



Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Eastern 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 Eastern Coachella Valley Land Use Plan, Figure 3 depicts the geographic distribution of land uses within this area plan. The Area Plan is organized around 24 Area Plan Land Use designations. These area plan 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.

Proposed uses represent a full spectrum of categories 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; ongoing habitat conservation planning through the Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan (MSHCP) process; established patterns of existing uses and parcel configurations; and current zoning. Furthermore, the plan recognizes the importance of preserving the Valley's agricultural resources in order to protect the area's largest industry. 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 Eastern 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 land use plan is designed to maintain the predominantly rural, agricultural, and open space character of the Eastern Coachella Valley and to focus growth adjacent to where it currently exists. The plan integrates the existing urban fabric together with slope and natural hazard considerations. Importantly, the plan seeks to retain the agricultural practices and lands in the area that are so intrinsic to the character of this area and important to the County's economy. The majority of the area within the Salton Trough, surrounding the Salton Sea to the west and stretching north toward the City of Coachella, is designated Agriculture.

The majority of the area east of the All-American Canal is designated Open Space-Conservation Habitat and Open Space-Rural to reflect the area's remoteness and lack of services. At the same time, the Commercial Tourist designation northeast of the City of Coachella is retained. This allows for some