



## County of Riverside General Plan - Hearing Draft

### Eastern Coachella Valley Area Plan

development adjacent to the City of Coachella, while concurrently preserving open space, resulting in a coherent pattern of development.

In the Thermal area, the actual planned extent of the Light Industrial uses adjacent to the airport is depicted on the land use plan. The Heavy Industrial use proposed north of the airport has been replaced on the land use plan with Light Industrial, in keeping with the existing policy direction for the area. Higher density residential designations have been shown in this area that more correctly reflect the existing and potential land use. Opportunities for Commercial Tourist development are shown around the State Route 111 - State Route 86 intersection, as well as west of State Route 111, south of Mecca. Areas of potential residential development have been expanded around Mecca.

Another Commercial Tourist designation is located adjacent to the Salton Sea, west of State Route 111, and is intended to capitalize on the scenic and recreational opportunities of both the Salton Sea and the surrounding desert area. Its location near the North Shore allows for contiguous development in an effort to preserve the area's natural attributes and assets, and at the same time, avoids the areas of potential liquefaction north of the sea, which remain designated agriculture. Only those parcels currently in commercial use are designated Commercial Retail in this area.

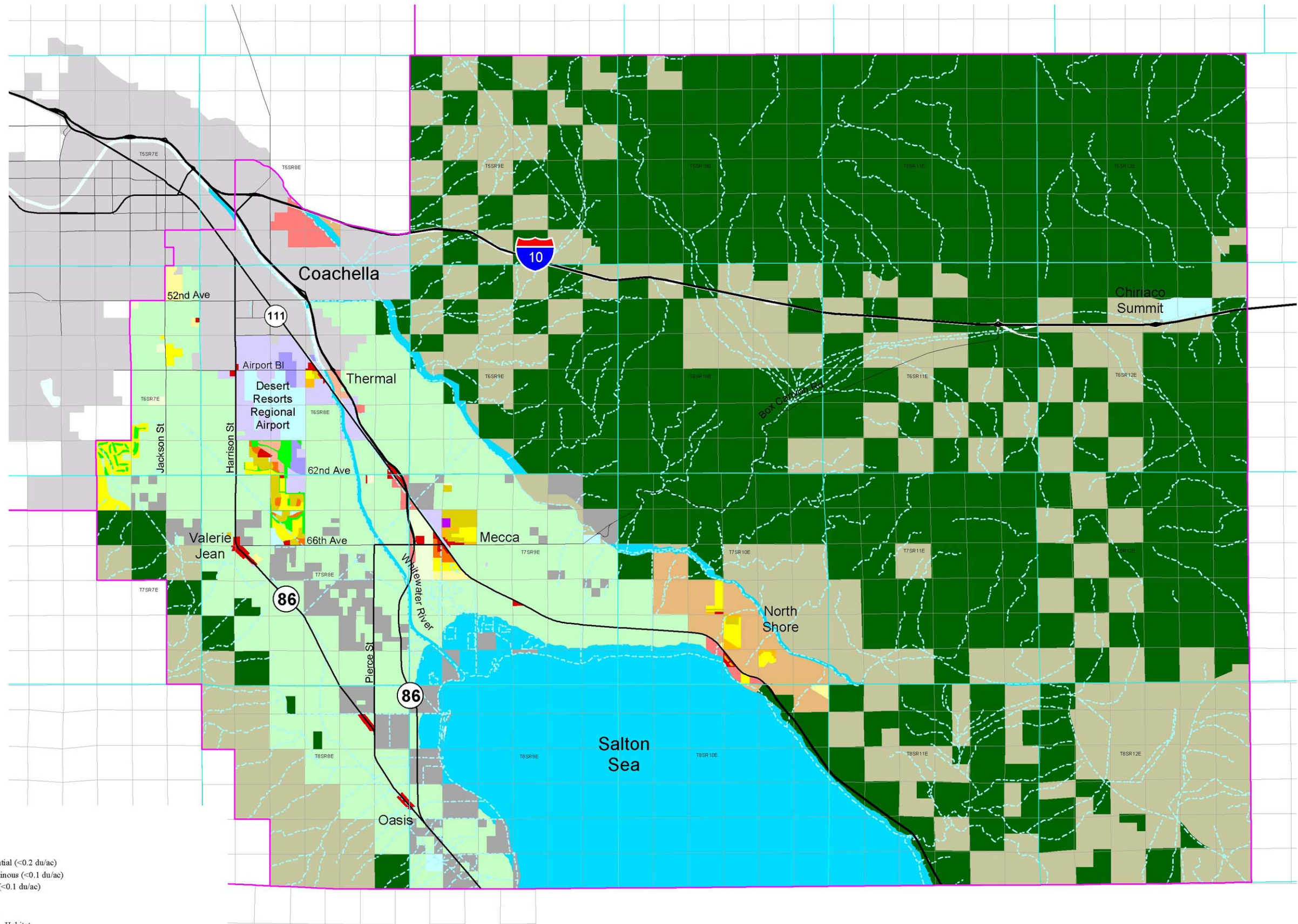
The Open Space–Rural land use designation in the southwest corner of the Eastern Coachella Valley area is a compatible land use designation with the surrounding Agriculture and Open Space–Conservation Habitat designations. This land use designation is appropriate in this arid, under-serviced area in the coves along the Santa Rosa Mountains, which is subject to blowsand and flash flood hazards.

