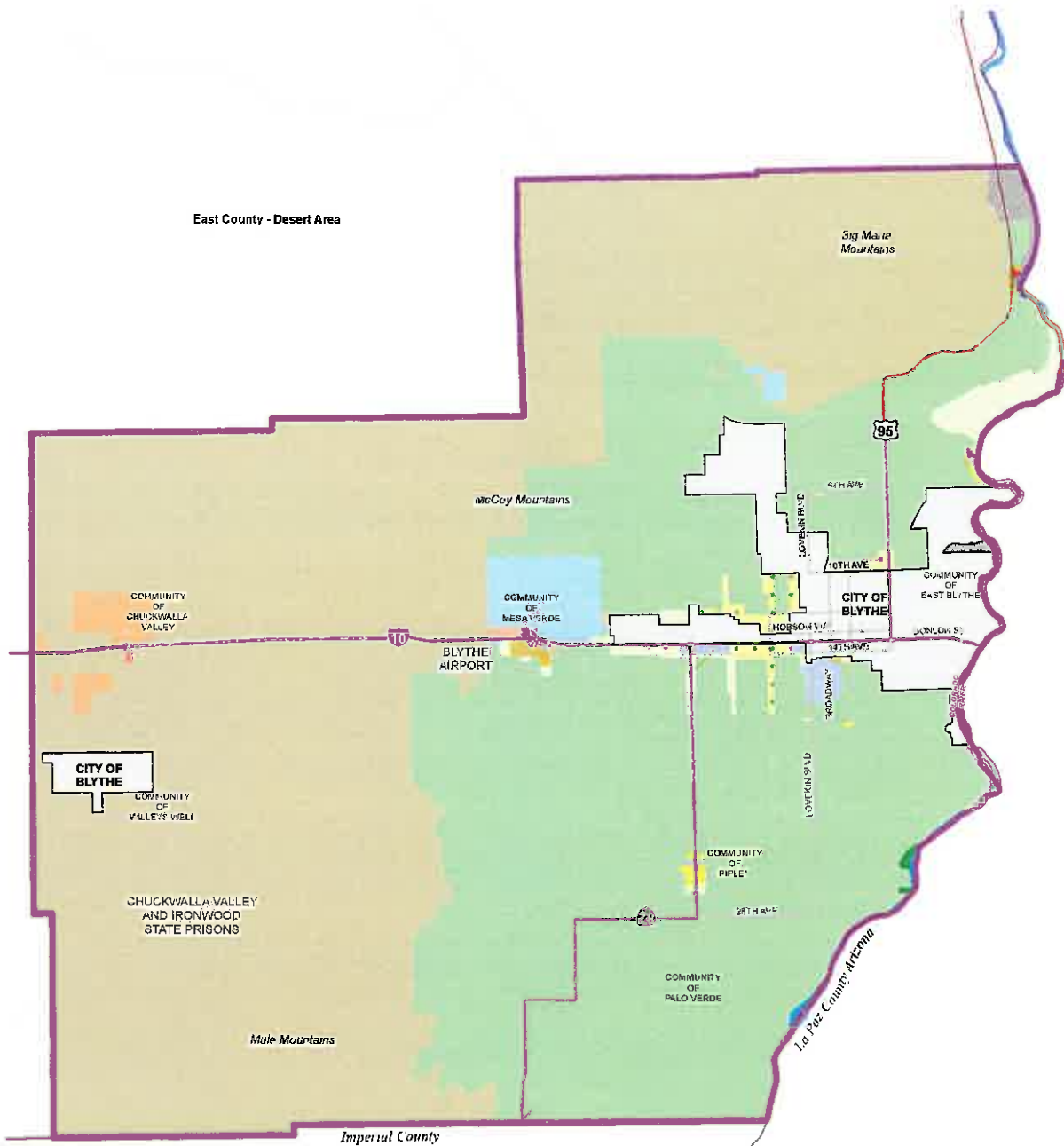
- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 6 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- 7 *Only the portion within this Area Plan listed.*

Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the three Palo Verde Valley policy areas are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

Three policy areas have been designated within the planning area. In some ways, these policies are even more critical to the sustained character of the Palo Verde Valley planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries, with the exception of the Blythe Airport Influence Area boundary, shown on Figure 4, Overlays and Policy Areas, are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.



Data Source: Riverside County Planning

- | | | | |
|---|---|--|--|
| <p>COMMUNITY DEVELOPMENT</p> <ul style="list-style-type: none"> Estate Density Residential Very Low Density Residential Low Density Residential Medium Density Residential Medium High Density Residential High Density Residential Commercial Retail Commercial Tourist | <ul style="list-style-type: none"> Light Industrial Business Park Public Facilities <p>RURAL COMMUNITY</p> <ul style="list-style-type: none"> Rural Community - Estate Density Residential Rural Community - Very Low Density Residential Rural Community - Low Density Residential <p>RURAL</p> <ul style="list-style-type: none"> Rural Residential Rural Desert | <p>AGRICULTURE</p> <ul style="list-style-type: none"> Agriculture <p>OPEN SPACE</p> <ul style="list-style-type: none"> Conservation Open Space Recreation Open Space Rural Water <p>MISCELLANEOUS</p> <ul style="list-style-type: none"> Tribal Lands | <ul style="list-style-type: none"> Highways Area Plan Boundary City Boundary Waterbodies |
|---|---|--|--|

Figure 3

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content, the source is often third party, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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Colorado River

The Colorado River is a major recreational/tourist attraction and a notable economic asset. A special policy area applies to the land adjacent to the river, both northerly and southerly of the City of Blythe. The intent is to allow commercial tourist developments such as river-oriented hotels, fishing camps, resort parks, campgrounds, marinas, golf courses, and restaurants to serve the recreation/tourist industry, along with residential developments that would provide opportunities for second homes and/or housing to accommodate employees of these facilities. In accommodating these activities, it is essential to recognize the critical need to incorporate sensitive design that respects the value of the river, provides for public access to, and views of, the river, and maintains compatibility with wildlife and resource protection values.

Policies:

- PVVAP 1.1 Allow land adjacent to the Colorado River to be used for recreation-based tourist purposes to promote economic activity within the Palo Verde planning area. Uses such as hotels, restaurants, small retail shops, marinas, fishing camps, resorts, recreational vehicle parks, and campgrounds could potentially be allowed on lands not subject to Land Conservation (Williamson Act) Contracts in order to serve the tourist population.
- PVVAP 1.2 Adhere to the guidelines set forth in the Land Use section of this Area Plan regarding recreational vehicle park development within the Colorado River Policy Area.
- PVVAP 1.3 All proposed developments in this area requiring CEQA (California Environmental Quality Act) analysis shall be reviewed for compatibility with City of Blythe Colorado River Corridor Plan, or, in the absence of such Plan, City of Blythe standards for development along the Colorado River.
- PVVAP 1.4 Notwithstanding the Agriculture and Rural designations of properties in this area, any proposal to establish planned communities in this area pursuant to a Specific Plan of Land Use shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administrative Element, provided that:
- a. The overall density of the project (including commercial, open space, and recreational areas) does not exceed one dwelling unit (excluding vacation recreational vehicle spaces and hotel/motel rooms) per acre.
 - b. The project provides for a riverside scenic roadway and/or pedestrian and bike trail system.
 - c. The project provides for protection of structures for human occupancy from flooding under 100-year storm events and mitigates geologic hazards to the satisfaction of the County of Riverside.
 - d. The project does not include any industrial or polluting uses (excluding utility and infrastructure facilities such as water and sewer facilities to serve project residents and visitors).
 - e. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.
- PVVAP 1.5 The exemption from the eight-year limit and other procedural requirements applicable to Foundation Component amendments shall also apply to areas of the planned community

extending beyond the boundaries of the mapped Colorado River Policy Area, provided that such areas lie not more than two miles westerly of the river. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

Wiley’s Well Road

The area adjacent to Interstate 10, west of Nicholls Warm Springs and north of the state prisons, could accommodate tourist commercial uses. This designation is intended to accommodate retail and service commercial activities that serve the traveling public. Service stations, restaurants, markets, and convenience stores are typical uses that would be allowed in this designation.

