



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 in the Western Coachella Valley area 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.

The Western Coachella Valley 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 designations 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; ongoing habitat conservation planning through the Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan (MSHCP) process; established patterns of existing uses and parcel configurations; and current zoning. Furthermore, the Plan recognizes the importance of preserving the Valley's scenic and cultural resources in order to protect the area's largest industry, tourism. The result of these considerations is shown in Figure 3, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Western Coachella Valley 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

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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 Western Coachella Valley Area Plan Land Use Plan ranges in character from suburban style development found in Bermuda Dunes, Thousand Palms and Sun City, to remote rural enclaves such as Sky Valley and Indio Hills, to agricultural areas east of La Quinta and north of Bermuda Dunes, to the outlying mountainous and desert terrain typical of the Valley area. The Land Use Plan seeks to maintain the character of these areas, while allowing additional urban development in areas adjacent to the Interstate 10 corridor and preserving the desert character of the Valley's remote desert and mountainous areas. Figure 3, Land Use Plan, illustrates the geographic distribution of land uses in Western Coachella Valley.

The area plan proposes a mix of lower density residential land uses ranging from Rural Residential to Low Density Residential uses near urban centers, except along Washington Street and Avenue 42 in Bermuda Dunes, which will continue