



Rural Village *Land Use* Overlay *Study Area**

A Rural Village Overlay Study Area has been identified ~~on the Mead Valley Area Plan map~~ for ~~the a~~ portion of the community of Good Hope along State Highway Route 74 ~~in the RCIP General Plan~~. ~~Following the adoption of the General Plan, this area will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Study Area depicted on the Area Plan map. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. Through this analysis, county review, and community discussions, the policies of the Good Hope Rural Village Study Area were modified and a Rural Village Land Use Overlay (RVLUO) was created to strategically intensify the stated uses in a targeted core area of approximately 265 acres.~~

Policies:

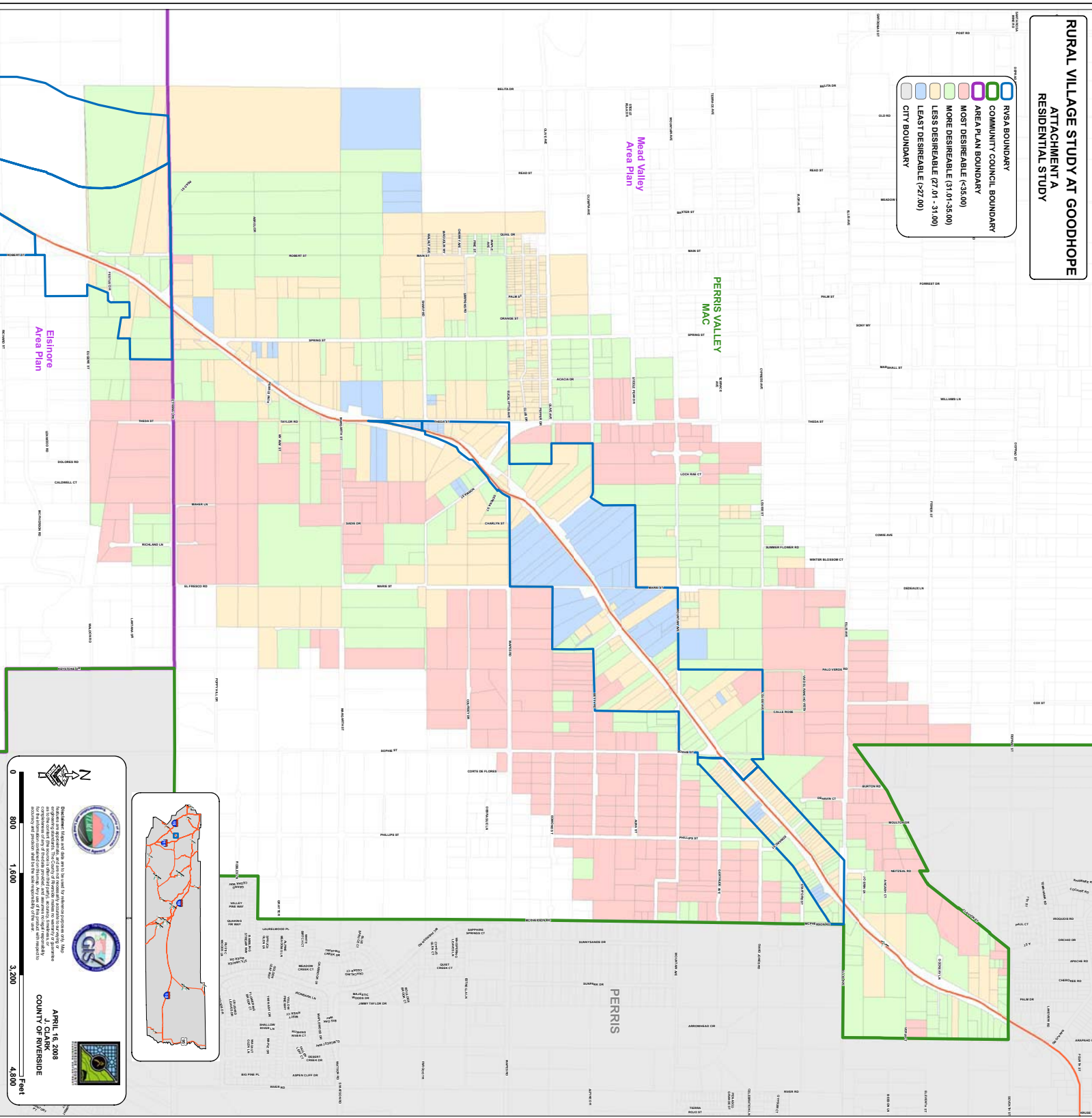
- MVAP 3.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.*
- ~~MVAP 3.1~~ **3.2** Commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved *based on the designations identified in the land use overlay within the Rural Village Overlay Study Area for Good Hope. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Overlay Study Area as necessary in conjunction with the widening of State Highway Route 74.*
- MVAP 3.3 Additionally, existing commercial and industrial uses may be relocated to this overlay as necessary in conjunction with the widening of State Highway Route 74.*
- MVAP 3.4 All new developments shall provide adequate and essential infrastructures such as circulation facilities, water, sewer, and electricity. Such improvements must be beneficial to the community at large.*