Policies:

PVVAP 2.1 Allow land uses that serve nearby residents and travelers, such as service stations, markets, and restaurants, to develop at the intersection of Interstate 10 and Wiley’s Well Road.

Wilderness Policy Areas

Under the Wilderness Act of 1964, the U.S. Congress is empowered to designate lands as “Wilderness” to ensure special protection of their unique values as lands “affected primarily by the forces of nature,” “untrammelled by man” and with “outstanding opportunities for solitude.” These Wildernesses are strictly managed, generally by the U.S. Bureau of Land Management (BLM), according to an adopted management plan.

Much of the eastern half of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

The Wilderness Policy Area may be applied to generally indicate areas that are federally designated as Wilderness. The policy area may extend over both public and private lands. However mapping notwithstanding, County of Riverside jurisdiction and the policies herein only apply to the private lands. Similarly, federal Wilderness regulations only apply to the public federal lands so designated by Congress; the County’s Wilderness Policy Area designation has no effect on their management or any other BLM actions.

As shown on Table LU-7 (on page LU-79), there are a number of Wilderness Policy Areas designated through the eastern half of Riverside County. Within the Palo Verde Valley Area Plan the Wilderness Policy Area designation is applied to the following areas to recognize and coordinate future development:

- *Big Maria Mountains Wilderness*
- *Palen / McCoy Wilderness*
- *Palo Verde Mountains Wilderness*

Policies:

The following policies apply to properties within a Wilderness Policy Area within the Palo Verde Valley Area Plan:

- PVVAP 3.1 When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*
- PVVAP 3.2 To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*
- a. Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*
 - b. Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
 - c. Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*
- PVVAP 3.3 Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*
- PVVAP 3.4 Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.*

Blythe Airport Influence Area

The Blythe Airport is located west of the City of Blythe adjacent to Interstate 10. The boundary of the Blythe Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are a number of Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, Blythe Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County

(Applicable to Blythe Airport). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Policies:

PVVAP ~~3.1~~ 4.1 To provide for the orderly development of Blythe Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Blythe Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Specific Plans

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.

Specific plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Palo Verde Valley planning area are listed in Table 3, Adopted Specific Plans in Palo Verde Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.


Table 3: Adopted Specific Plans in Palo Verde Valley Area Plan

Specific Plan	Specific Plan #
River City	136
Riverview Ranch	175

Source: County of Riverside Planning Department.

Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Blythe Airport)

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²		Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵	
			Average ⁶	Single Acre ⁷				with Bonus ⁸
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All structures except ones with location set by aeronautical function	<ul style="list-style-type: none"> Aviation easement dedication 	
		0.05 (average parcel size ≥20.0 ac.)	25	50	65	<ul style="list-style-type: none"> Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Blids with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 		<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
C	Extend Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Blids with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required

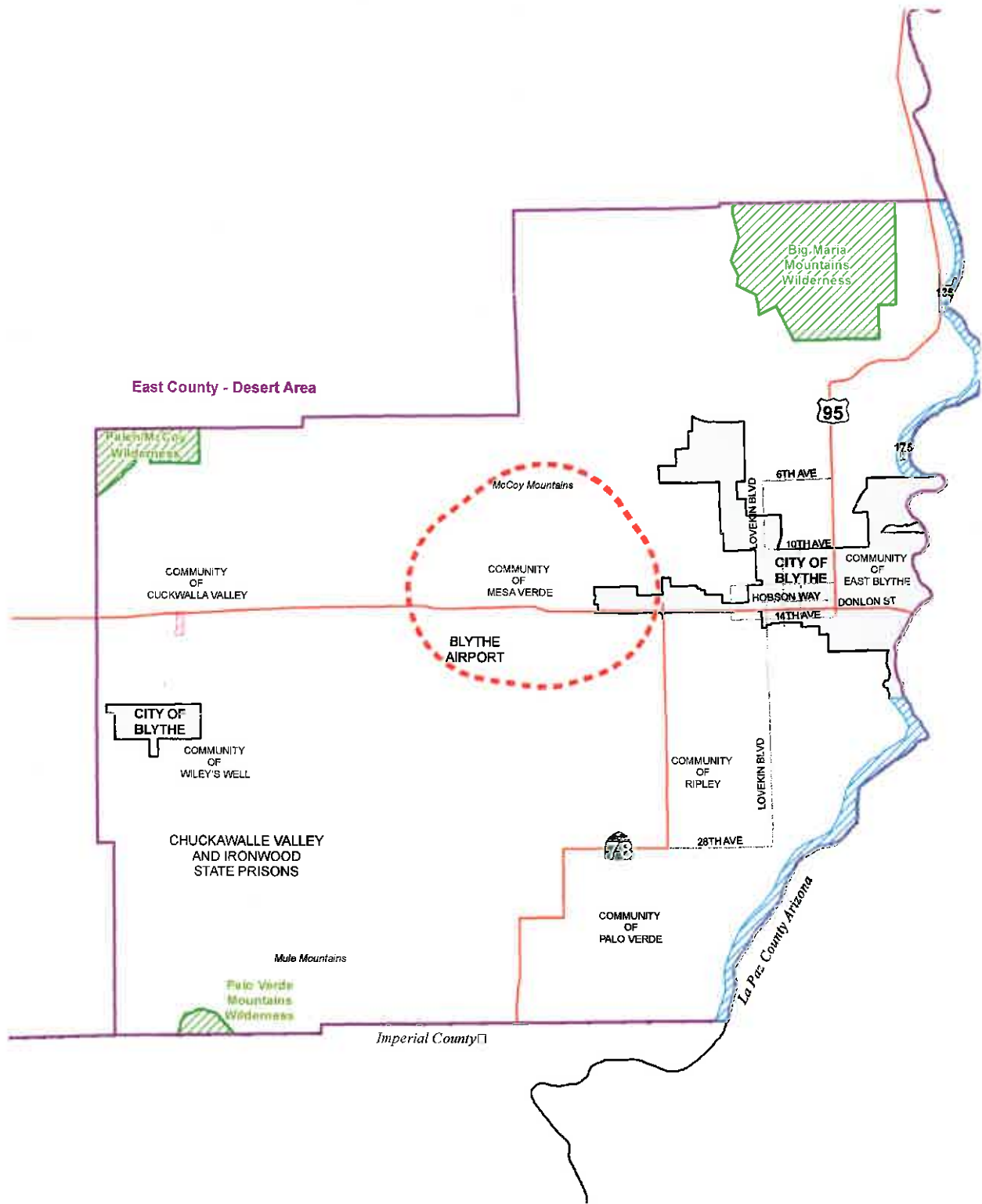
Zone	Locations	Maximum Densities / Intensities			Additional Criteria		
		Residential (d.u./ac) ¹	Average ⁶	Other Uses (people/ac) ² Single Acre ⁷ with Bonus ⁸	Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁶	100	300 390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸	No Limit ¹⁸	No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁶
	Height Review Overlay		Same as Underlying Compatibility Zone	Same as Underlying Compatibility Zone	Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication

Notes:

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(c).
- Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement, dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
- Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.

