



Agenda Item No. 6.9

Riverside County Planning Commission

General Plan Amendment No. 986

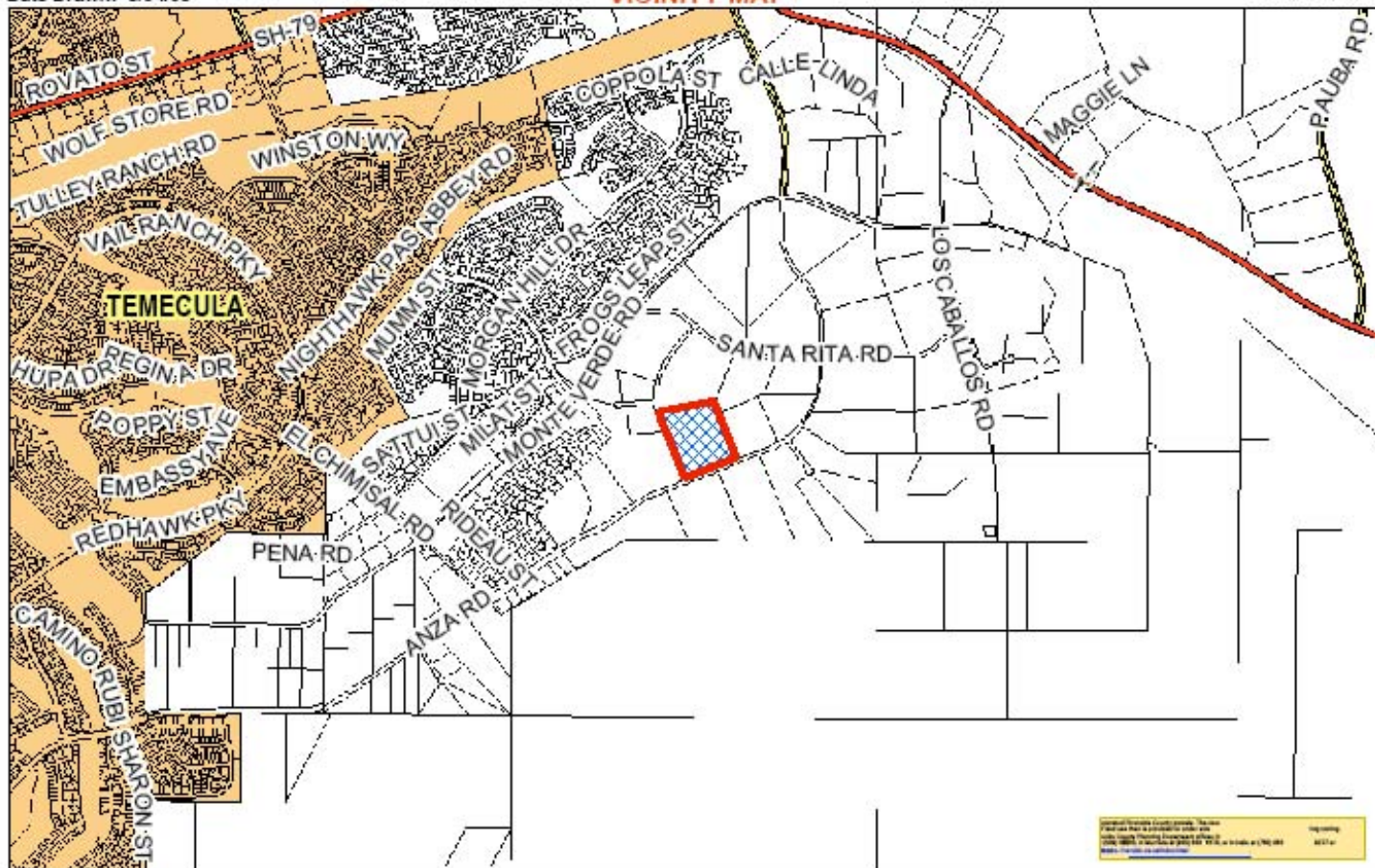


Vicinity Map

Supervisor Stone
District 3
Date Drawn: 3/04/08

GPA00986
VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T8SR2W
Section: 23

Assessors
Blk. Pg. 866-38
Thomas
Bros. Pg. 980 A3





Aerial Photo





Development Opportunities

Site's Foundation Component:

Rural (RUR)

Surrounding Components:

North:

Rural (RUR)

South:

Community Development (CD)

East:

Rural (RUR)

West:

Community Development (CD)





General Plan

Current General Plan:

Rural: Rural Residential (RUR: RR) (5 acre min.)

