



## *Land Use*

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Western Coachella Valley, additional policy guidance is often 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. 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, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to the Western Coachella Valley area.

### **LOCAL LAND USE POLICIES**

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#### **Bermuda Dunes Airport**



*Bermuda Dunes Airport*



Due to issues of noise, safety, and land use compatibility, the Riverside County Airport Land Use Commission establishes more stringent land use regulations for areas adjacent to airports that lie within “Airport Influenced Areas.” Bermuda Dunes Airport, a private airport located in the community of Bermuda Dunes, is surrounded primarily by urban uses. The following policy applies to those lands within the Bermuda Dunes Airport Influenced Area:

**Policies:**

WCVAP 3.1      Protect the life and property of Western Coachella Valley residents from Bermuda Dunes Airport activities through adherence to the policies of the Bermuda Dunes Airport Land Use Plan.

#### **Sky Valley Rural Village Overlay**

The Sky Valley Rural Village overlay area encompasses 115 acres along Dillon Road in the eastern portion of the Sky Valley community. Designated as Rural Residential on Figure 3, Land Use Plan, this area would be allowed to accommodate additional residential and commercial development under the regulations of the Rural Village Overlay. The intent of the Sky Valley Rural Village Overlay is to establish an intimate rural core that provides local-serving commercial and public services for the residents of Sky Valley, and allows for additional rural-style residential development, while preserving the community’s rural character.

The Village would consist of a small commercial/public use core area, with the remainder consisting of rural-style single family residential development and open space.

The General Plan Land Use Element details policies for development within Rural Village areas countywide. The following policies for the Sky Valley Rural