- 12 Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- 13 NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
- 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
- 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
- 19 Residential densities in *Compatibility Zone D* shall be calculated on a "net" rather than "gross" acreage basis. For the purposes of this *Compatibility Plan*, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

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Data Source: Riverside County (2010)

Legend

- Colorado River Policy Area
- Willey's Well Road Policy Area
- Wilderness Policy Areas
- Airport influence Area
- Specific Plans
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 4

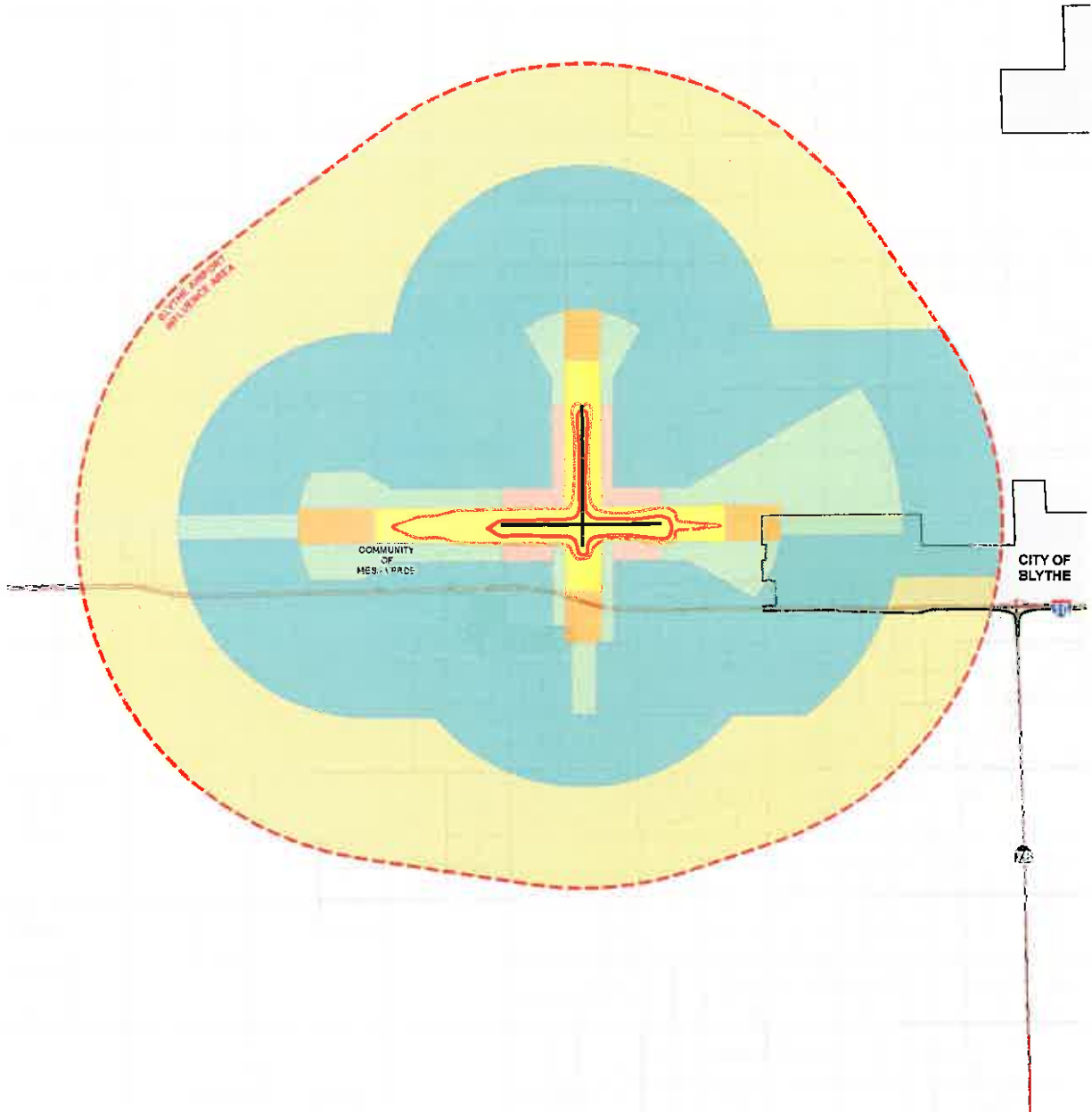
February 8, 2016
 0 1.375 2.75 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (in whole or in part) accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information obtained on the map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**PALO VERDE VALLEY
 AREA PLAN OVERLAYS
 AND POLICY AREAS**

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Data Source: Riverside County ALUC (2010)

- | | | |
|----------------------------|--------------------------|--------------------|
| COMPATIBILITY ZONES | 60 dB CNEL NOISE CONTOUR | Highways |
| Zone A | 65 dB CNEL NOISE CONTOUR | Area Plan Boundary |
| Zone B1 | Airport Influence Area | City Boundary |
| Zone B2 | Airport Runways | Waterbodies |
| Zone C | | |
| Zone D | | |
| Zone E | | |

Figure 5

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Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Palo Verde Valley planning area, additional policy guidance is 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. The Local Land Use section provides policies to address these issues. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

Local Land Use Policies

Agricultural Preservation

Agriculture is the major economic activity in the Palo Verde Valley. The farms are an important economic asset to the County of Riverside. Maintaining viable agricultural land for future generations is an important aspect of the Palo Verde Valley Area Plan. The long term preservation of agricultural lands is reinforced by the high level of participation in Land Conservation (Williamson Act) contracts.

Policies:

PVVAP ~~4.1~~ 4.1 Protect farmland and agricultural resources in Palo Verde Valley through adherence to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements.

Recreational Vehicle Development

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Palo Verde Valley planning area a haven for recreational vehicle enthusiasts. Recreational vehicle parks can be found scattered along the Colorado River. As with any other type of land use, recreational vehicle developments require guidelines for provision of service, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Palo Verde Valley planning area is classified in two categories: Resort Recreational Vehicle and Remote Recreational Vehicle. Resort Recreational Vehicle developments are projects that offer improved facilities for recreational vehicles including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control drainage. Resort recreational vehicle developments are appropriate primarily in urban areas and require community water and sewer facilities in accordance with Community Development land use standards.

Remote Recreational Vehicle developments differ from Resort recreational vehicle projects in several ways:

- Spaces are not fully improved.
- Spaces will accommodate tent camping.

- Sewers are not available.
- Fully developed recreational facilities are not provided, though open space areas may be provided.
- Internal roads may not be paved.
- The development site is designed to provide a campground appearance.

Policies:

PVVAP ~~5.1~~ 6.1 Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for recreational vehicle development in the Palo Verde Valley planning area through adherence to General Plan policies found in the Infrastructure, Public Facilities and Service Provision section of the Land Use Element.

PVVAP ~~5.2~~ 6.2 Allow resort recreational vehicle developments within the following land use designations: Low Density Residential, Medium Density Residential, Medium High Density Residential, Commercial Tourist, Open Space-Recreation, and within the Colorado River Policy Area.

PVVAP ~~5.3~~ 6.3 Limit Resort recreational vehicle developments to a density of sixteen spaces per acre.

PVVAP ~~5.4~~ 6.4 Allow remote recreational vehicle developments within the following land use designations: Very Low Density Residential, Estate Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space-Recreation, and Open Space-Rural.

PVVAP ~~5.5~~ 6.5 Limit remote recreational vehicle developments to a density of seven spaces per acre.

Farmworker Housing Policies

There is a significant population of seasonal farmworkers that are in need of housing. These migrant workers need temporary accommodations while they tend the agricultural fields in The Palo Verde Valley. In order for these housing arrangements to remain habitable, temporary dwellings must meet basic life and property standards.

Policies:

PVVAP ~~6.1~~ 7.1 Allow farmworker housing that meets basic safety standards in areas designated Agriculture per the Agriculture section of the General Plan Land Use and Housing Elements.

Circulation

The circulation system is vital to the prosperity of a community. The circulation system provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. The circulation system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Palo Verde Valley Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of The Palo Verde Valley Area Plan is tied to the county-wide system and its long range direction. As such, successful implementation of the policies in this Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

“
Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.
”

- RCIP Vision

Local Circulation Policies

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Palo Verde Valley Area Plan is shown on Figure 6, Circulation. The vehicular circulation system in this planning area is anchored by Interstate 10, which runs east to west through the planning area, connecting the Palo Verde Valley with the rest of Riverside County, and the State of California with bordering Arizona. State Route 95, State Route 78, and Neighbors Street are other major arterials running north south through the eastern portion of the planning area. A system of major and secondary arterials, and collector roads serves both regional and local needs. Midland Road travels northwest through the eastern portion of Palo Verde Valley and is considered a Mountain Arterial.