Proposed General Plan:

Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac)

Surrounding Designations:

North:

Rural: Rural Residential (RUR: RR) (5 acre min.)

South:

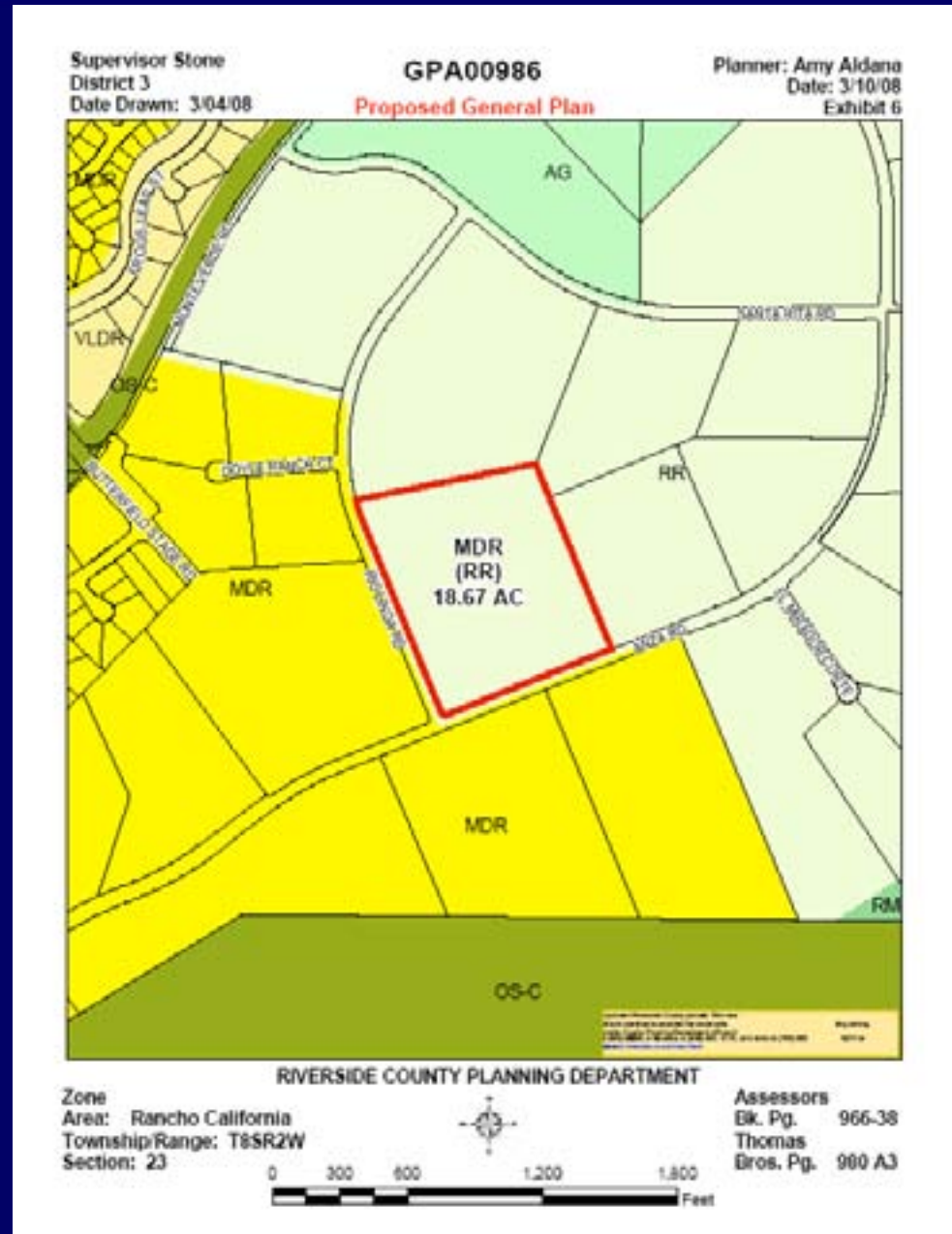
Community Development: Medium Density Residential (MDR) (2-5 du/ac)

East:

Rural: Rural Residential (RUR: RR) (5 acre min.)

