

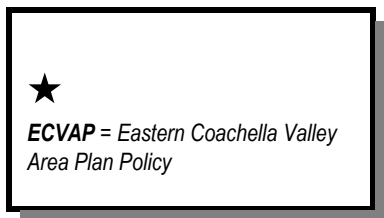


Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Vista Santa Rosa Community



The Vista Santa Rosa Community was recognized by the County Board of Supervisors in 2001. The community's boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. The community is adjacent to the Cities of Coachella, Indio, and La Quinta; Thermal Airport; and major polo facilities. It is also connected, via trails, to Lake Cahuilla, and Torres-Martinez Tribal lands. Vista Santa Rosa is a special community where country club and residential development interface with agricultural and rural, equestrian-oriented lifestyles. In order to ensure that the community develops in a harmonious manner that protects and enhances its value to area residents and landowners and the County, the County of Riverside has begun the preparation of a detailed Vista Santa Rosa community land use plan that will be incorporated into the Eastern Coachella Valley Area Plan.

The area is an important producer of date crops. Rural Residential uses are also prevalent, with an emphasis on equestrian lifestyles. The community is adjacent, and relates, to the City of Indio and its equestrian industry and extensive polo facilities.

Policies:

- ECVAP 1.1 Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will:
- a. provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area;
 - b. promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community; and
 - c. employ an Incentive Program to encourage development to occur that is consistent with the plan.

Airport Influenced Policy Areas

Desert Resorts Regional Airport (formerly known as Thermal Airport) is operated by the County of Riverside. The airport is located near the community of Thermal, south of the City of Coachella. Additionally, the Chiriaco Summit