Policies:

- PVVAP ~~7.1~~ 8.1 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional Classifications section of the General Plan Circulation Element.
- PVVAP ~~7.2~~ 8.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

Rail Transit

The AT&SF Railroad is located within this planning area, running in a generally north-south direction through the Palo Verde Valley. The railroad is currently being used for freight and agricultural uses and may be able to be used for alternative service if there is ever sufficient demand.

Policies:

PVVAP ~~8.7~~ **9.1** Encourage the maintenance and enhancement of existing railroad facilities in accordance with the Freight Rail section of the General Plan Circulation Element.

Trails and Bikeway System

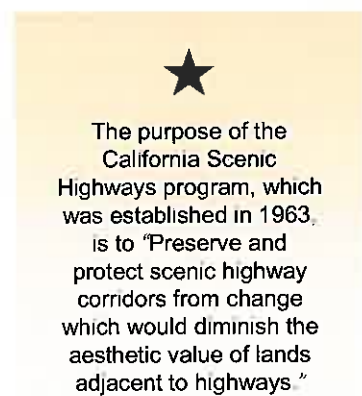
The County of Riverside contains multi-purpose bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas. These trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities.

While, there are currently no adopted regional trails in or through the Palo Verde Valley planning area, there is considerable opportunity to create a trail system along the Colorado River linking the established parks and recreation areas. This system of trails could follow the path of the Colorado River and be an attraction for residents and tourists. This system of trails could also join the regional trails system that has been adopted by Riverside County and the City of Blythe's adopted trail system.

Policies:

PVVAP ~~9.7~~ **10.1** Develop a system of multi-purpose trails that enhances the Colorado River's recreational values and connects with the adopted trails system of Riverside County.

Scenic Highways



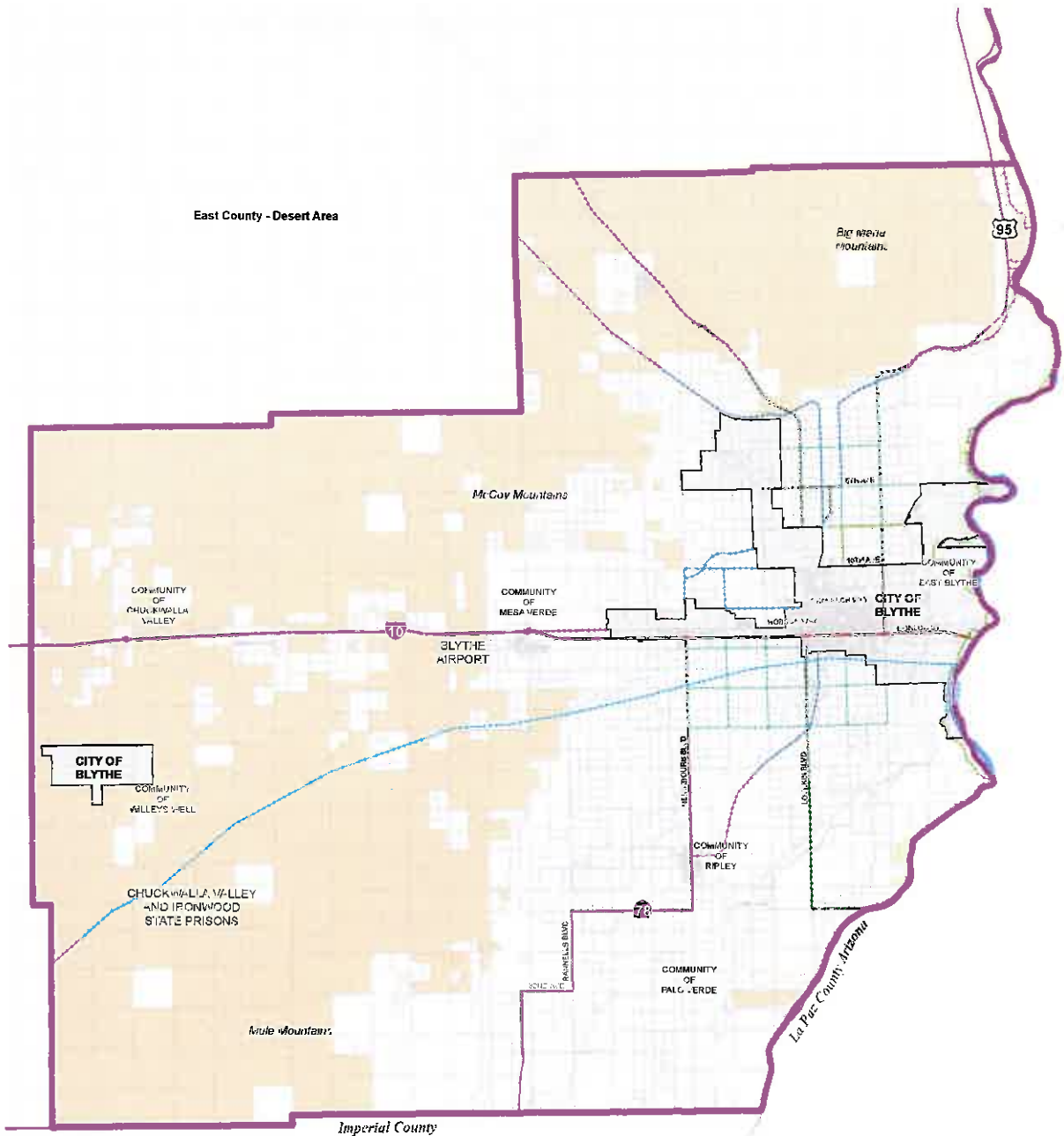
The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways."

Scenic Highways are a unique component of the circulation system as they provide the motorist with views of distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 8, Scenic Highways, there are two highways that have been nominated for County Scenic Highway status due to their scenic value. They currently have status as Eligible County Scenic Highways. The two highways are US Highway 95 as it extends north from Interstate 10 to the San Bernardino County line, and Interstate 10 from the western boundary of the planning area to the Colorado River. Riverside County applies design standards to adjacent properties on these highways. These segments have not been designated as eligible or official Scenic Highways in accordance with the California Scenic Highways Program. However, the following policies

apply to these routes and their corresponding corridors to help preserve their scenic qualities. These routes should be included in the California State Scenic Highway Program.

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- Regional Trail: Urban/Suburban
- Community Trail
- Combination Trail (Regional Trail / Class I Bike Path)
- Class I Bike Path
- Class II Bike Path
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Parks and Forest Lands