[*GPA 960, BOS RSLN #, dd/mm/yy]

RURAL VILLAGE STUDY AT GOODHOPE
ATTACHMENT A
RESIDENTIAL STUDY

LEGEND

- RSA BOUNDARY
- COMMUNITY COUNCIL BOUNDARY
- AREA PLAN BOUNDARY
- MOST DESIRABLE (<35.00)
- MORE DESIRABLE (31.01-35.00)
- LESS DESIRABLE (27.01 - 31.00)
- LEAST DESIRABLE (<27.00)
- CITY BOUNDARY



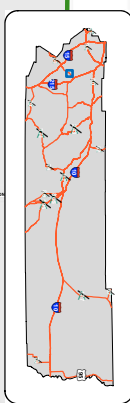
Scale: 0, 800, 1,600, 3,200, 4,800 Feet

North Arrow

Logos: Riverside County, California State University, Stanislaus

Metadata:
 APRIL 16, 2008
 J. CLARK
 COUNTY OF RIVERSIDE

Disclaimer:
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RURAL VILLAGE STUDY AT GOODHOPE
ATTACHMENT A
COMMERCIAL STUDY

RSVA BOUNDARY (Blue outline)

COMMUNITY COUNCIL BOUNDARY (Green outline)

AREA PLAN BOUNDARY (Purple outline)

