



Agenda Item No. 9.5

Riverside County Planning Commission

General Plan Amendment No. 1038

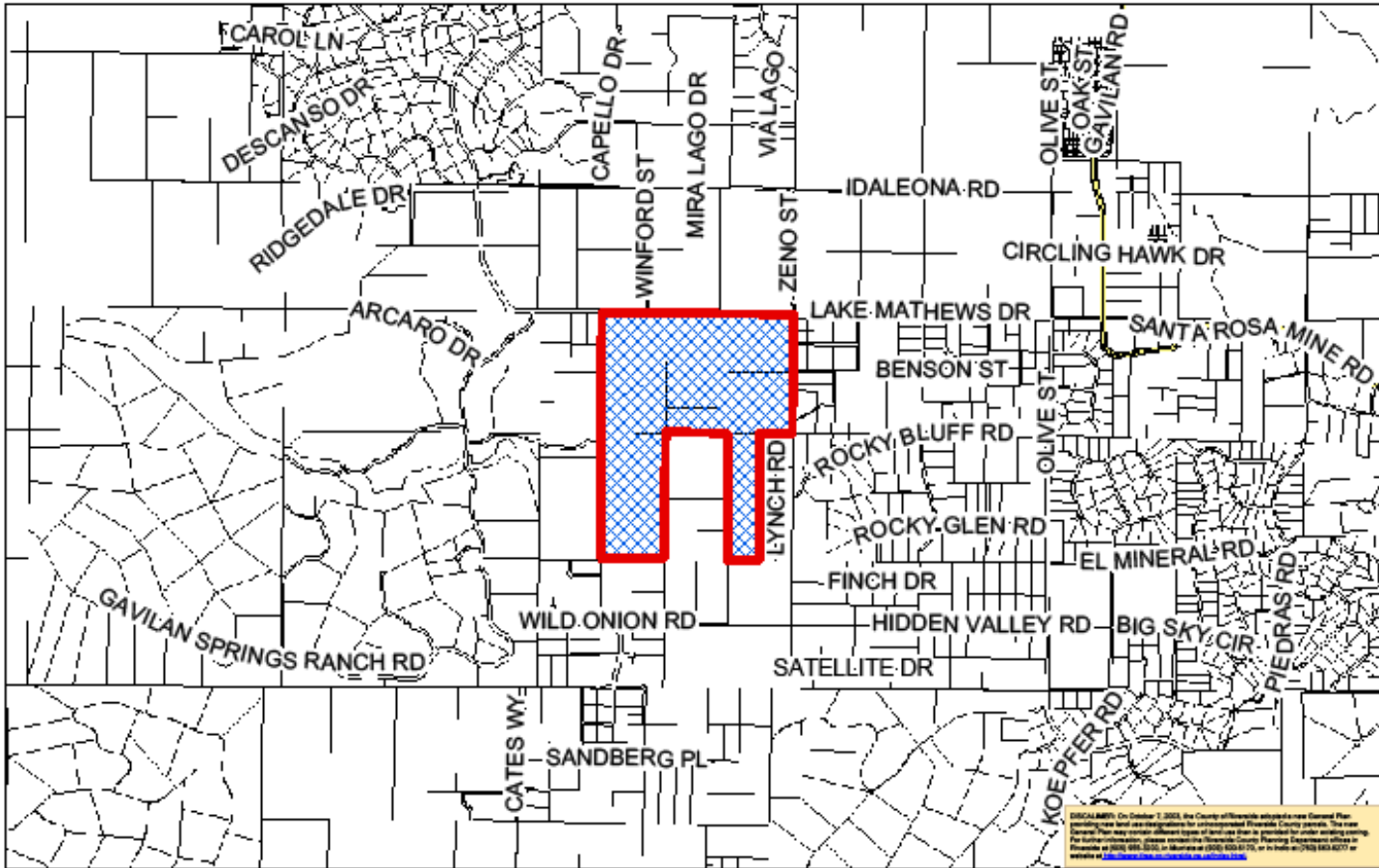


Vicinity Map

Supervisor Buster
District 1
Date Drawn: 3/12/08

GPA01038
VICINITY MAP

Planner: Amy Aldana
Date: 9/22/08
VICINITY MAP



DISCLAIMER: On October 2, 2003, the County of Riverside adopted a new General Plan and updated its regulations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200, or in Corona at (951) 609-1710, or in Indio at (760) 943-8277 or website at <http://www.planning.riverside.ca.gov/plan.htm>

