




area are generally Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. Cabazon, a rural community that has more than 2,000 residents, has expressed concerns over a series of issues that affect most growing communities. These issues include: revitalizing their historic main street to accommodate local residents and tourists needs; reducing flood hazards; increasing accessibility throughout the area; and improving railroad crossings. The land use map reflects the policies regarding lot sizes and allowable uses as detailed in the Cabazon Community Plan. The following policies assist the residents of Cabazon in creating a safe and more desirable place to live and work.

Policies:

- PASS 4.1 Require a minimum lot size of one acre for property that is designated as Very Low Density Residential within the Cabazon Policy Area.
- PASS 4.2 Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.
- PASS 4.3 Permit development on portions of the parcels that fall outside of a 100-year flood zone only if that portion or parcel is one-half acre or larger.
- PASS 4.4 Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.
- PASS 4.5 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.
-  PASS 4.6 Refer to the Floodplain and Riparian Areas section of the General Plan Multipurpose Open Space Element, and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.

Apache Trail

A new intersection at Interstate 10 and Apache Trail has been funded; however, the exact location is not known at this time. This future intersection would be a logical location for uses that serve travelers, such as service stations, restaurants, and markets. The policy area, as indicated by the green circle on Figure 3, Land Use Plan, is intended to acknowledge and allow this potential for tourist-serving commercial uses, yet not limit this type of development to an exact location at this time. Future commercial uses are allowed immediately adjacent to the intersection off-ramps, subject to appropriate design guidance.

Policies:

- PASS 5.1 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to



the future intersection of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

San Gorgonio Pass Wind Energy



Wind turbines located in the Pass and Coachella Valley

The San Gorgonio Pass area is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences which exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, “funneled” through the Pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to scenic viewsheds, nearby residents, and migratory birds. The sheer size of the windmill structures may block scenic views; noise generated by windmill turbines could impact nearby residents; and spinning rotary blades could injure migratory birds. Appropriate location of these facilities can mitigate these impacts.



Wind energy development in the San Gorgonio Pass area was studied through a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County: *The San Gorgonio Wind Resource Study EIR (1982)*. This analysis assessed three scenarios for wind energy development in the area. The report also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. The specific policies for wind energy development in the San Gorgonio Pass area are listed below.

Policies:

- PASS 6.1 Require that wind turbines be set back from the Pacific Crest Trail alignment. Setbacks will be determined by the site-specific visual analysis.
- PASS 6.2 Prohibit wind turbines in the area immediately west and north of the County’s Devil’s Garden Park area.
- PASS 6.3 Minimize air quality impacts through the following precautions:
 - a. Control access to unpaved road areas to minimize unauthorized traffic and off-road vehicle use; implement an area wide permit system for off-road vehicles.
 - b. On Bureau of Land Management (BLM) lands, control access to unpaved road areas to minimize unauthorized traffic. Off-road vehicle use should be controlled on a site specific basis in conformance with BLM’s California Desert Conservation Area (CDCA) plan.
- PASS 6.4 Require solid tower designs to avoid potential perching sites and minimize bird kills.