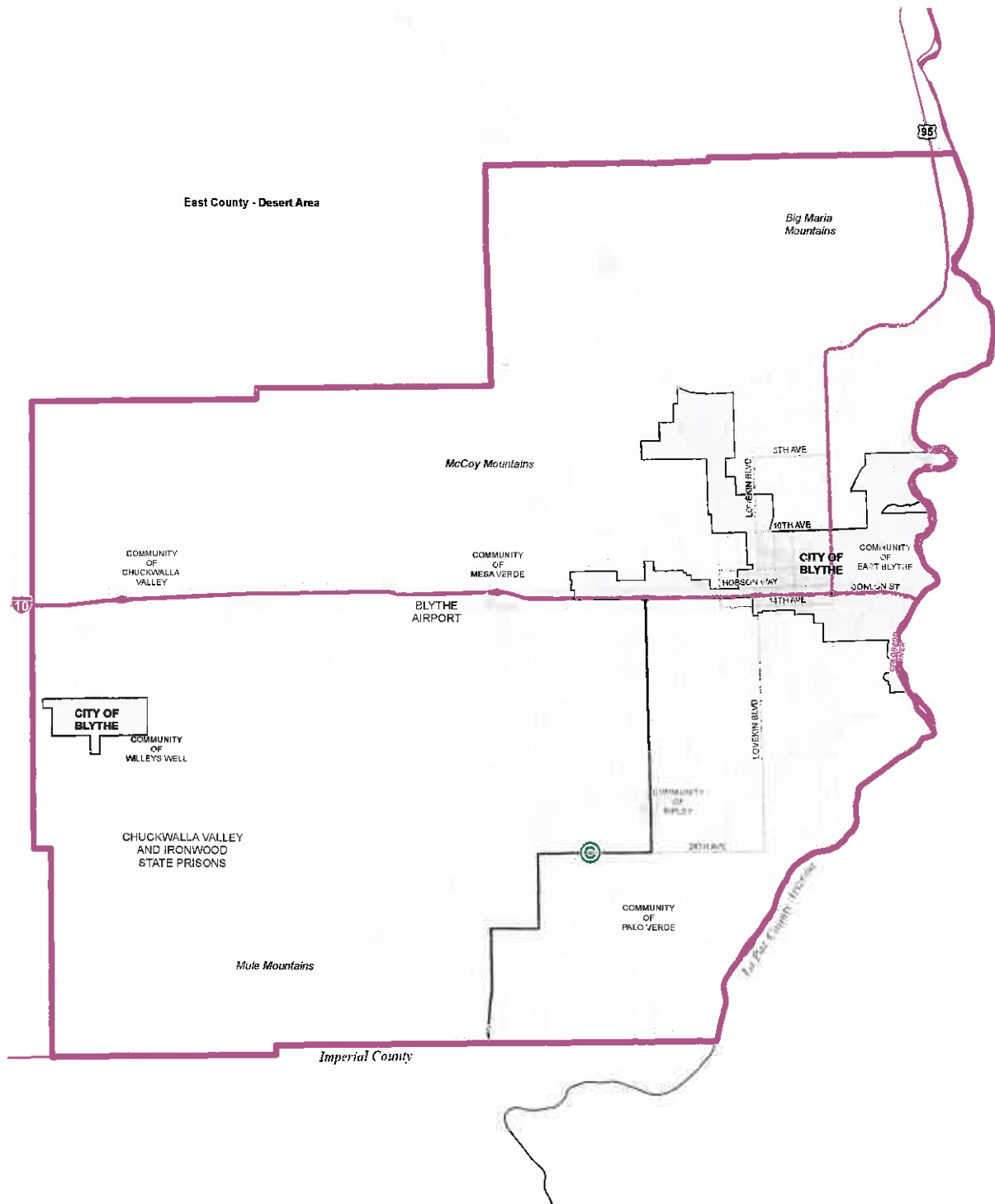
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Data Source: Riverside County Parks

Note: This is shown for informational purposes for informational purposes only.
 Data Source: Riverside County Regional Park and Open Space District, with assistance from Riverside County Transportation and Planning Department, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.
 Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or engineering standards should be referred to the Riverside County Regional Park and Open Space District.
 Note: Except for major regional facilities, trails and bikeway systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area, it is the responsibility of the local jurisdiction to provide for their construction and maintenance. The reader should contact the appropriate local jurisdiction for more information regarding the location of the proposed trails and bikeway systems.

Figure 7

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Data Source: Riverside County (2013)/Cal Trans (2013)







-  County Eligible
-  Not Designated
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 8

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Policies:

- PVVAP ~~40-1~~ 11.1 Protect the scenic highways in the Palo Verde Valley planning area from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.
- PVVAP ~~40-2~~ 11.2 Encourage the designation of Interstate 10 and US Highway 95 as eligible and subsequently Official Scenic Highways in accordance with the California State Scenic Highway Program.

Multipurpose Open Space

The Palo Verde Valley planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Palo Verde Valley area's open space system is richer and more varied than the casual observer might appreciate. It includes features such as the Big Maria, McCoy, and Chuckwalla mountains, the extensive desert expanse between these ranges, the visual presence of irrigated farmlands stretching across the Palo Verde Valley and, of course, the Colorado River itself. A surprising variety of plants and animal life may be found here. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Palo Verde Valley planning area. Preserving the scenic background and the natural resources of this area gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between the communities of Blythe, Ripley, and Mesa Verde, which is another important aspect of the Vision.

The Palo Verde Valley is in a unique position within the County of Riverside in that it has experienced relatively little growth over the past 20 years. This area is projected to experience continued but moderate growth over the next 20 years. Much of the desert and mountain land here is untouched and is not served by any infrastructure. The thrust of this area plan is to maintain a balance between growth, natural resource conservation, and character preservation, a balance of utmost importance to this area of Riverside County.

Local Open Space Policies

Watershed, Floodplain, and Watercourses

The Palo Verde Valley is completely contained within the Colorado River watershed and located immediately east of the Palo Verde Valley Mesa. This watershed provides water and alluvial soil for agricultural uses, as well as habitat for wildlife.

Policies:

- PVVAP ~~44-1~~ 12.1 Protect the Colorado River watershed and habitat, and provide recreational opportunities and flood protection through adherence to the Open Space, Habitat, and Natural



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

Resource Preservation section of the General Plan Land Use Element and the Wetlands and Floodplain and Riparian Area Management sections of the Multipurpose Open Space Element, as well as through use of Best Management Practices.

Habitat Conservation

There is a substantial concentration of biological resources in the Palo Verde Valley planning area, including the Colorado River and its banks, the agricultural fields in the Valley, and the Sonoran Desert to the west. Riparian corridors can be found along the Colorado River. Many species of flora and fauna thrive in the lush environment formed in the historic floodplain, and a number of desert species, such as the desert tortoise, can be found on the Mesa. Numerous animal species and narrow endemic plant families are found in the Palo Verde Valley area as well. These resources help define the livability of the Palo Verde Valley planning area.

Policies:

PVVAP ~~4.2.1~~ **13.1** Protect biological resources in the Palo Verde Valley planning area through adherence to the Environmentally Sensitive Lands, Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

Hazards

Hazards are natural and man made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of the Palo Verde Valley planning area may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figures 9 to Figure 13, and are located throughout the Palo Verde Valley planning area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Palo Verde Valley planning area.

Local Hazard Policies

Flooding and Dam Inundation

The Palo Verde Valley is an ancient floodplain of the Colorado River. The valley was regularly inundated until the construction of dams upstream. Dam inundation is a an unlikely but real threat. Failure of an upstream dam could result in significant hazard to life and property. The Colorado River flooded in 1983, and today the 100-year flood plain spans most of the extensive area between the Colorado River and the Palo Verde Valley Mesa. The 100-year flood plain also encompasses an area with very high liquefaction potential due to a combination of soil types and shallow ground water.

Of the many techniques that may be used to address the danger of flooding and dam inundation, the most applicable for much of this area is maintaining uses that can tolerate periodic flooding. That is a major reason

why agricultural and recreation-oriented uses make sense here. The following policies address the hazards associated with flooding and dam inundation.

Policies:

PVVAP ~~13.1~~ 14.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

PVVAP ~~13.2~~ 14.2 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazards.

PVVAP ~~13.3~~ 14.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

Seismic

Given the pervasive nature of earthquake faults in California, it is gratifying that there are relatively few seismic hazards and seismically related hazards present in the Palo Verde Valley planning area. There are however, some faults outside of the planning area in San Diego County that pose seismic threat to life and property here. The most significant fault within the Palo Verde Valley is in the northeastern sector of the area, mostly in the Big Maria Mountains. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. In the Palo Verde Valley planning area, liquefaction poses the most significant threat from a seismic event. Generally, the use of building techniques and practical avoidance measures will help to mitigate potentially dangerous seismic events. Refer to Figure 11, Seismic Hazards, for the location of faults and liquefaction areas within this Area Plan.