Zone
District: Galivan Hills
Township/Range: T4SR5W
Section: 27 & 34

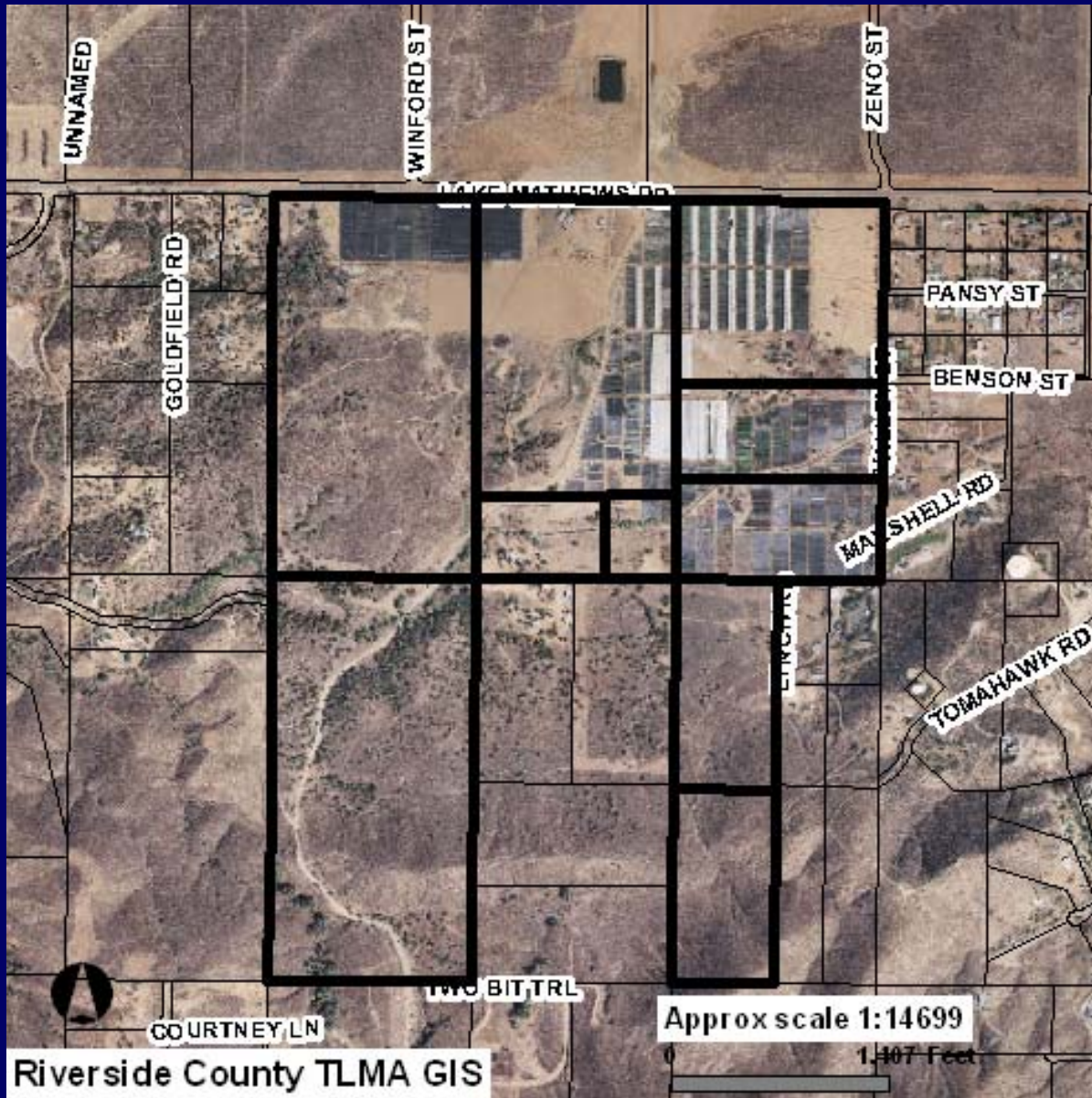
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 289-18 & 19
Thomas
Bros. Pg. 805 G2





Aerial Photo





Development Opportunities

Site's Foundation Component:

Rural (RUR)

Surrounding Components:

North:

Rural (RUR)

South:

Rural (RUR)

