



# Agenda Item No. 6.12

Riverside County Planning Commission

General Plan Amendment No. 1034

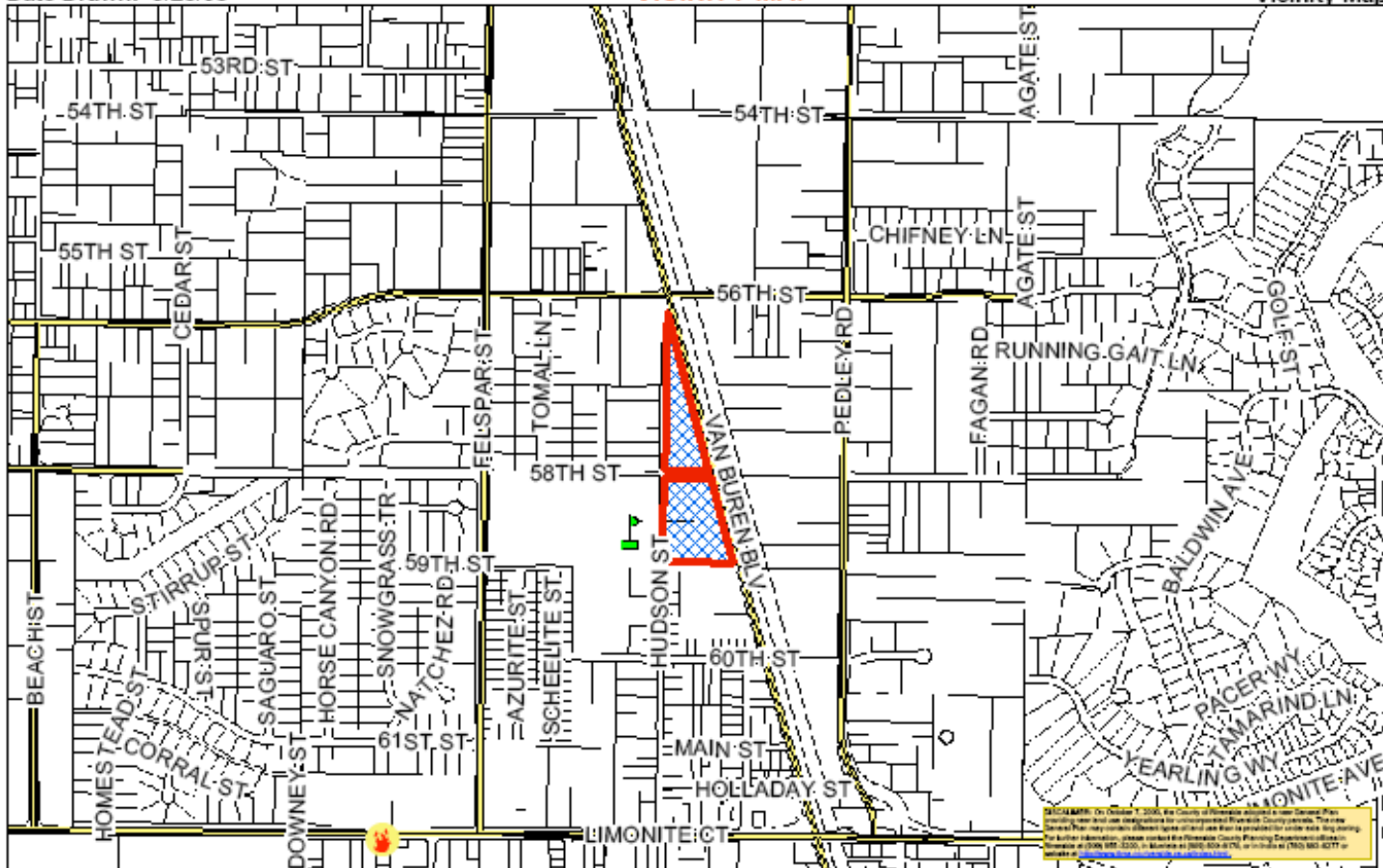


# Vicinity Map

Supervisor Tavaglione  
District 2  
Date Drawn: 3/28/08

**GPA01034**  
**VICINITY MAP**

Planner: Amy Aldana  
Date: 3/13/08  
Vicinity Map



2008 MAPS: On October 1, 2008, the County of Riverside adopted a new General Plan. The new General Plan may contain different specifications than those provided for under this map. For further information, please contact the Riverside County Planning Department office. Information as of 3/28/08. GIS: J. J. J. in March 2008. GIS: J. J. J. in March 2008. GIS: J. J. J. in March 2008. GIS: J. J. J. in March 2008.

