



Agenda Item No. 6.9

Riverside County Planning Commission

General Plan Amendment No. 923



Vicinity Map

Supervisor Buster
District 1
Date Drawn: 2/19/08

GPA00923
VICINITY MAP

Planner: Amy Aldana
Date: 2/21/08
Vicinity Map



Zone
District: Mead Valley
Township/Range: T4SR4W
Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 318-07
Thomas
Bros. Pg. 776 J3



This map is for informational purposes only. It is not intended to be used as a legal document. The map is subject to change without notice. The map is provided as a service to the public and is not intended to be used as a legal document. The map is provided as a service to the public and is not intended to be used as a legal document.



Aerial Photo





Development Opportunities

Site's Foundation Component:

Rural Community (RC)
Community Development (CD)

Surrounding Components:

North:
Rural Community (RC)

South:
Community Development (CD)

East:
Rural Community (RC)
Community Development (CD)

West:
Rural Community (RC)
Community Development (CD)





General Plan

Current General Plan:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)
 Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)
 Riverside Sphere of Influence

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:

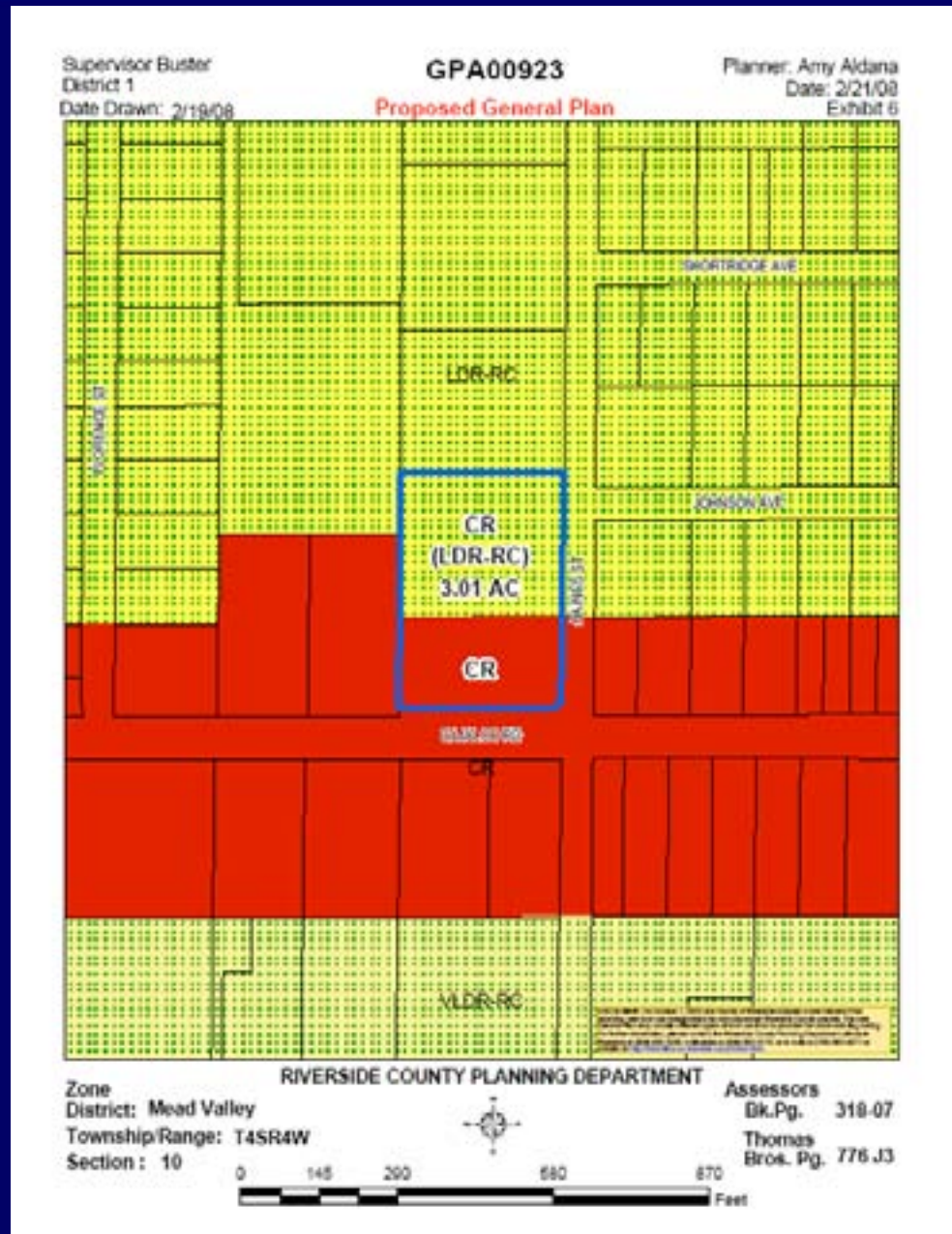
Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)

East:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)
 Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)

West:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)
 Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)





Issues of Concern

- The proposed site is located within the Mead Valley Area Plan providing for the rural community character with an equestrian focus and is reflected by the residential uses immediately to the north.
- Parcels adjacent to Cajalco Road, including the southern portion of the proposed site, are designated for commercial retail purposes. Many parcels have not been developed and are currently vacant.
- The majority of the site also falls within the 100-year flood zone, requiring a flood plain management review to be completed. No substantial evidence has been provided to reduce potential flood hazards.
- The current land use designation of Community Development: Commercial Retail and Rural Community: Low Density Residential on the proposed site will uphold the continuity intended for the area.



Recommendations

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 923 from Rural Community: Low Density Residential and Community Development: Commercial Retail 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.



Land Use

Current Land Use:

Vacant

Surrounding Land Uses:

North:

Vacant

South:

Vacant

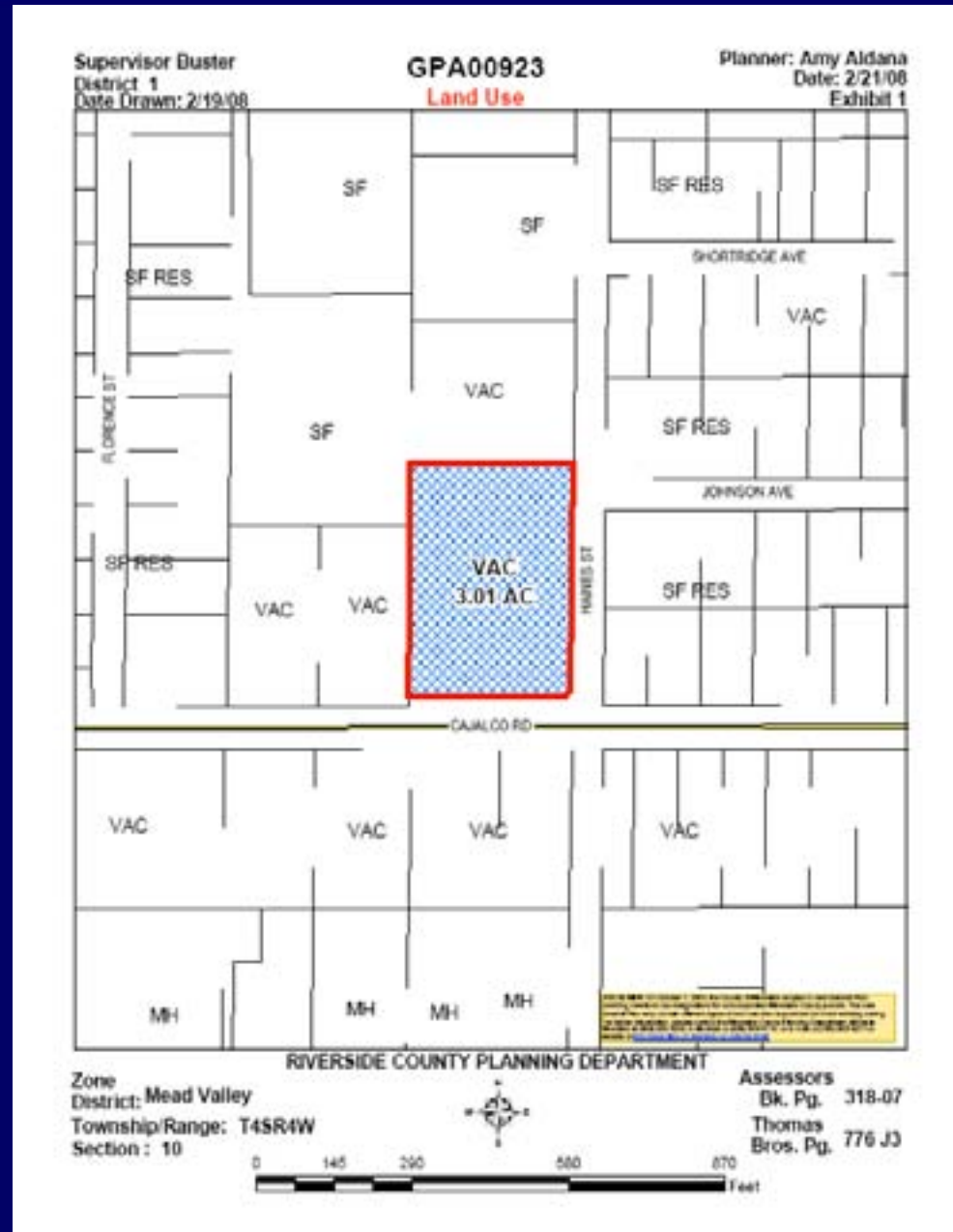
East:

Single Family Residential

West:

Vacant

Single Family Residential





Zoning

Current Zoning:

Rural Residential, ½ ac. min. (RR-½)
 Scenic Highway Commercial (C-P-S)

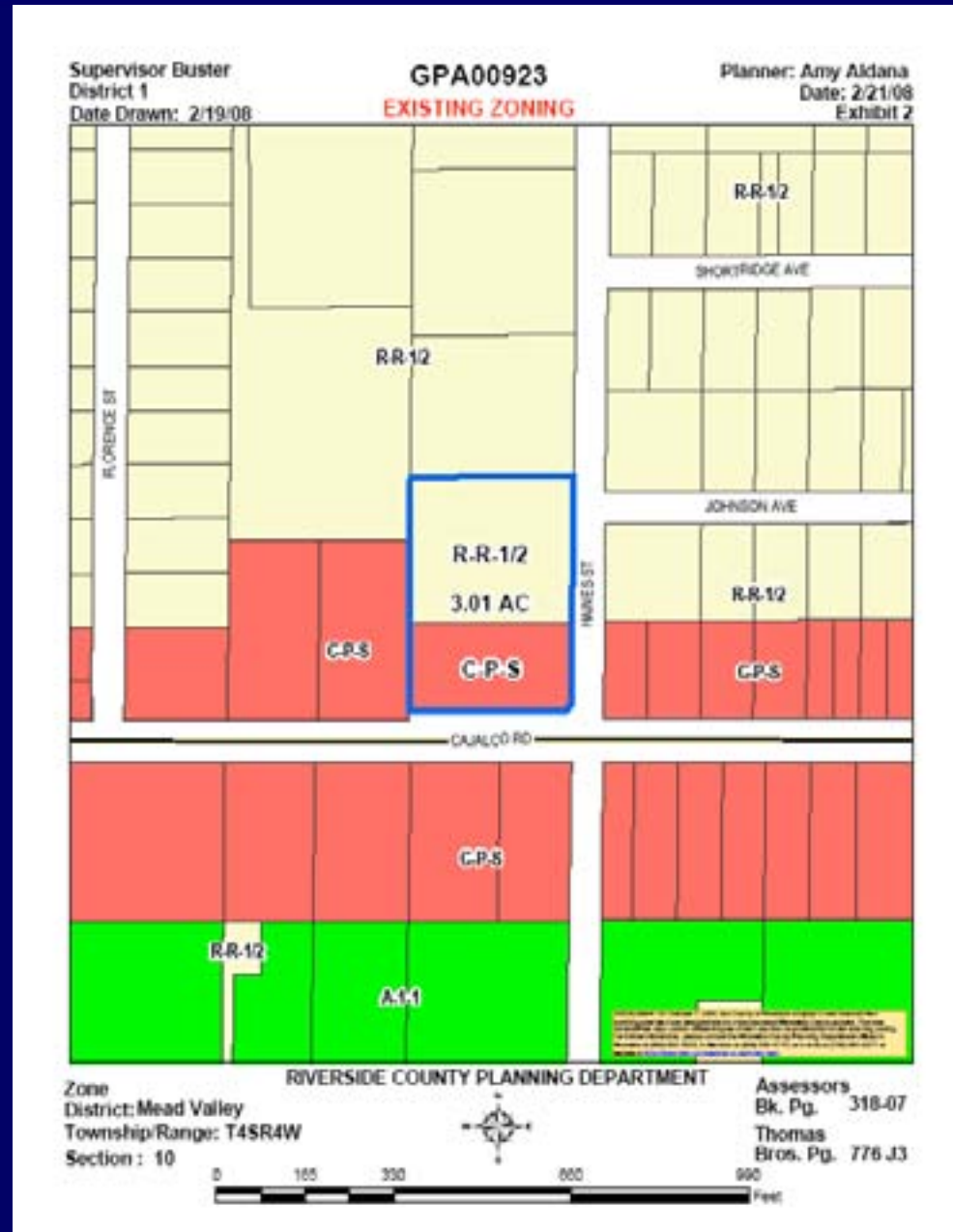
Surrounding Zoning:

North:
 Rural Residential, ½ ac. min. (RR-½)

South:
 Scenic Highway Commercial (C-P-S)

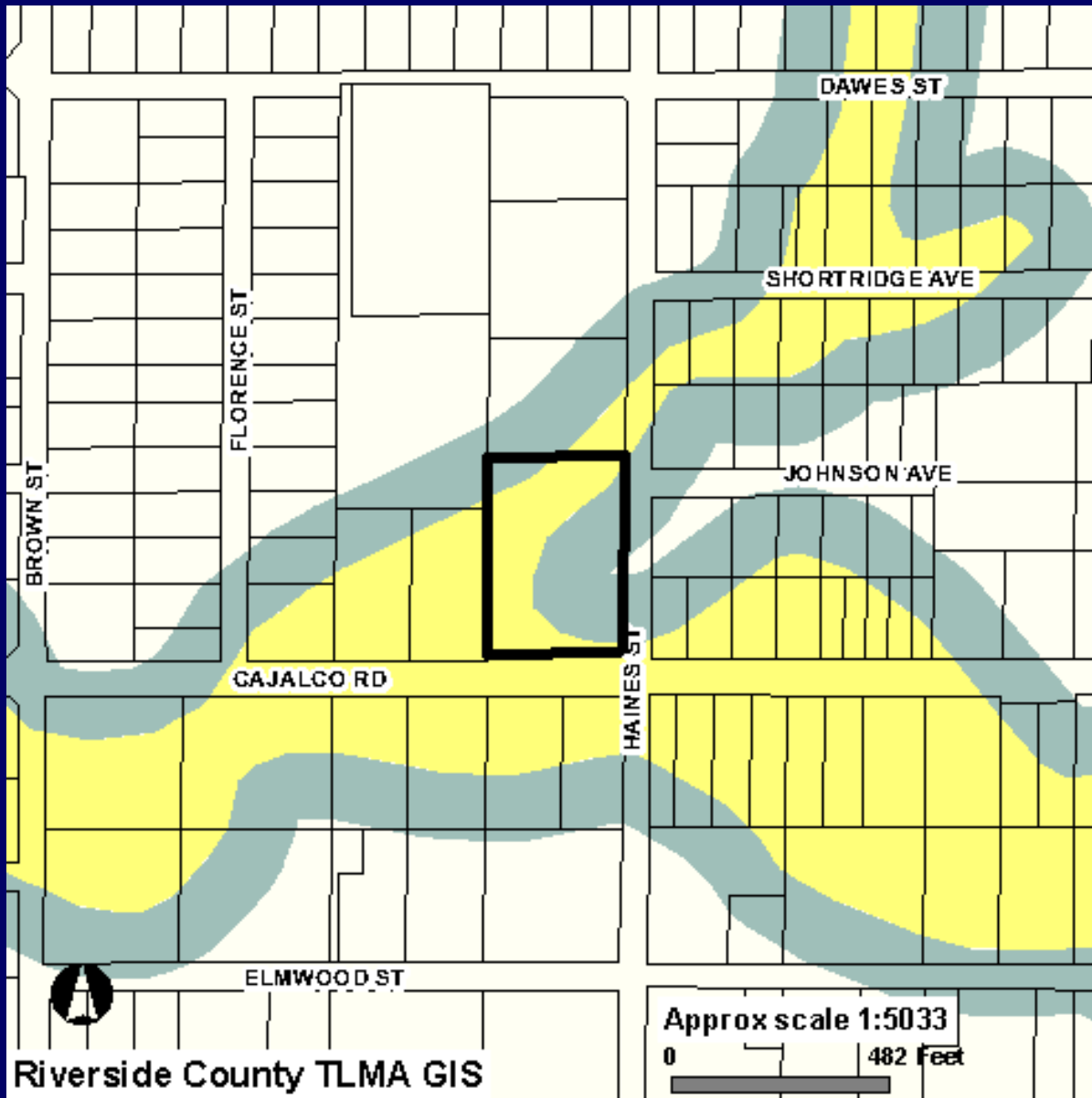
East:
 Rural Residential, ½ ac. min. (RR-½)
 Scenic Highway Commercial (C-P-S)