### Community Center

A Community Center has been designated at the northwestern edge of the community development area in Mecca. This is intended to be of the Village Center type and could accommodate a mix of residential, commercial, public facility and recreation uses to serve the local community. Creation of this type of self-contained commercial/residential center could be especially useful in this more remote community.



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.



**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



# **County of Riverside General Plan - *Hearing Draft***

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## *Eastern Coachella Valley Area Plan*

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

**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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## Eastern Coachella Valley Area Plan

**Table 2: Statistical Summary of Eastern Coachella Valley**

Land Use Designation	Acreeage	Dwelling Units	Population	Employment
<b>Agriculture Foundation Component</b>				
Agriculture (AG)	59,715	2,986	8,868	2,986
<b>Agriculture Total</b>	<b>59,715</b>	<b>2,986</b>	<b>8,868</b>	<b>2,986</b>
<b>Rural Foundation Component</b>				
Rural Desert (RD)	4,909	245	729	
Rural Residential (RR)	924	139	412	
Rural Mountainous (RM)				
<b>Rural Total</b>	<b>5,833</b>	<b>384</b>	<b>1,141</b>	<b>0</b>
<b>Open Space Foundation Component</b>				
Open Space-Conservation (OS-C)				
Open Space-Conservation Habitat (OS-CH)	202,875			
Open Space-Water (OS-W)	50,032			
Open Space-Recreation (OS-R)	640			96
Open Space-Rural (OS-RUR)	96,666	2,417	7,177	
Open Space-Mineral Resources (OS-MIN)				
<b>Open Space Total</b>	<b>350,213</b>	<b>2,417</b>	<b>7,177</b>	<b>96</b>
<b>Community Development Foundation Component</b>				
Very Low Density Residential (VLDR)	621	745	2,213	
Low Density Residential (LDR)	2,348	8,218	24,407	
Medium Density Residential (MDR)	933	6,065	18,012	
Medium High Density Residential (MHDR)	254	2,794	8,298	
High Density Residential (HDR)	270	4,590	13,632	
Very High Density Residential (VHDR)				
Commercial Retail (CR)	711			10,685
Commercial Tourist (CT)	1,377			22,493
Commercial Office (CO)				
Light Industrial (LI)	3,232			41,552
Heavy Industrial (HI)	438			3,816
Business Park (BP)	283			4,623
Public Facilities (PF)	2,388			372
Community Center (CC)	41	213	633	464
<b>Community Development Total</b>	<b>12,896</b>	<b>22,625</b>	<b>67,195</b>	<b>84,005</b>
<b>County Total (without overlays)</b>	<b>428,657</b>	<b>28,412</b>	<b>84,381</b>	<b>87,087</b>
Rural Village Overlay				
Community Center Overlay				
<b>County Total (with overlays)</b>	<b>428,657</b>	<b>28,412</b>	<b>84,381</b>	<b>87,087</b>
<b>Other</b>				
City	13,469			
Indian	10,046			
Freeways	1,466			
<b>Total</b>	<b>24,981</b>			
<b>AREA PLAN TOTAL</b>	<b>453,638</b>			

**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.