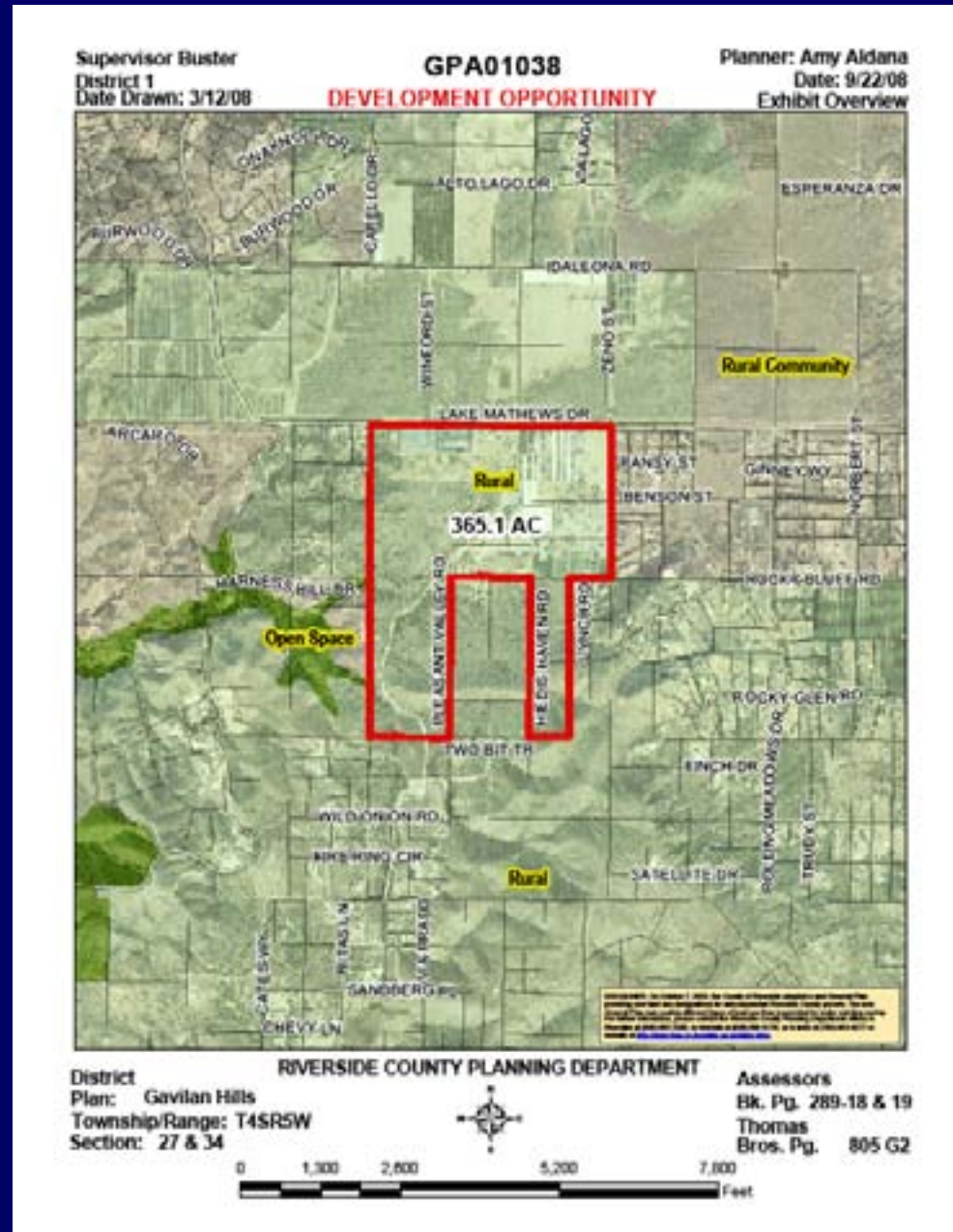
East:

Rural Community (RC)

West:

Rural (RUR)

Rural Community (RC)





Further Considerations

- The proposed change would be a reasonable extension of the existing Rural Community designation, land use pattern and would also maintain the rural vision that the General Plan has identified for the area.
- The proposal would also bring the northern portion of the subject site's land use designation into consistency with the northern portions current zoning designation of R-A-2. The site was identified as having a 2 ½ acre minimum lot size under the original Lake Matthews plan.
- The approval of the tract maps within the Belle Meadows Specific Plan, post adoption of the General Plan, provides some evidence of change for the area and aids in the justification of the proposal.
- Due to concerns regarding high fire and the topography of the site, staff recommends that the proposed change be limited to the northern portion of the site.



Recommendations

The Planning Director recommends to adopt an order initiating proceedings for General Plan Amendment No. 1038 from Rural: Rural Residential to Rural Community: Estate Density Residential on the northern portion of the site (APN's: 289-190-009, 289-190-010, 289-190-012, 289-190-013, 289-190-014, 289-190-015 and 289-190-016) as modified by staff. The adoption of such an order does not imply that the proposed GPA will be approved.