



## Land Use Plan

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*Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*

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- RCIP Vision

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*The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP*

*Vision.*

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-RCIP Vision

The Land Use Plan focuses on preserving the unique features found only in the Palo Verde planning area and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Palo Verde Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The 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 categories 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 area’s 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, the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors, the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation, and established patterns of existing uses, parcel configurations, and zoning. A constant theme through which all of these factors were viewed was the desire to reinforce the Riverside County Vision and its related planning principles wherever possible. The result of these considerations is shown in Figure 3, Land Use Plan, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Palo Verde 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 eastern portion of the Plan is intended to preserve the agricultural character and the rich economic base of the Palo Verde Valley. Development patterns here are limited to portions of Interstate 10, a few small pockets adjacent to the City of Blythe, and the community of Ripley. The land use plan also allows for limited development of appropriately designed recreational resorts along the Colorado River to respond to expanded tourist and recreational draw.