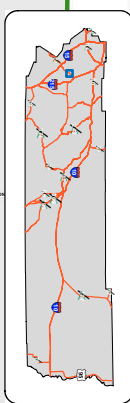
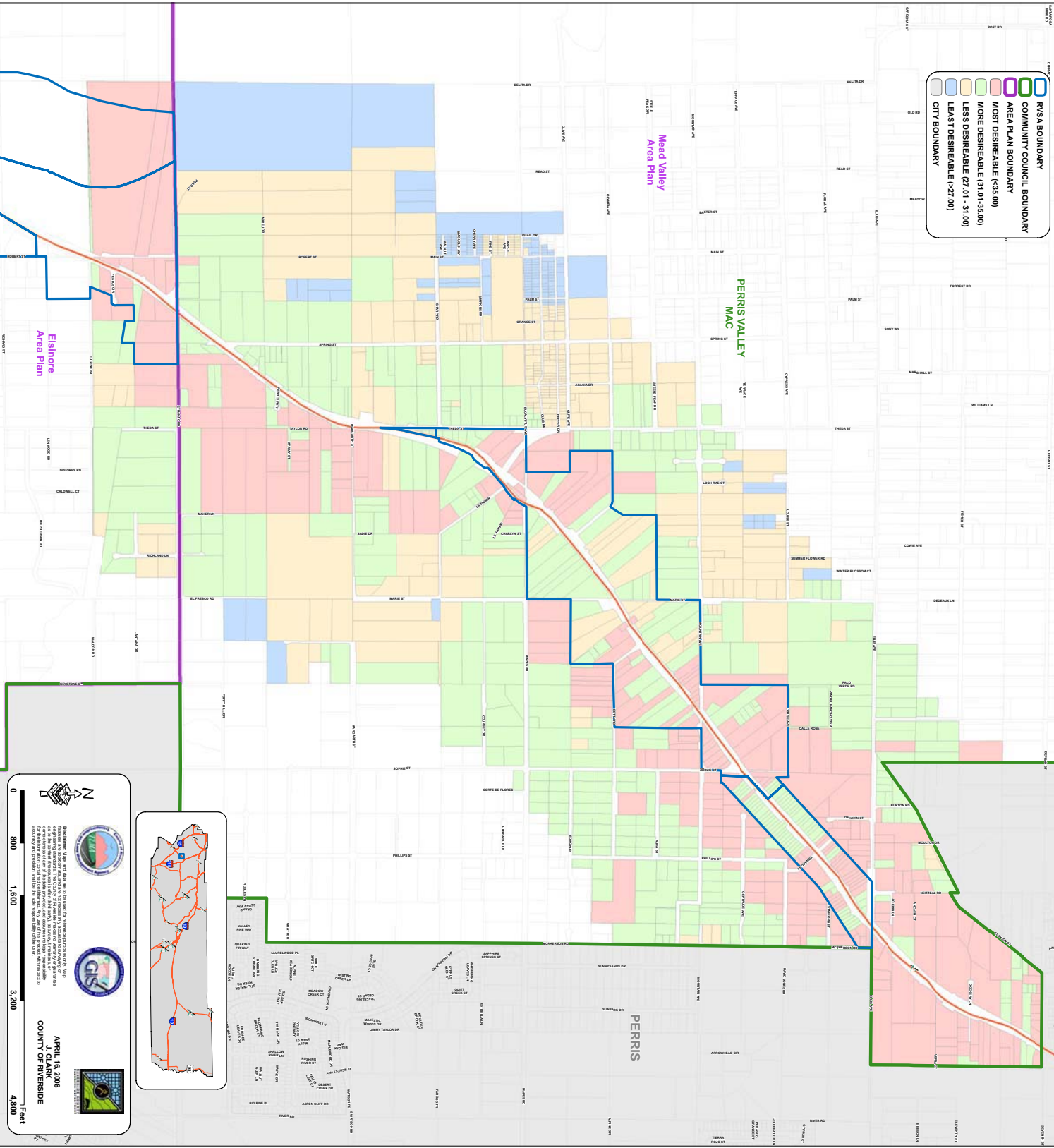
MOST DESIRABLE (≤ 3.00) (Light Green)

MORE DESIRABLE (31.01 - 35.00) (Yellow)

LESS DESIRABLE (37.01 - 31.00) (Light Blue)

LEAST DESIRABLE (≤ 27.00) (Light Purple)

CITY BOUNDARY (Grey area)



