



# County of Riverside General Plan - Hearing Draft

## Eastern Coachella Valley Area Plan

Airport, which serves Chiriaco Summit and Riverside County, is owned by the County. In order to provide a safety buffer around the airports, the Federal Aviation Administration and County of Riverside impose restrictions on the uses and height of proposed development in the vicinity of airports. Increasing noise from airport operations may adversely impact surrounding properties. The following policies are intended to protect flight paths and minimize impacts to residents and employees of the areas.

### Policies:

ECVAP 2.1      Enforce the Thermal Airport and Chiriaco Summit Airport Comprehensive Land Use Plans, within the airport influenced areas as depicted on Figure 4, Policy Areas.

### Specific Plans

Specific plans are identified in this section because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in Eastern Coachella Valley, for specific plan names or numbers that are located in the planning area.

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Policies related to any listed specific plan can be obtained at the County of Riverside Planning Department.

**Table 3: Adopted Specific Plans in Eastern Coachella Valley**

Specific Plan	Specific Plan #
Coral Mountain	218
Kohl Ranch	303
<b>Totals</b>	<b>521</b>

Source: County of Riverside Planning Department.