Zone  
District: Pedley  
Township/Range: T2SR6W  
Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 165-09,14  
Thomas  
Bros. Pg. 684 E4





# Aerial Photo





# Development Opportunities

## Site's Foundation Component:

Rural Community (RC)

## Surrounding Components:

### North:

Rural Community (RC)

### South:

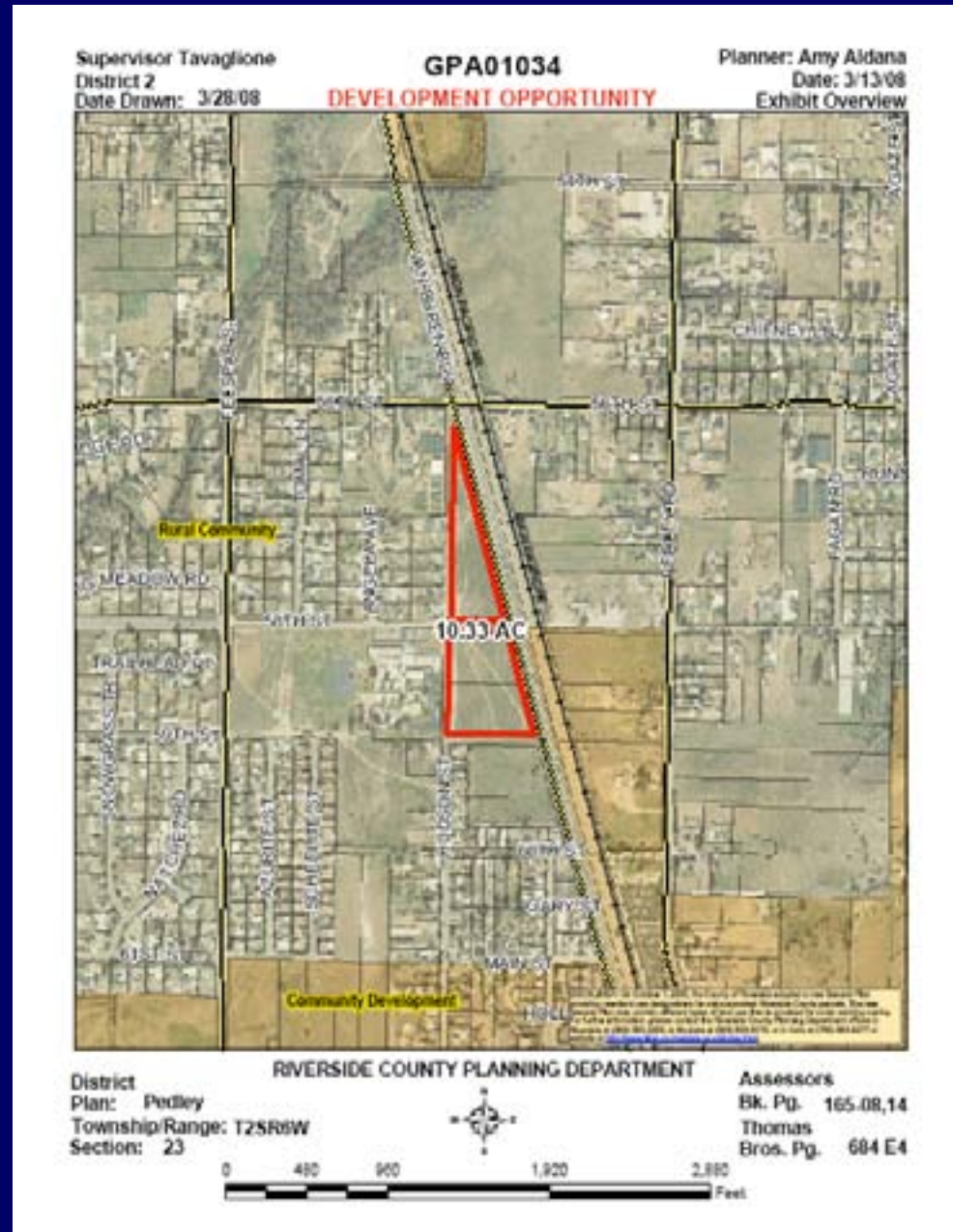
Rural Community (RC)

