



# County of Riverside General Plan - *Hearing Draft*

## *Eastern Coachella Valley Area Plan*

### **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 Eastern Coachella Valley area.

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:

- Severely constrained lands and lands subject to natural hazards have been preserved with land use designations reflective of their limited development potential;
- Community development land uses are generally restricted to areas adjacent to the existing urban fabric, while rural, agriculture and open space uses are on the periphery;
- Additional lands with the potential to accommodate farmworker housing in the Valley have been designated for residential uses;
- The majority of the Prime, Statewide, Local and Unique Importance agricultural lands are designated Agriculture; and
- A Community Center has been designated on a vacant parcel in the community of Mecca that could provide employment, services and housing for the local population in this remote area.

Data in this area plan is current as of June 19, 2001. 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.