

Agenda Item No.: 6.9
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: January 7, 2009

General Plan Amendment No. 923
(Foundation – Regular)
E.A. Number: 41745
Applicant: Rodrigo Navarro Sr.
Engineer/Rep.: Leonard Urquiza

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from “Rural Community: Low Density Residential” (RC-LDR) (1/2 Acre Minimum) to “Community Development: Commercial Retail” (CD: CR) (0.20-0.35 Floor Area Ratio) for an approximately 3.01-acre property. The project is located northerly of Cajalco Road, easterly of Brown Street, southerly of Dawes Street, and westerly of Haines Street.

POTENTIAL ISSUES:

The proposed site is located within the Mead Valley Area Plan and the City of Perris’s sphere of influence. The proposed site is split between two designations: Community Development: Commercial Retail along Cajalco Road and Rural Community: Low Density Residential on the northern section of the parcel.

Properties to the north of the proposed site are designated as Rural Community: Low Density Residential and contribute to the areas rural character. The Mead Valley Area Plan provides for a predominantly rural community character with an equestrian focus which is reflected by the residential uses in the immediate area. Parcels adjacent to Cajalco Road, including the southern portion of the proposed site, are designated for commercial retail purposes. Cajalco Road is an anchor for the area and provides the opportunity for these commercial uses. However, many of the parcels along the corridor that carry the commercial retail designation have not been developed and are currently vacant.

The land use patterns of the Mead Valley Area Plan reflect a strong commitment to the continuation of the rural lifestyle in this part of the County and contribute to the desire for distinct shifts in development character. The area north of Cajalco Road is predominantly a grid-like pattern of half-acre and larger residential lots. According to LU 6.1 of the General Plan, “land uses are to be developed in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.” The existing land uses on the proposed site, Rural Community: Low Density Residential on the northern portion and Community Development: Commercial Retail on the southern portion maintains compatibility with low density residential uses to the north and commercial

uses along Cajalco Road. Under the proposal, the more intense commercial retail designation would further encroach upon existing low density residential uses.

The majority of the proposed site falls within a 100-year flood zone, requiring a flood plain management review to be completed. No substantial evidence has been provided to show that new conditions or circumstances are present in the area that would provide the infrastructure needed for the proposed change or to reduce potential flood hazards.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 923 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.

The project site is currently designated as Assessor's Parcel Number 318-070-010.