



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

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

The Pass Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The Area 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 designations 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 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. The result of these considerations is shown in Figure 3, Land Use Plan, and it portrays the location and extent of proposed land uses. Table 2, Statistical Summary of The Pass 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 Pass Land Use Plan generally reflects the predominantly rural character of the unincorporated area. The considerable amount of natural open space historically provided by County plans over the years within the Pass is maintained. Most of the proposed development within the Pass remains focused within the cities.

Outlying areas such as Cherry Valley and the San Timoteo Canyon generally maintain their rural character, although Cherry Valley will continue its focus around an existing retail and service-oriented community core on Beaumont Avenue. Cabazon retains its tourist identity along Interstate 10 as well as its existing residential and desert-oriented uses. The rugged terrain, open space, and scenic qualities of the San Bernardino and San Jacinto Mountains that are so prominent in the area will continue to be preserved through the Mountainous, Open Space, and Rural land use designations.