### East:

Rural Community (RC)  
Community Development (CD)

### West:

Rural Community (RC)





# General Plan

## Current General Plan:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

## Proposed General Plan:

Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)

## Surrounding Designations:

### North:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

### South:

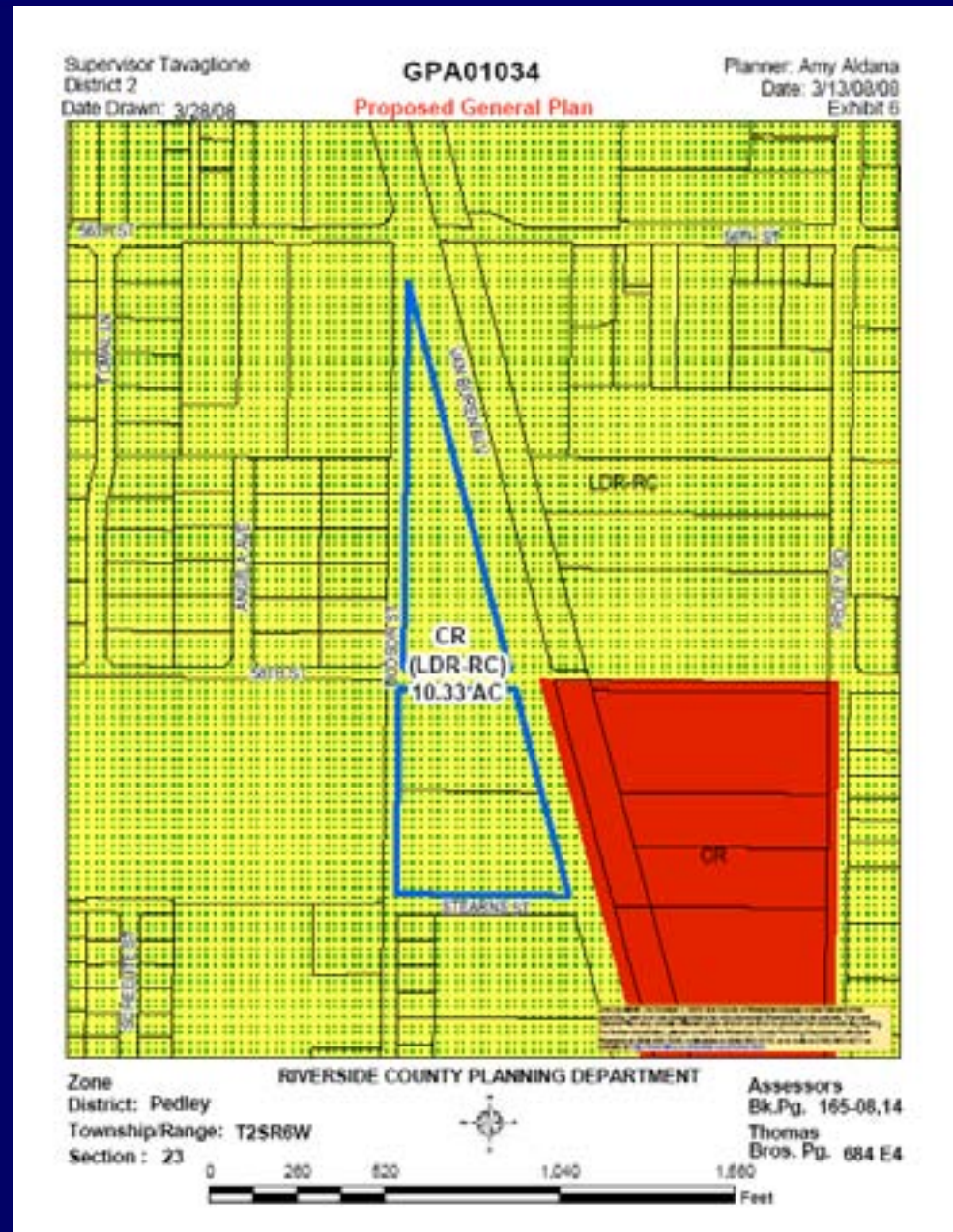
Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