West:
 Rural Residential, ½ ac. min. (RR-½)
 Scenic Highway Commercial (C-P-S)



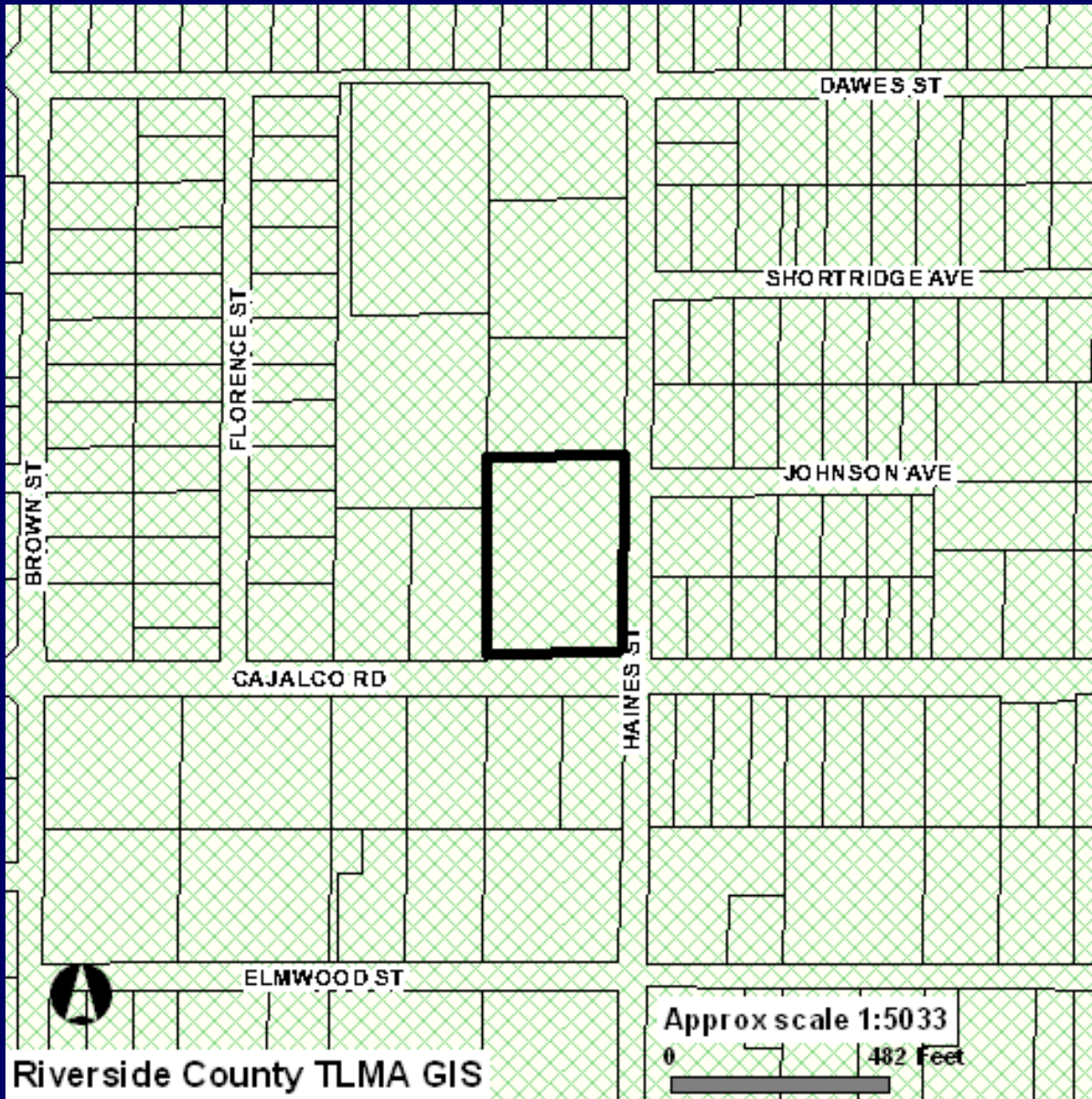


Flood Zone





Riverside Sphere of Influence



Riverside County TLMA GIS



Surrounding Foundation GPA's