West:

Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac)





Issues of Concern

- The Community Development: Medium Density Residential designation can be found to the south and the west of the site
- Further to the north of the site, across Monte Verde Road is Specific Plan No. 313, “Morgan Hill,” in which densities are similar to the Medium Density Residential land use designation. The proposal would continue the pattern of Medium Density Residential in the community and would be consistent with the overall vision for the area.
- The approval and the review of surrounding residential tracts along with the development of the “Morgan Hill” specific plan has presented a substantial amount of change in the area since the adoption of the General Plan that substantiates the request.



Recommendations

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 986 from Rural: Rural Residential to Community Development: Medium Density Residential **would 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:

Single Family Homes

South:

Vacant

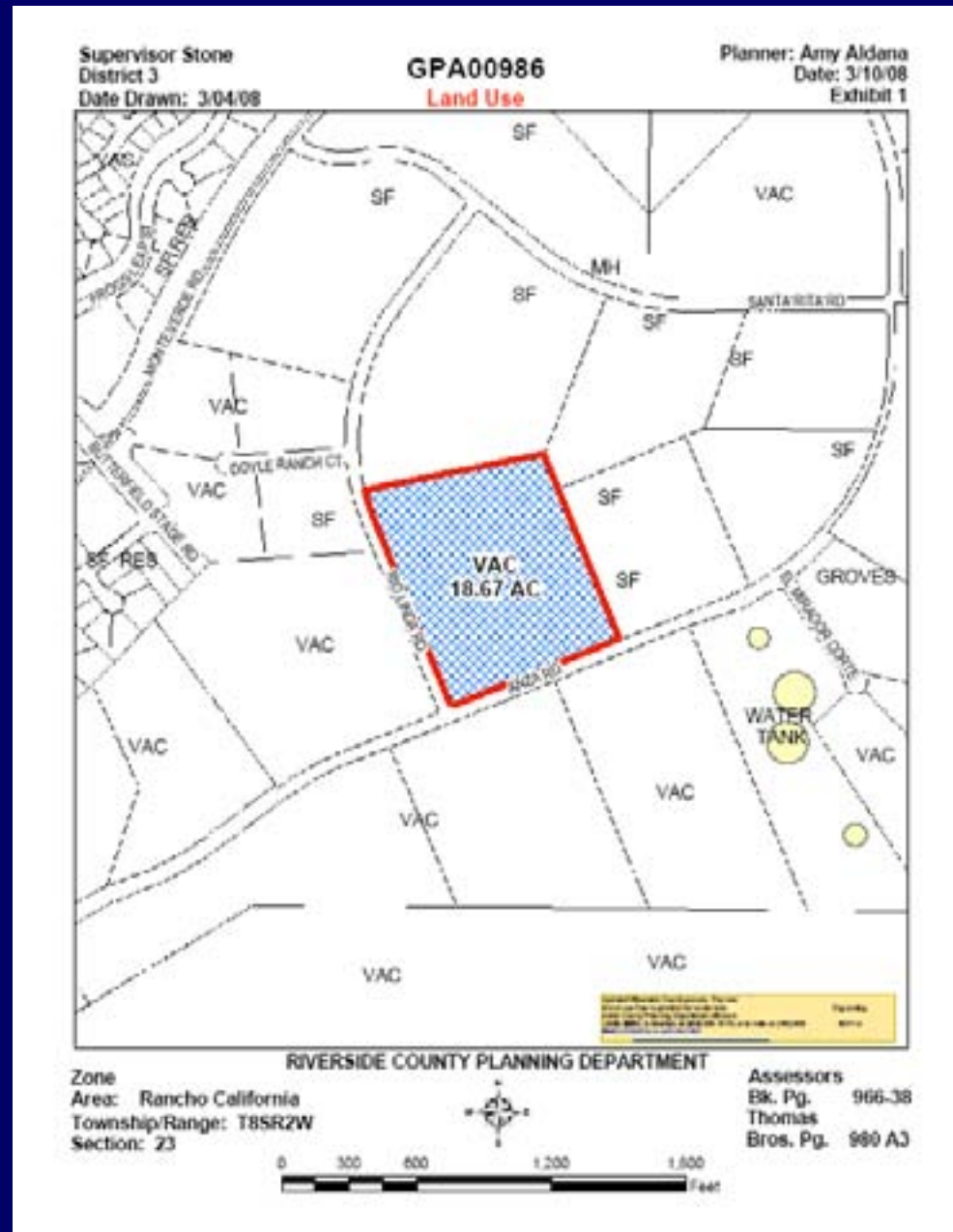
East:

Single Family Homes

West:

Vacant

Single Family Homes





Zoning

Current Zoning:

Residential Agricultural (20 acre min.)

