



Sky Valley Rural Village Overlay: Staff Recommendation

(No Changes - As Recommended by the Community)

Riverside County Planning Commission

October 18, 2009



Sky Valley Rural Village Overlay

The Sky Valley Rural Village overlay area encompasses 115 acres along Dillon Road in the Sky Valley community. While the underlying designation on Figure 3, Land Use Plan, is Rural Residential, this area would be allowed to accommodate additional residential and commercial development under the regulations of the Rural Village Overlay. The intent of the Sky Valley Rural Village Overlay is to establish an intimate rural core that provides local-serving commercial and public services for the residents of Sky Valley, and allows for additional estate density and very low density residential development, while preserving the community's rural character.

The Village would consist of a small commercial/public use core area, with the remainder consisting of single family residential development and open space.

The General Plan Land Use Element details policies for development within Rural Village areas countywide. The following policies for the Sky Valley Rural Village Overlay area provide additional and more restrictive policies regarding residential density, commercial intensity, and development design.

Policies:

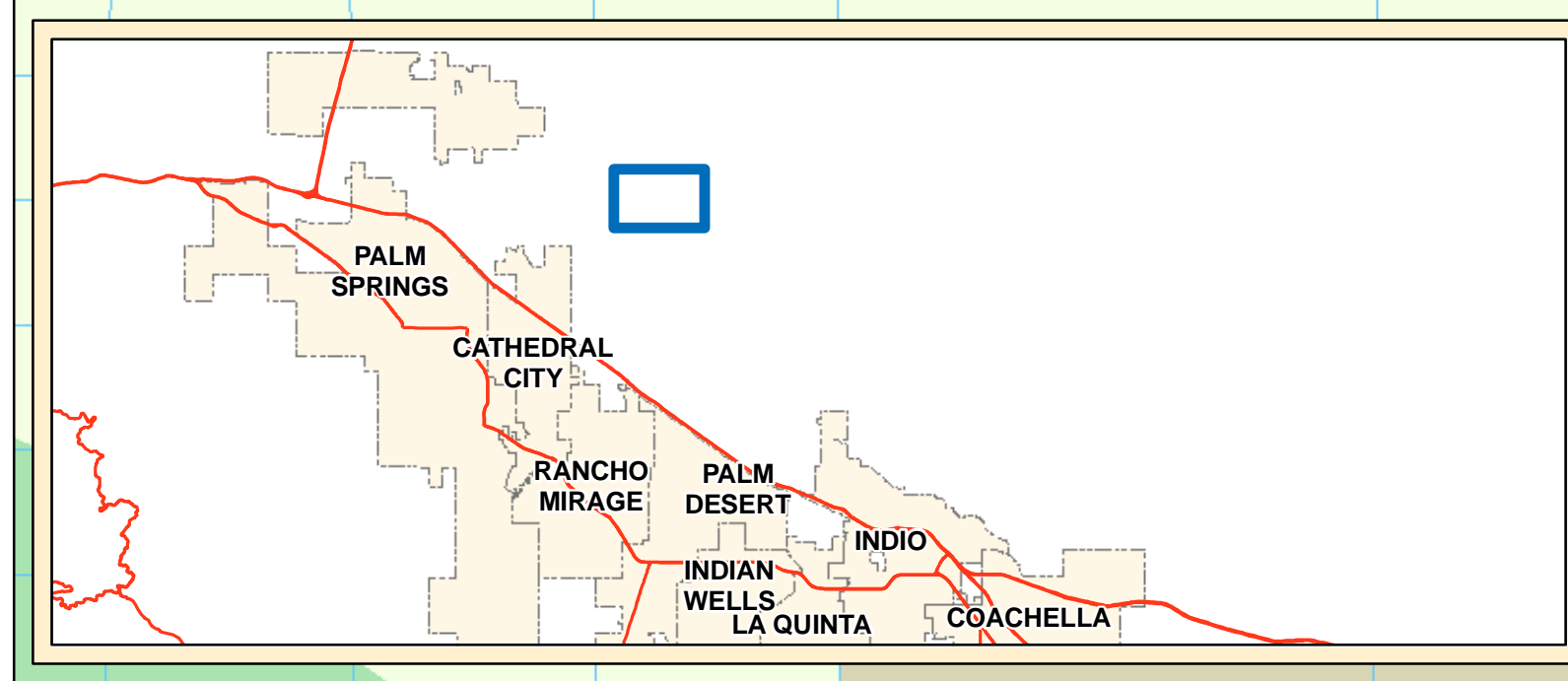
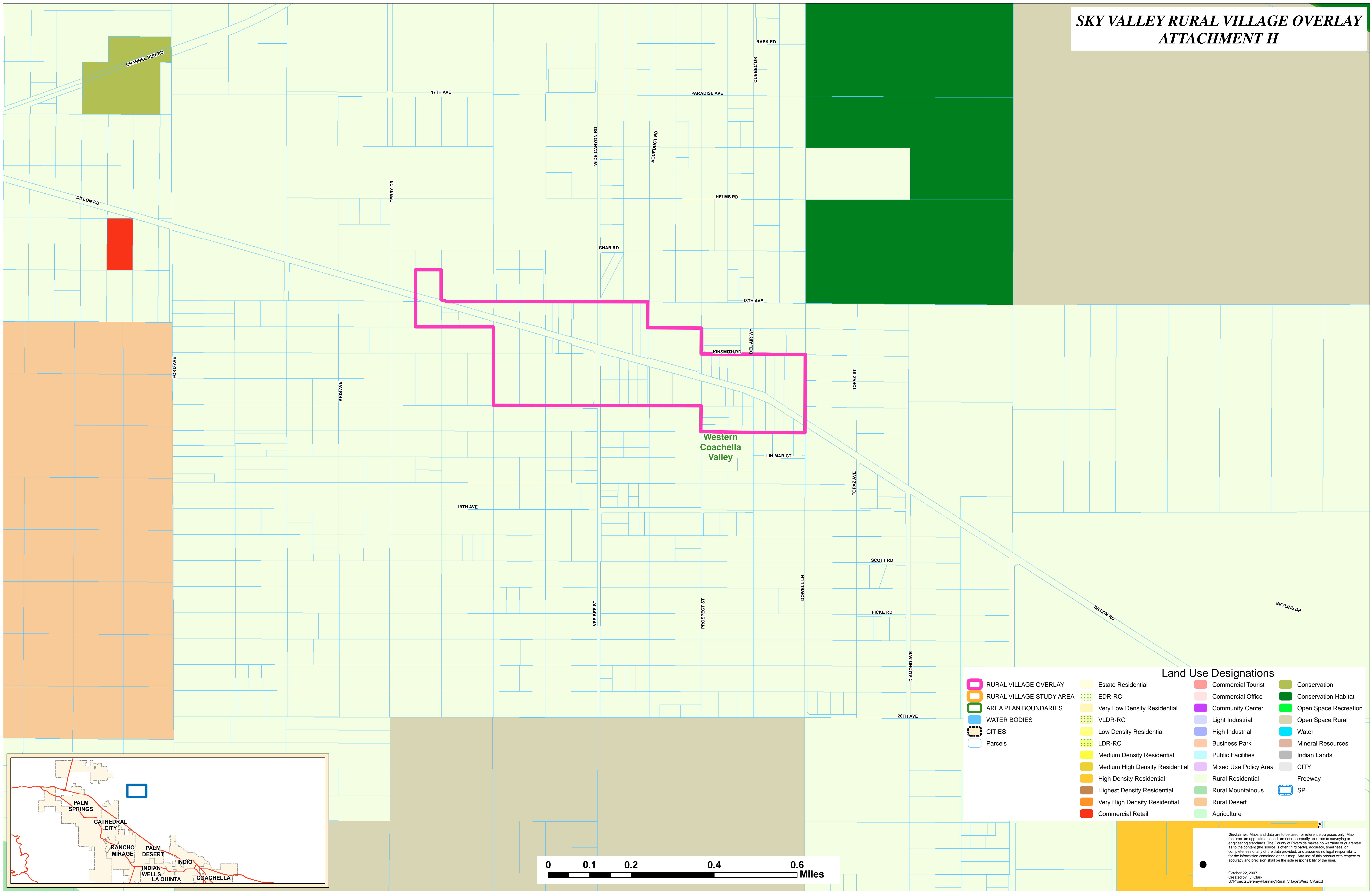
- WCVAP 5.1 Limit residential development to a density not to exceed 0.4 dwelling units per acre (2-1/2-acre minimum lot size).
- WCVAP 5.2 Allow clustered lots of minimum size one (1) acre, but maintain the overall density of the Village area at 0.4 dwelling units per acre.
- WCVAP 5.3 Limit new commercial and public uses to a single core area not to exceed five (5) acres in size.
- WCVAP 5.4 Require that development maintains the rural character of the area.
- WCVAP 5.5 Ensure that development is compatible with existing and adjacent uses.

