



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

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



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Western Coachella Valley Area Plan

Village Overlay area provide additional and more restrictive policies regarding residential density, commercial intensity, and development design.

Policies:

- WCVAP 4.1 Limit residential development to a density not to exceed 0.4 dwelling units per acre (2-½-acre minimum lot size).

- WCVAP 4.2 Allow clustered lots of minimum size one (1) acre, but maintain the overall density of the Village area at 0.4 dwelling units per acre.

- WCVAP 4.3 Limit commercial and public uses to a single core area not to exceed five (5) acres in size.

- WCVAP 4.4 Require that development maintains the rural character of the area.

- WCVAP 4.5 Ensure that development is compatible with existing and adjacent uses.

Residential Uses

The scenic qualities of the Coachella Valley make the area a special place to live. With the Valley continuing to face growth and development pressures, it is essential that current and future residents are able to maintain views of the desert and mountainous terrain from their homes. The following policies apply only to residential developments having densities of 8 dwelling units per acre or more, within the Medium High, High, and Very High Density residential land use designations, and address building height and compatibility issues between adjacent, varying residential densities.

Policies:

- WCVAP 5.1 Utilize single-story units adjacent to existing single family developments.

- WCVAP 5.2 Ensure that two-story residential units do not block views from adjacent single family residences.

- WCVAP 5.3 Require additional front and side-yard setbacks, where necessary, in order to ensure land use compatibility.

- WCVAP 5.4 Ensure that architectural design is compatible with or enhances adjacent development.

- WCVAP 5.5 Enhance blockwalls with special treatment or design.