Policies:

PVVAP ~~15.1~~ 16.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

The Palo Verde Valley planning area is home to mountain ranges that have extremely steep slopes. While this terrain helps to form the character and the backdrop of the Palo Verde Valley planning area, their abrupt slopes are highly vulnerable to erosion, rockslides, and landslides. While the adopted designations minimize impact on these slopes, it is still important to avoid scarring and damage to their natural



Fire Fact

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout Southern California.



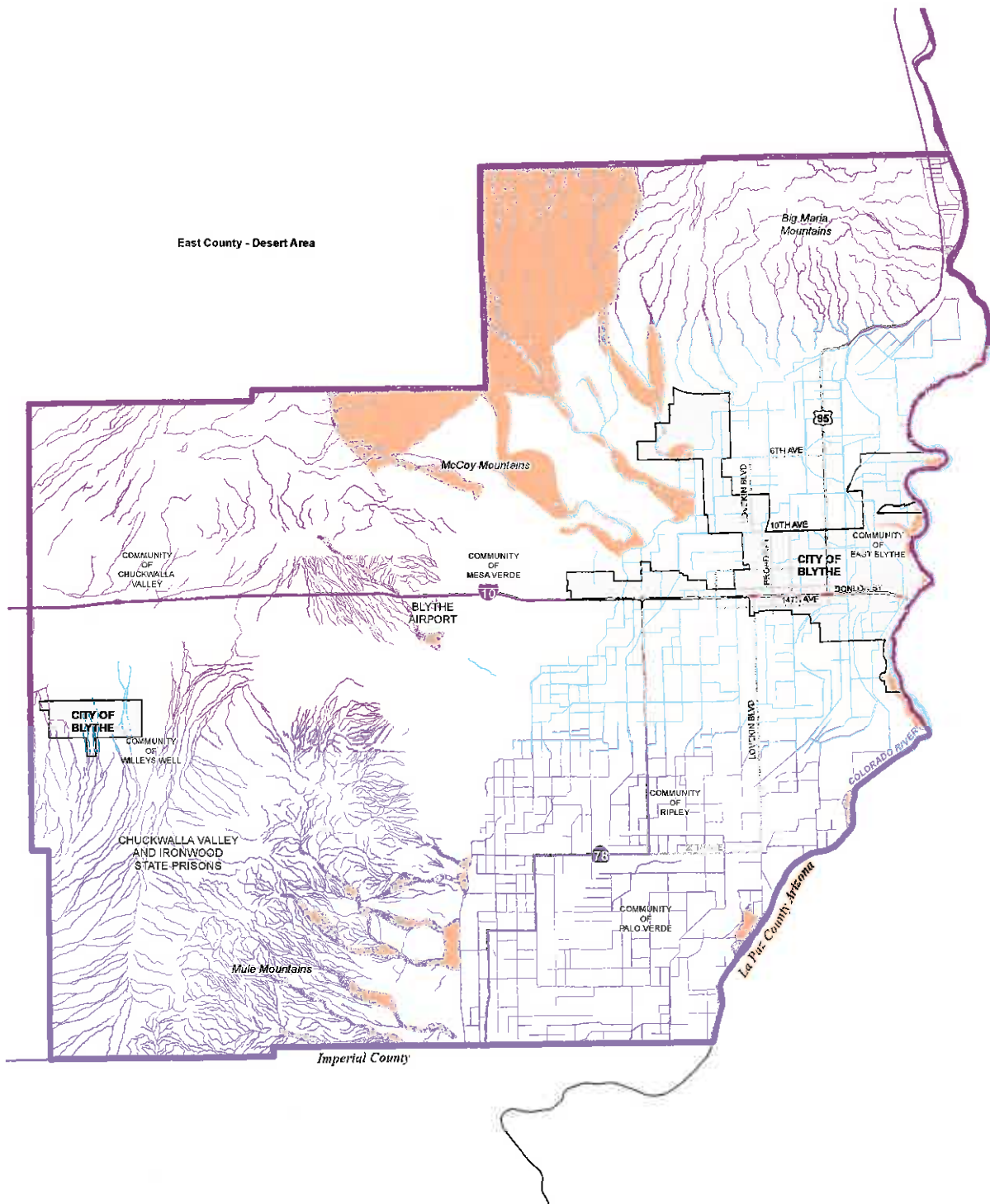
Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils," "sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

character that could result from excessive or improper grading. The following policies are intended to protect life and property while preserving important features that define the character of the Palo Verde Valley. Figure 12, Steep Slope, depicts the areas of 25% or greater slope in the Palo Verde Valley. Also refer to Figure 13, Slope Instability, for areas of possible landslide.

Policies:

- PVVAP 16.1 Protect ridgelines and slopes that provide a significant visual resource for the Palo Verde Valley area through adherence to the Hillside Development and Slope section of the General Plan Land Use Element.

- PVVAP 16.2 Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element, the policies within the Rural Mountainous and Open Space Designations of the Land Use Element and the Slope and Soil Instability Hazards policies of the General Plan Safety Element.



Data Source: Riverside County Flood Control (2015)

Flood Prone Areas
 Drainages
 Special Flood Hazard Areas

Highways
 Area Plan Boundary
 Waterbodies
 City Boundary

Disclaimer:
 The Public Flood Hazard Determination Interactive Map incorporates all of the Special Flood Hazard Areas in the unincorporated County of Riverside as listed in Ordinance No. 458 14 Section 5. It is updated annually to include any area changes, revisions or additions thereto that go into effect pursuant to Federal Law, said laws that are adopted by resolution by the Board of Supervisors of the County of Riverside after a public hearing.
 The flood hazard information is believed to be accurate and reliable. Flood heights and boundaries may be increased by man-made or natural causes. Moreover, the Interactive Map does not imply that land outside the regulated areas or the uses and development permitted within such areas will be free from flooding or flood damages. It is the duty and responsibility of CVWD and RCFCAWCD to make determinations, where needed, as to the exact location of the boundaries of the special flood hazard areas and whether a property is governed by Ordinance 458.
 Decisions made by the user based on this Interactive Map are solely the responsibility of the user. RCFCAWCD and CVWD assume no responsibility for any errors and are not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein without first consulting the respective flood control agency with jurisdiction. If the property of interest is close to a floodplain, users are advised to contact the appropriate flood control agency for additional information and to obtain information regarding building requirements.