Sky Valley Mobile Home Parks and Recreational Vehicle Parks

In addition to the mapped Hot Springs Policy Area located westerly of Sky Valley, the same type of thermal resources exist in portions of Sky Valley in the vicinity of the existing mobile home park and recreational vehicle park southerly of Dillon Road. In order to utilize this natural resource, it is appropriate to make special provision to allow for the expansion of these land uses in this Rural Residential designated area.

- WCVAP 6.1 Notwithstanding the mapped Area Plan designations of the subject properties, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division

SKY VALLEY RURAL VILLAGE OVERLAY ATTACHMENT H



Land Use Designations			
	RURAL VILLAGE OVERLAY		Estate Residential
	RURAL VILLAGE STUDY AREA		EDR-RC
	AREA PLAN BOUNDARIES		Very Low Density Residential
	WATER BODIES		VLDR-RC
	CITIES		Low Density Residential
	Parcels		LDR-RC
			Medium Density Residential
			Medium High Density Residential
			High Density Residential
			Highest Density Residential
			Very High Density Residential
			Commercial Retail
			Commercial Tourist
			Commercial Office
			Community Center
			Light Industrial
			High Industrial
			Business Park
			Public Facilities
			Mixed Use Policy Area
			Rural Residential
			Rural Mountainous
			Rural Desert
			Agriculture
			Conservation
			Conservation Habitat
			Open Space Recreation
			Open Space Rural
			Water
			Mineral Resources
			Indian Lands
			CITY
			Freeway
			SP

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October 22, 2007
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