



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.

The Desert Center Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 24 Area Plan Land Use Designations. These land uses derive from, and provide more detailed direction than, the four General Plan Foundation Component land uses: Agriculture, Rural, Open Space 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.



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

Proposed uses represent a full spectrum of uses that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, 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 land uses within the area plan are designated with the Open Space-Rural designation. These lands are generally remote, inaccessible, subject to natural hazards, or unable to support development due to the lack of facilities and necessary services for accommodating development. 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.

Land uses within the Community Development Foundation Component comprise only a small percentage (3%) of the total acreage within the planning area. Future development should be focused on infill and redevelopment of the existing communities at Desert Center, Lake Tamarisk and Eagle Mountain. The distinct community separation between the highway commercial uses and the Lake Tamarisk community should be maintained. The Eagle Mountain landfill and townsite are designated to accommodate the proposed Class III non-hazardous waste landfill and nearby housing and services for its workers and their families.



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