### East:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)  
Community Development: Commercial Retail (CD:CR)

### West:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)





## Issues of Concern

- Single family residences are located to the north, south, and west. To the west of Hudson Street, between 58th Street and Stearns Street, is an elementary school.
- The proposal also lies within the Protected Equestrian Sphere which maintains the equestrian character throughout Jurupa. Within the sphere is policy JURAP 3.4 which “discourages the encroachment of incompatible land uses into the Policy Area.”
- Access to proposed commercial is extremely limited. Van Buren Boulevard borders the site on the east and direct access from the site to the expressway would not be allowed. Hudson Street, on the west side of the site, is not a circulation element roadway and would not be connected to 56th Street. The closest access to the site would be at 56th Street. From there, access would be through residential neighborhoods via Feldspar Street and then 58th Street.



## Recommendations

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1034 from Rural Community: Low Density Residential to Community Development: Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.





# Zoning

## Current Zoning:

One Family Dwellings (R-1)

## Surrounding Zoning:

### North:

Rural Residential (R-R)

Light Agriculture, 4 ac. min. (A-1-4)

### South:

One Family Dwellings (R-1)

### East:

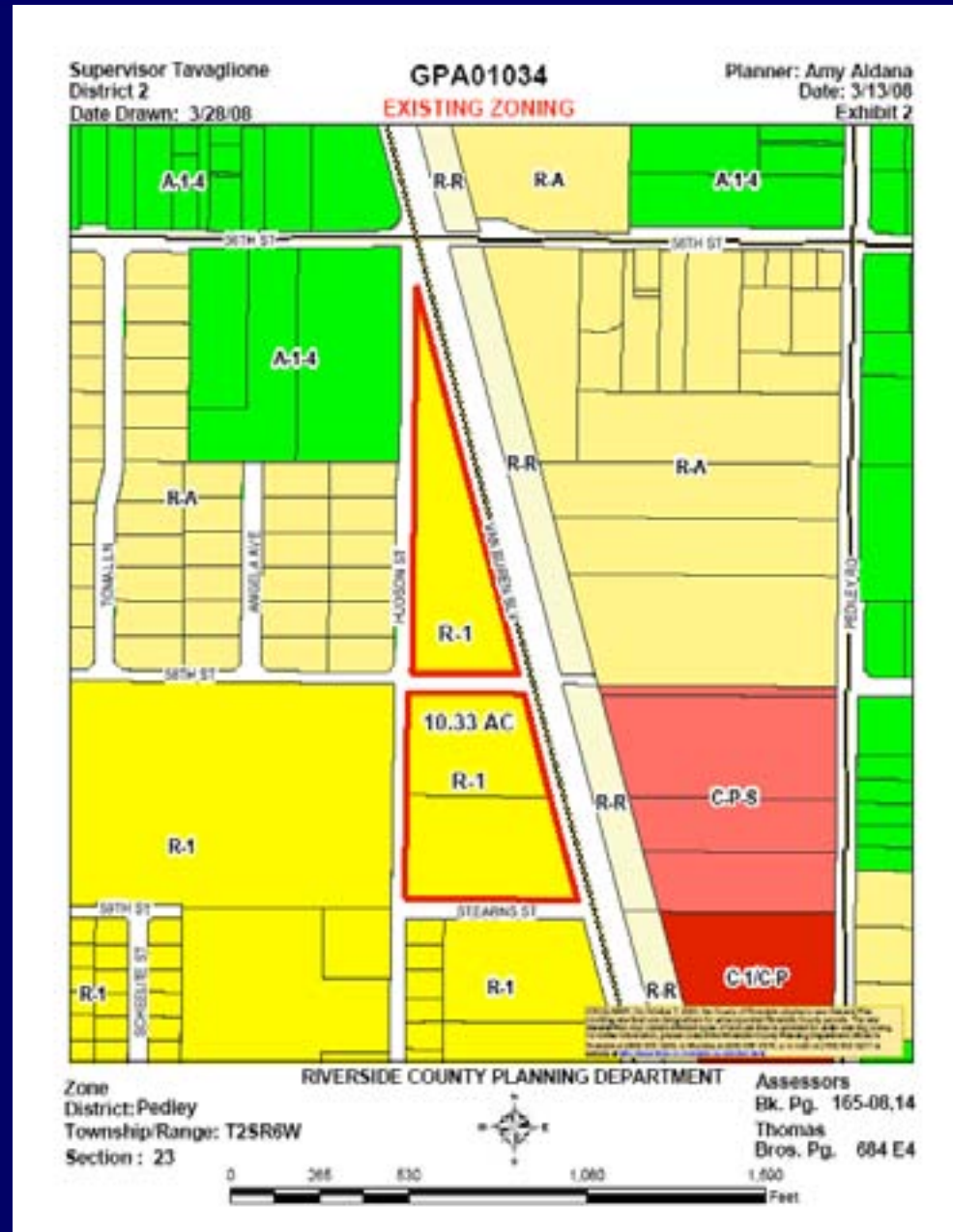
Rural Residential (R-R)

