



Land Use Plan

The Land Use Plan focuses on preserving the unique features in the REMAP and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

“

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.

”

-RCIP Vision

The REMAP Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. 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 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 Multiple Species Habitat Conservation Plans for both western Riverside County and the Coachella Valley Association of Governments, that focused on opportunities and strategies for significant open spaced and habitat preservation; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of REMAP, 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 majority of REMAP lies within Rural and Open Space Foundation Components. The amount of acreage already under public ownership (i.e., Forest Service, State of California, Bureau of Land Management) together with the constraints imposed by natural hazards, remoteness and lack of infrastructure, preclude significant new growth in the area.

Rural Village overlays have been applied in strategic locations. These overlays allow a focused community core providing a mixture (however limited) of urban-type services and Community Development land uses complementing and blending with the natural environment and reinforcing existing community character.

Scattered rural residential areas are also present in the planning area, usually consisting of large lot residential homes with limited utilities and community services.