Surrounding Zoning:

North:

Residential Agricultural (5 acre min.)

South:

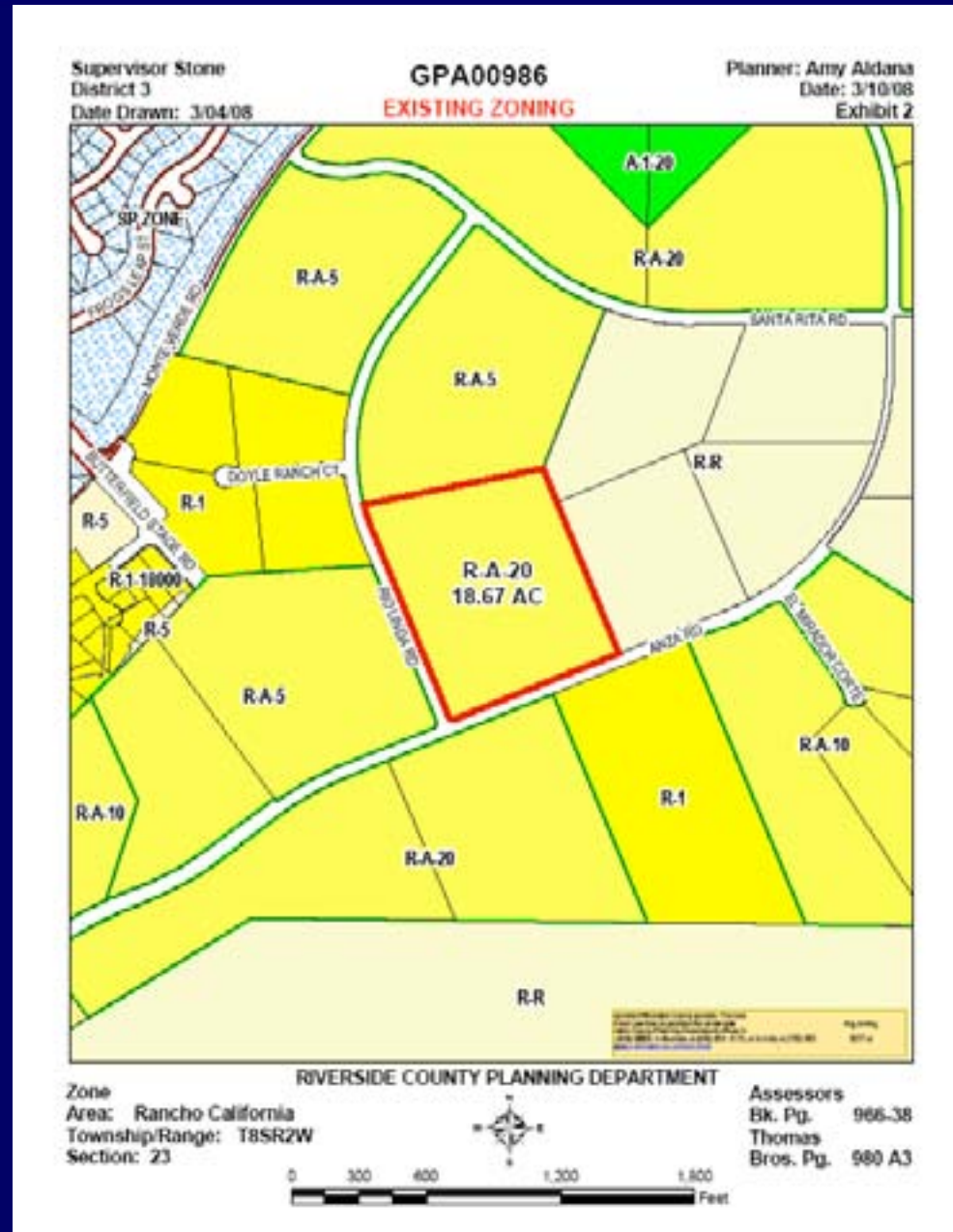
Residential Agricultural (20 acre min.)
One Family Dwelling

East:

Rural Residential

West:

Residential Agricultural (5 acre min.)
One Family Dwelling





Adjacent Foundations Amendments