### West:

One Family Dwellings (R-1)

Residential Agricultural (R-A)

Light Agriculture, 4 ac. min. (A-1-4)



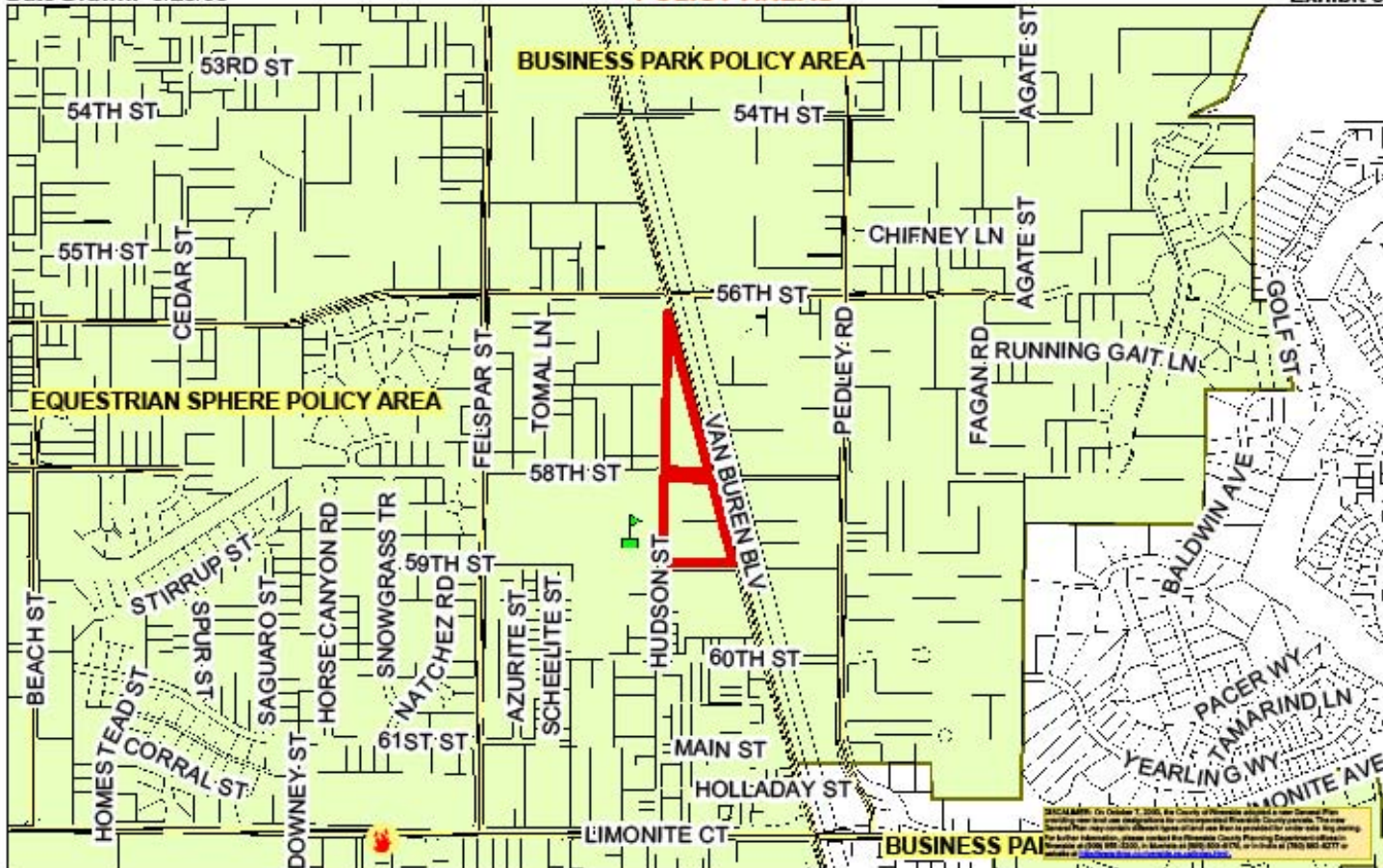


# Policy Areas

Supervisor Tavaglione  
District 2  
Date Drawn: 3/28/08

**GPA01034**  
**POLICY AREAS**

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 8



Zone  
District: Pedley  
Township/Range: T2SR6W  
Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

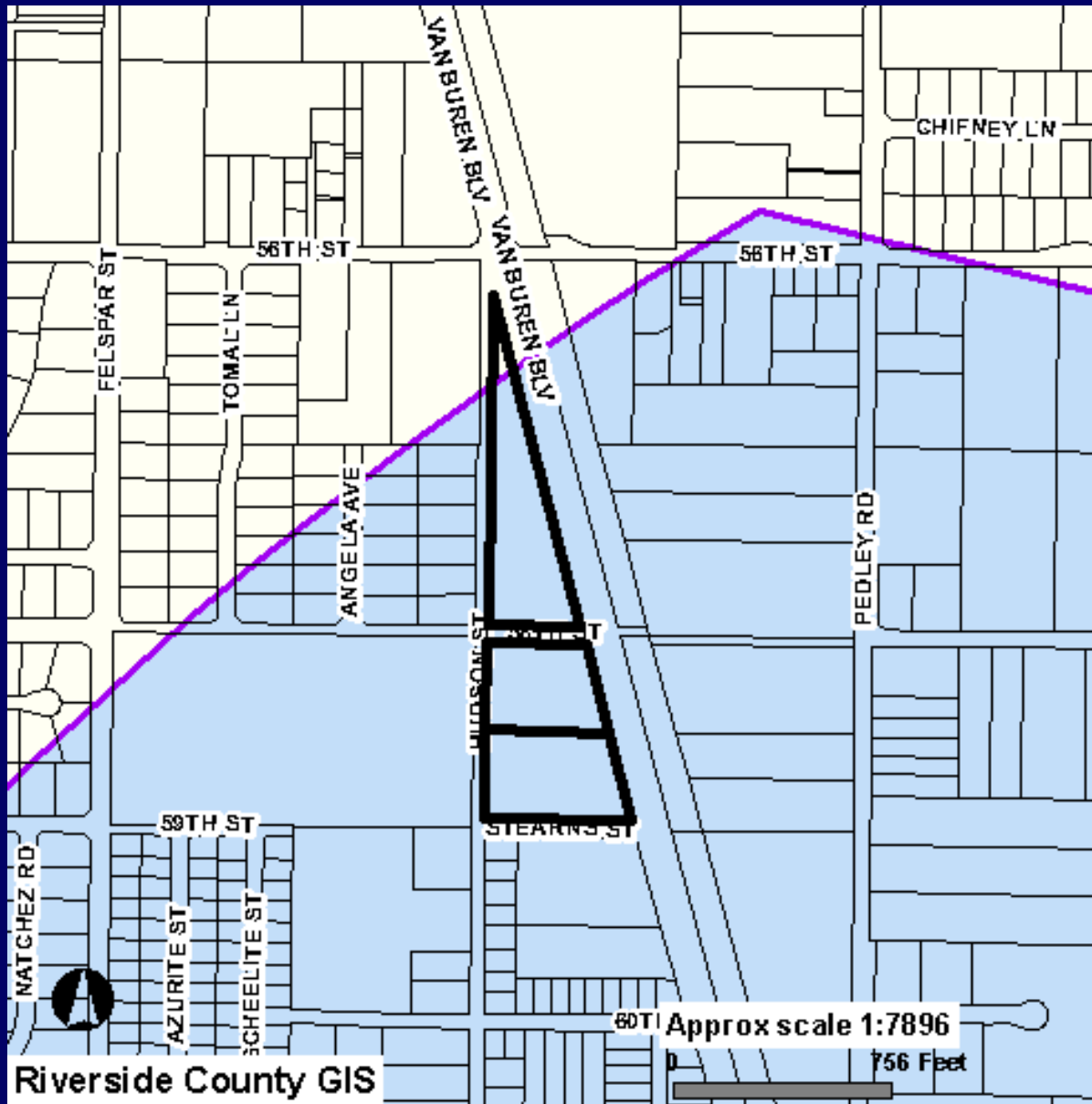
Assessors  
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Thomas  
Bros. Pg. 684 E4



DISCLAIMER: On October 1, 2008, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under this map. The author information, please contact the Riverside County Planning Department office. Telephone at (951) 987-5200, in Mariposa at (951) 850-6176, or in India at (760) 863-4277 or Website at <http://www.riversidecountyplanning.com>.