Figure 9

April 1, 2015

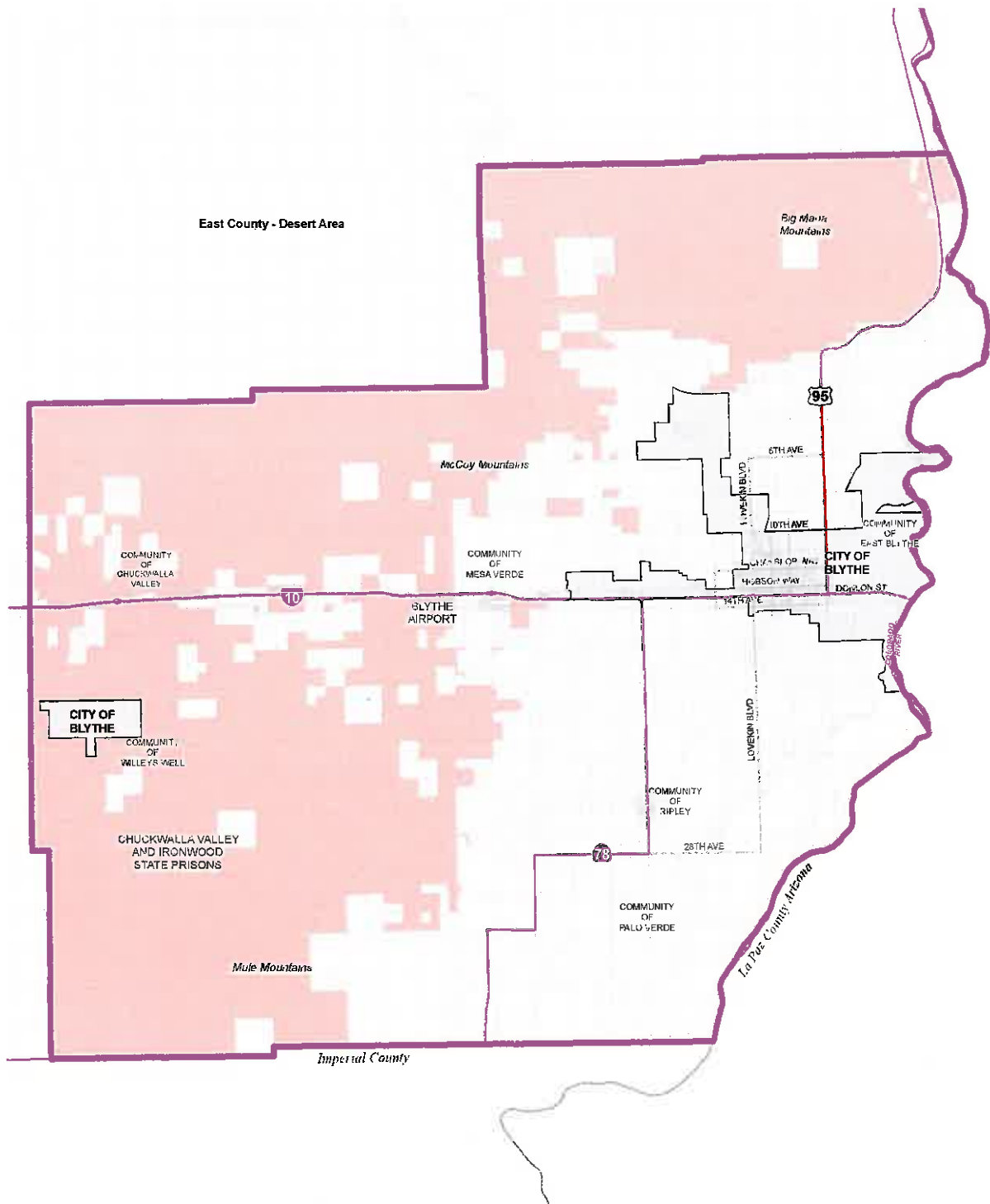
Miles
 0 2.5 5

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content, the source is often third party, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**PALO VERDE VALLEY
 AREA PLAN
 SPECIAL FLOOD
 HAZARD AREAS**

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Data Source: California Department of Forestry and Fire Protection (CAL FIRE, 2010)

Fire Hazard Severity Zones (FHSZ)

State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 10

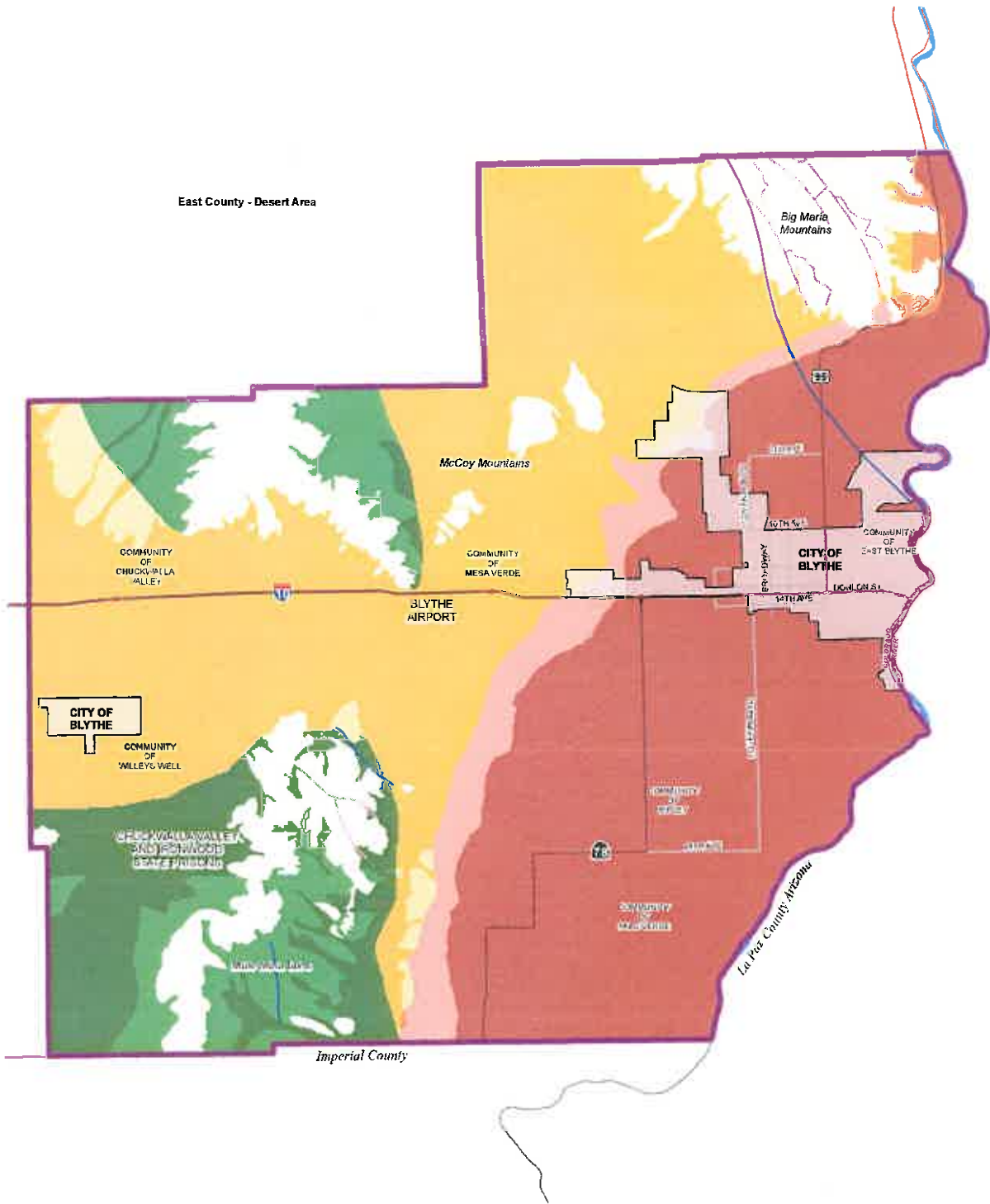
December 8, 2015

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the accuracy or the third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



PALO VERDE VALLEY AREA PLAN WILDFIRE SUSCEPTIBILITY

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Data Source: Riverside County Geology (2013) / California Geological Survey (2008)

