



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



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Desert Center Area Plan

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Community Development

- Very Low Density Residential (0.4 - 2 du/ac)
- Low Density Residential (2 - 5 du/ac)
- Medium Density Residential (5 - 8 du/ac)
- Medium High Density Residential (8 - 14 du/ac)
- High Density Residential (14 - 20 du/ac)
- Very High Density Residential (20+ du/ac)
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities

Rural

- Rural Residential (<0.2 du/ac)
 - Rural Mountainous (<0.1 du/ac)
 - Rural Desert (<0.1 du/ac)
- Open Space**
- Conservation
 - Conservation - Habitat
 - Open Space - Recreation
 - Open Space - Rural
 - Open Space - Water
 - Open Space - Mineral Resources
- Agriculture**
- Agriculture

- Water Course Overlay**
- Cities
 - Indian Lands
 - Area Plan Boundaries

Source Information: Land use designations provided by The Planning Center. The oldest data shown on this map is 1990.

This map is a draft document only and has yet to be verified by the County of Riverside or their representatives. This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording.

Figure 3



**DESERT CENTER AREA PLAN
LAND USE PLAN**





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Desert Center Area Plan

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County of Riverside General Plan - Hearing Draft

Desert Center Area Plan



Table 1: Land Use Designations Summary

Foundation Component Land Use Designation	Area Plan Land Use Designation	Building Intensity Range	Notes
Agriculture	Agriculture (AG)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other agricultural related uses. One (1) single-family residence allowed per 10 acres.
Rural	Rural Residential (RR)	≤ 0.2 du/ac	<ul style="list-style-type: none"> One (1) single-family residence allowed with a minimum lot size of 5 acres. Limited animal keeping and agricultural uses are allowed.
	Rural Mountainous (RM)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses. Areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater.
	Rural Desert (RD)	≤ 0.1 du/ac	<ul style="list-style-type: none"> Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses. Allows limited recreational uses, compatible resource development and governmental uses.
Open Space	OS-Conservation (OS-C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is a permitted use.
	OS-Conservation Habitat (OS-CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Habitat Conservation Plans, such as the Multiple Species Habitat Conservation Plan (MSHCP).
	OS-Water (OS-W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural drainage corridors (i.e. lakes, reservoirs, rivers).
	OS-Recreation (OS-R)	N/A	<ul style="list-style-type: none"> Active or passive recreational uses such as parks, trails, athletic fields, golf courses. Neighborhood parks are permitted within residential land use designations.
	OS-Rural (OS-RUR)	≤ 0.05 du/ac	<ul style="list-style-type: none"> One (1) single-family residence allowed per 20 acres, up to 5 dwelling units per parcel.
	OS-Mineral Resources (OS-MIN)	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	Very Low Density Residential (VLDR)	0.4 - 2 du/ac	<ul style="list-style-type: none"> Single-family detached residences with suburban amenities and services, and rural visual character. Limited animal keeping is allowed. Lot sizes range from ½-acre to 2½ acres.
	Low Density Residential (LDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached residences.
	Medium Density Residential (MDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family detached residences.
	Medium High Density Residential (MHDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached residences, including townhouses, stacked flats, courtyard homes.
	High Density Res. (HDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Very High Density Residential (VHDR)	20 - 40 du/ac	<ul style="list-style-type: none"> Multi-family dwellings includes apartments and condominiums.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Includes hotels, golf courses, recreation/amusement facilities.
	Commercial Office (CO)	0.25 - 1.0 FAR	<ul style="list-style-type: none"> Includes financial, legal, insurance, other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Variety of industrial and related uses, including warehousing/distribution, assembly and light manufacturing, and repair facilities.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> Allows more intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Allows for more employee-intensive employment uses, including research & development, technology centers, corporate offices, and “clean” industry.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Public/quasi-public uses such as landfills, airports, utilities, and other civic uses.
Community Center (CC)	5 - 40 du/ac 0.10 - 3.0 FAR	<ul style="list-style-type: none"> Includes some combination of small-lot single family residences, multi-family residences, commercial retail, office and business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. 	

NOTES:

- The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- Clustering of residential development is permitted per the land use designation descriptions and policies in the General Plan Land Use Element.



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Desert Center Area Plan

Table 2: Statistical Summary of Desert Center Area Plan

Land Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	969	48	144	48
Agriculture Total	969	48	144	48
Rural Foundation Component				
Rural Desert (RD)	155	8	23	
Rural Residential (RR)	146	22	65	
Rural Mountainous (RM)	21	1	3	
Rural Total	322	31	91	0
Open Space Foundation Component				
Open Space-Conservation (OS-C)	1,119			
Open Space-Conservation Habitat (OS-CH)				
Open Space-Water (OS-W)	18			
Open Space-Recreation (OS-R)	272			41
Open Space-Rural (OS-RUR)	176,416	4,410	13,099	
Open Space-Mineral Resources (OS-MIN)	790			24
Open Space Total	178,615	4,410	13,099	65
Community Development Foundation Component				
Very Low Density Residential (VLDR)	290	348	1,034	
Low Density Residential (LDR)	169	592	1,757	
Medium Density Residential (MDR)	6	39	116	
Medium High Density Residential (MHDR)				
High Density Residential (HDR)				
Very High Density Residential (VHDR)				
Commercial Retail (CR)	76			1,142
Commercial Tourist (CT)	73			1,192
Commercial Office (CO)				
Light Industrial (LI)				
Heavy Industrial (HI)	2			17
Business Park (BP)				
Public Facilities (PF)	4,931			173
Community Center (CC)				
Community Development Total	5,547	979	2,907	2,524
County Total (without overlays)	185,453	5,468	16,241	2,637
Rural Village Overlay				
Community Center Overlay				
County Total (with overlays)	185,453	5,468	16,241	2,637
Other				
City				
Indian				
Freeways	1,393			
Total	1,393			
AREA PLAN TOTAL	186,846			

NOTES:

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.