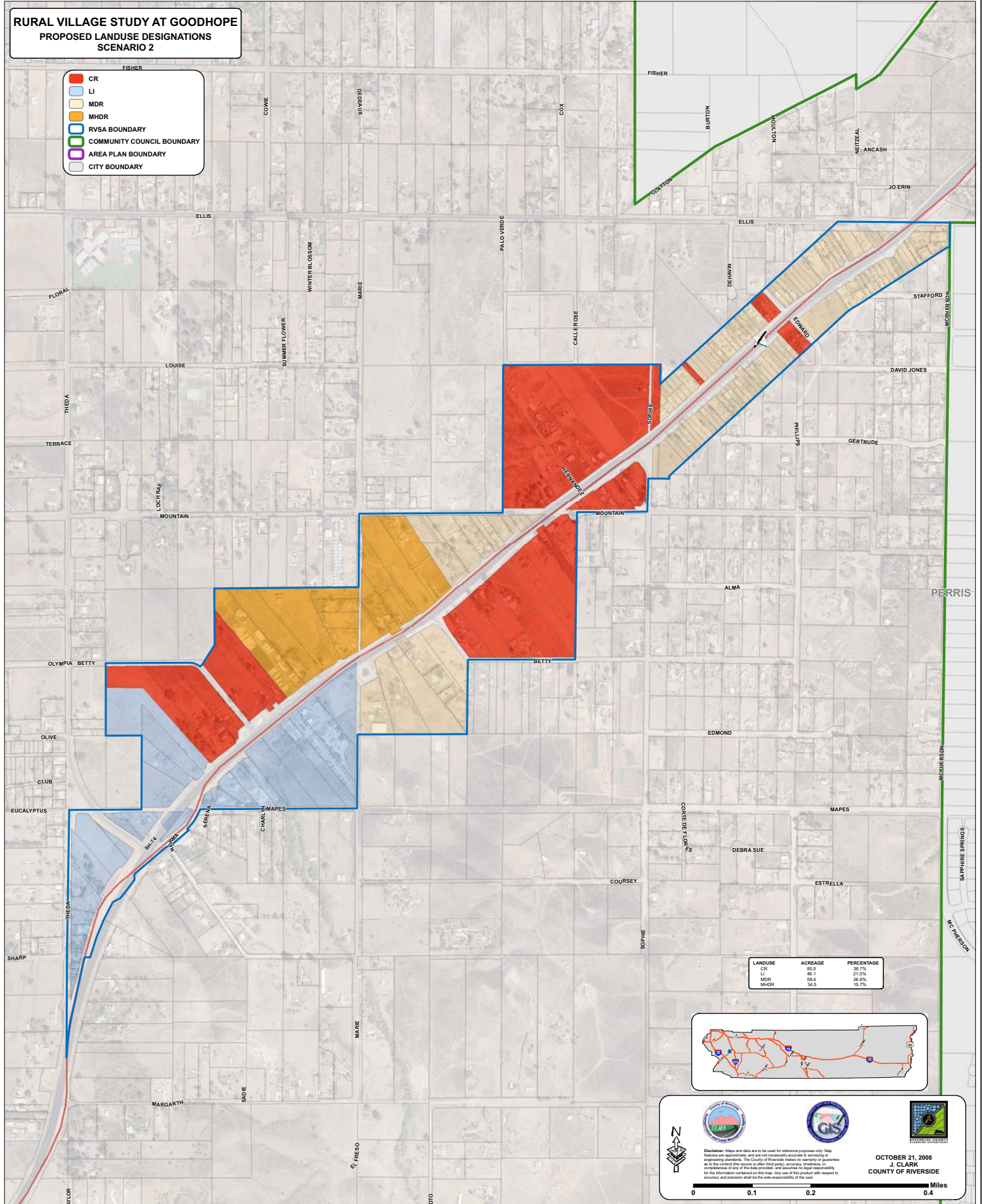
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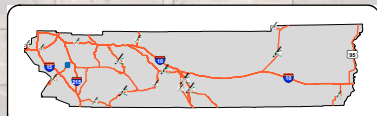
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**RURAL VILLAGE STUDY AT GOODHOPE
PROPOSED LANDUSE DESIGNATIONS
SCENARIO 2**




- CR
- LI
- MDR
- MHR
- RVSA BOUNDARY
- COMMUNITY COUNCIL BOUNDARY
- AREA PLAN BOUNDARY
- CITY BOUNDARY



LANDUSE	ACREAGE	PERCENTAGE
CR	80.5	26.7%
LI	45.1	21.0%
MDR	58.4	26.0%
MHR	34.5	15.7%





OCTOBER 21, 2008
J. CLARK
COUNTY OF RIVERSIDE

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