



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Palo Verde planning area, additional policy guidance is necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. The Local Land Use Section provides policies to address these issues. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

### LOCAL LAND USE POLICIES

#### Agricultural Preservation



An irrigation canal used to water the agricultural fields in Palo Verde.

Agriculture is an important component of Palo Verde. The farms are a large economic asset to the County as a whole, as well as to Palo Verde. Not only do the agricultural uses provide an economic benefit, but they help to preserve the character of Palo Verde. Accordingly, maintaining viable agricultural land for future generations is an important aspect of the Palo Verde planning area. The long term need for the preservation of agricultural lands is reinforced by the fact that many of the agricultural properties participate in the Williamson Act.

#### Policies:



PVAP 4.1 Protect farmland and agricultural resources in Palo Verde through adherence to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements, as well as the Agricultural land use designation.

#### Recreational Vehicle Development

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Palo Verde planning area a haven for recreational vehicle enthusiasts. In this context, recreational vehicles do not refer to the off-road vehicles (e.g. 4x4's or motorcycles), but to the on-road living vehicles. Recreational vehicle parks can be found scattered along the Colorado River. As with any other type of land use, recreational vehicle developments require guidelines for provision of service, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Palo Verde planning area is classified in two categories: Resort Recreational Vehicle and Remote Recreational Vehicle. Resort Recreational Vehicle developments are projects that offer improved facilities for recreational vehicle including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control drainage. Resort recreational vehicle



developments are appropriate primarily in urban areas and require community water and sewer facilities in accordance with Community Development land use standards.

Remote Recreational Vehicle developments differ from Resort recreational vehicle projects in several ways:

- Spaces are not fully improved.
- Spaces will accommodate tent camping.
- Sewers are not available.
- Fully developed recreational facilities are not provided, though open space areas may be provided.
- Internal roads may not be paved.
- The development site is designed to provide a campground appearance.

Remote recreational vehicle developments are appropriate primarily in rural and outlying areas, and must be compatible with surrounding uses and the natural habitat. The following policies shall apply to recreational vehicle development in the Palo Verde planning area:

### **Policies:**



- PVAP 5.1      Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for recreational vehicle development in the Palo Verde planning area through adherence to General Plan policies found in the Infrastructure, Public Facilities and Service Provision section of the Land Use Element.
- PVAP 5.2      Allow resort recreational vehicle developments within the following land use designations: Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Commercial Tourist, and within the Colorado River Policy Area.
- PVAP 5.3      Limit Resort recreational vehicle developments to a density of sixteen (16) spaces per acre.
- PVAP 5.4      Allow remote recreational vehicle developments within the following land use designations: Very Low Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space-Recreation, and Open Space-Rural.
- PVAP 5.5      Limit remote recreational vehicle developments to a density of seven (7) spaces per acre.

### **Farmworker Housing Policies**

There is a significant population of seasonal farmworkers that are in need of housing. These migrant workers need temporary accommodations while they tend the agricultural fields in Palo Verde. In order for these housing