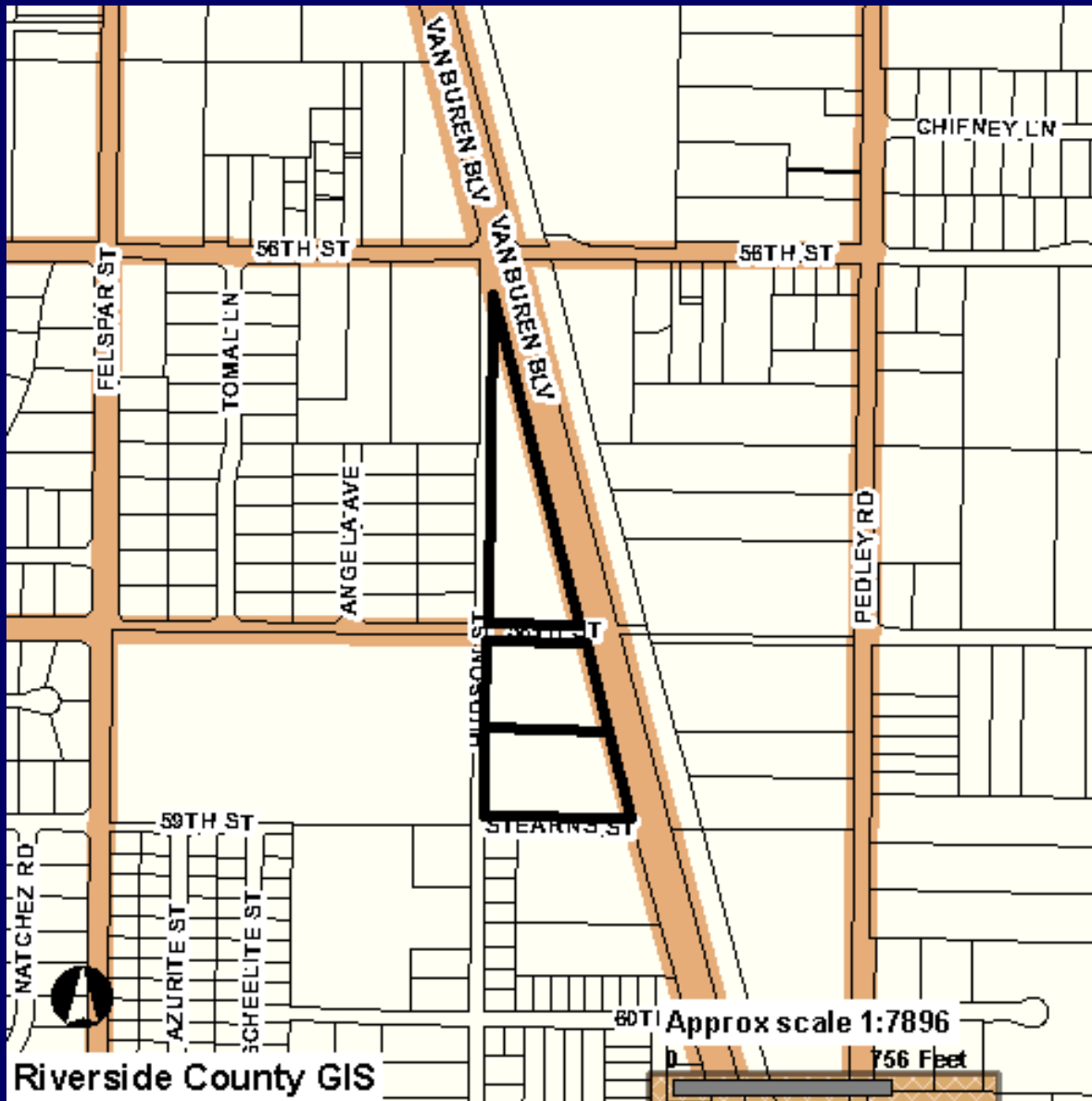


# Airport Sphere of Influence





# Circulation Map



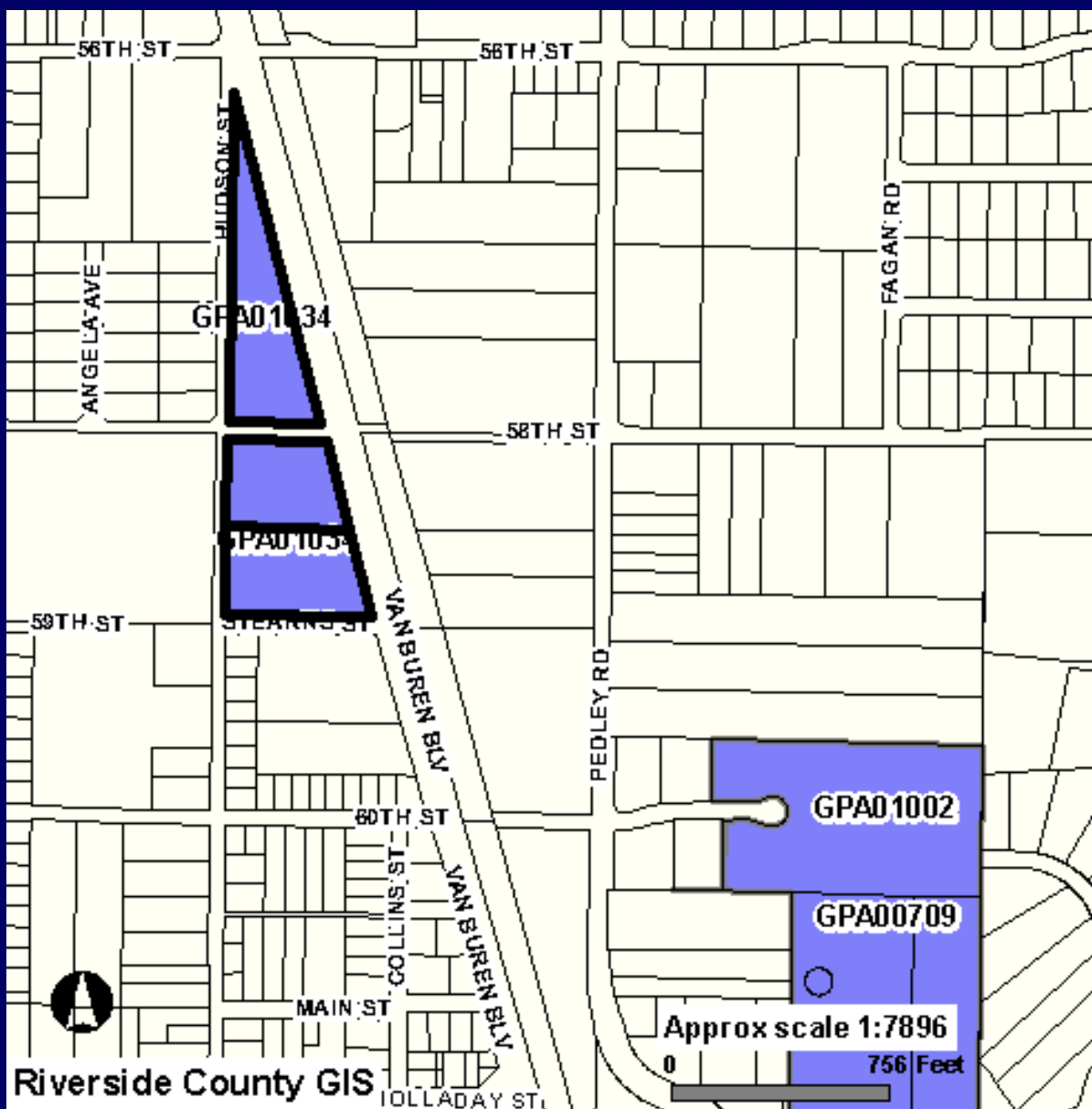
Riverside County GIS

Approx scale 1:7896

756 Feet



# Surrounding Foundation GPA's



Riverside County GIS