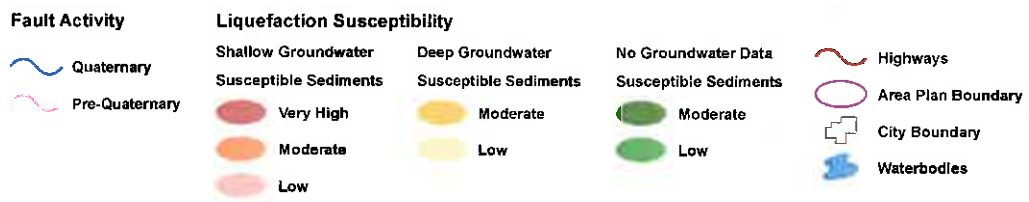
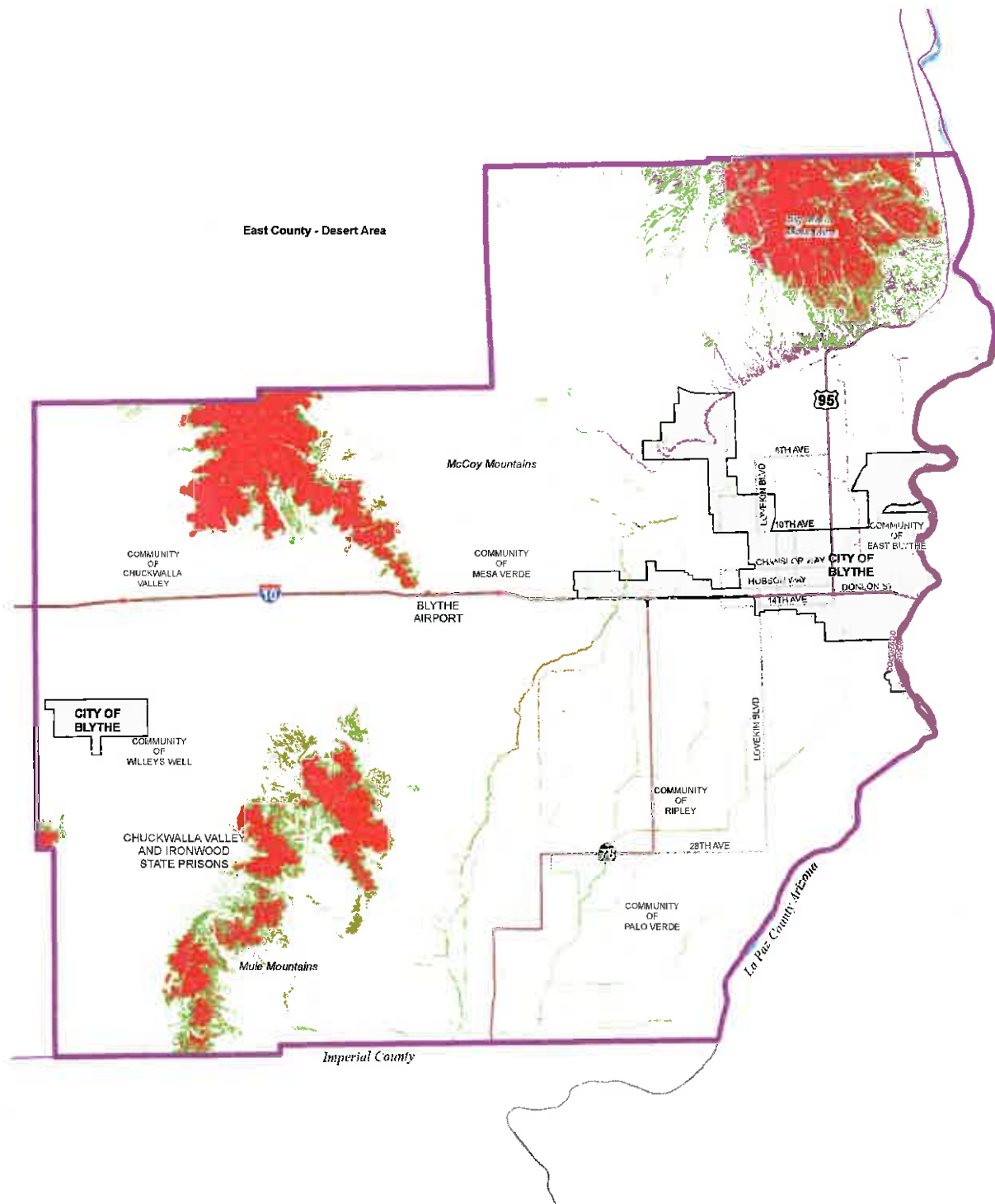


Figure 11

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Data Source: Riverside County (2007)

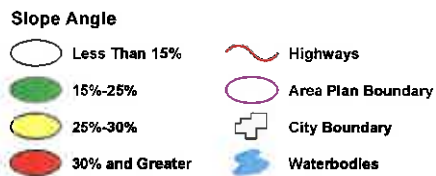
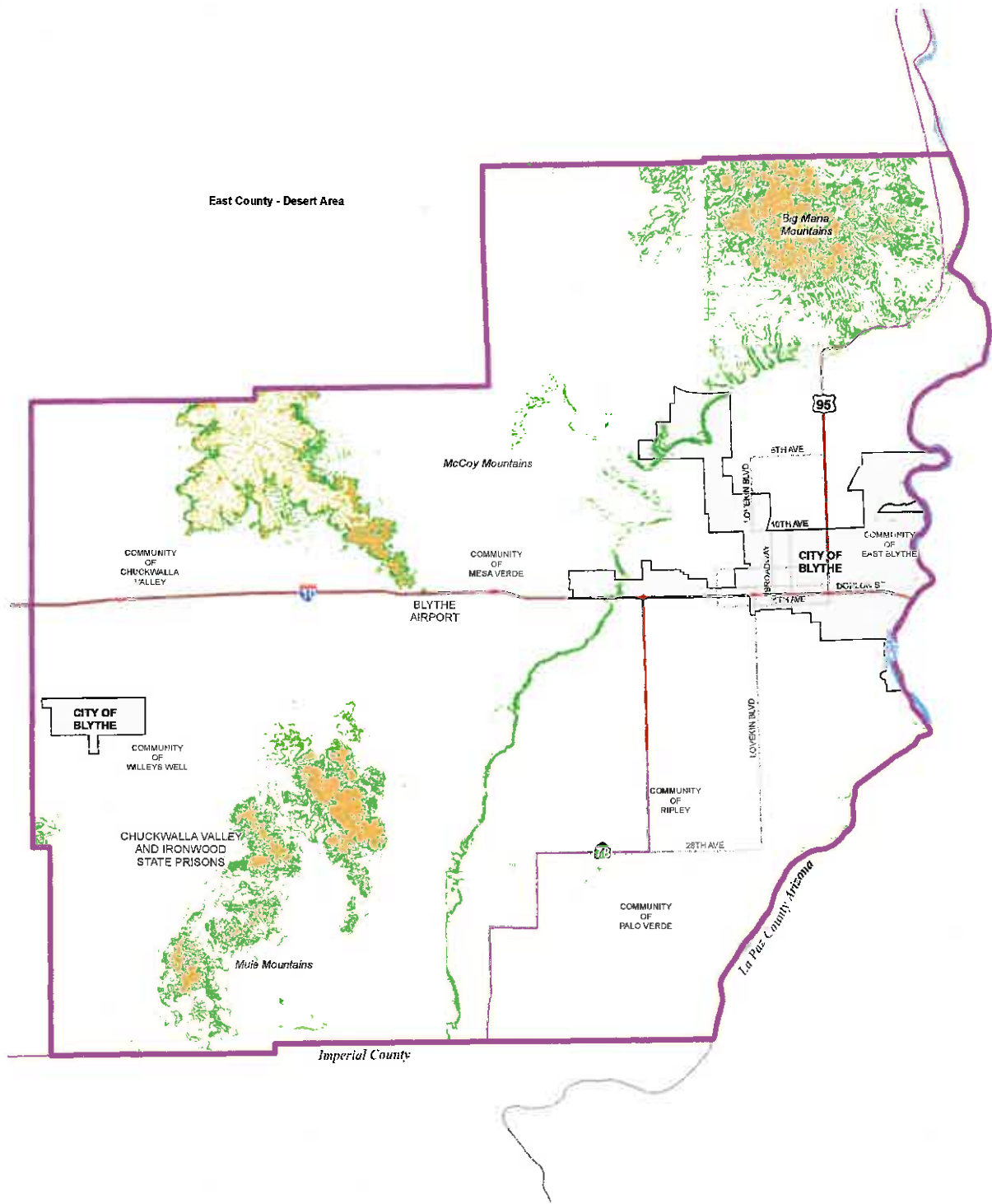




Figure 12

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Data Source: California Geological Survey (2008)

Slope Instability

-  High susceptibility to seismically induced landslides and rockfalls.
-  Low to locally moderate susceptibility to seismically induced landslides and rockfalls.





-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 13

December 8, 2015

0 2.5 5 Miles

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**PALO VERDE VALLEY
AREA PLAN
SLOPE INSTABILITY**

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