



throughout the planning area. General land uses may include a mix of:

- Regional and local-serving commercial uses;
- Tourist facilities;
- Residential types and densities;
- Active and passive open space areas;
- Mixed use;
- Cultural, educational, and civic uses;
- Transit facilities; and
- Employment-intensive office and business park uses

WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.



WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's Sphere of Influence.

San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass Wind Energy Policy Area (see Figure 4) 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 that 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.



San Gorgonio Pass Wind Energy Area

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 wind turbine blades could injure migratory birds.

Wind energy development in the San Gorgonio Pass area was studied through the *San Gorgonio Wind Resource Study EIR* (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document 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:

WCVAP 2.1 Require that wind turbines be set back from the Pacific Crest Trail alignment. Setbacks will be determined by the site-specific visual analysis.

WCVAP 2.2 Prohibit wind turbines in the area immediately west and north of the County's Devil's Garden Park area.



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- WCVAP 2.3 Minimize air quality impacts through the following precautions:
- Control access to unpaved road areas to minimize unauthorized traffic and off-road vehicle use; implement an areawide permit system for off-road vehicles.
 - 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.
- WCVAP 2.4 Require solid tower designs to avoid potential perching sites and minimize bird kills.
- WCVAP 2.5 Require wind turbine operators to report bird kills for monitoring purposes.

Specific Plans



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific plans are identified in this section because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in Western Coachella Valley, for specific plan areas located in Western Coachella Valley.

Specific plans are regulatory documents that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. Specific plans establish detailed land use, density and development standards, infrastructure requirements, and other policies addressing relevant area issues.

Seven specific plan areas exist within the Western Coachella Valley area, as listed below. Policies related to each specific plan can be referenced at the Riverside County Planning Department.

Table 3: Adopted Specific Plans in Western Coachella Valley ¹

Specific Plan	Specific Plan #
Mission Lakes	107
North Star	151
Andreas Cove	211
Coral Mountain	218
Center Pointe	225
Adams Ranch	231
Sun City	281

¹ Source: Riverside County Planning Department.