



Agenda Item No. 7.5

Riverside County Planning Commission

General Plan Amendment No. 978

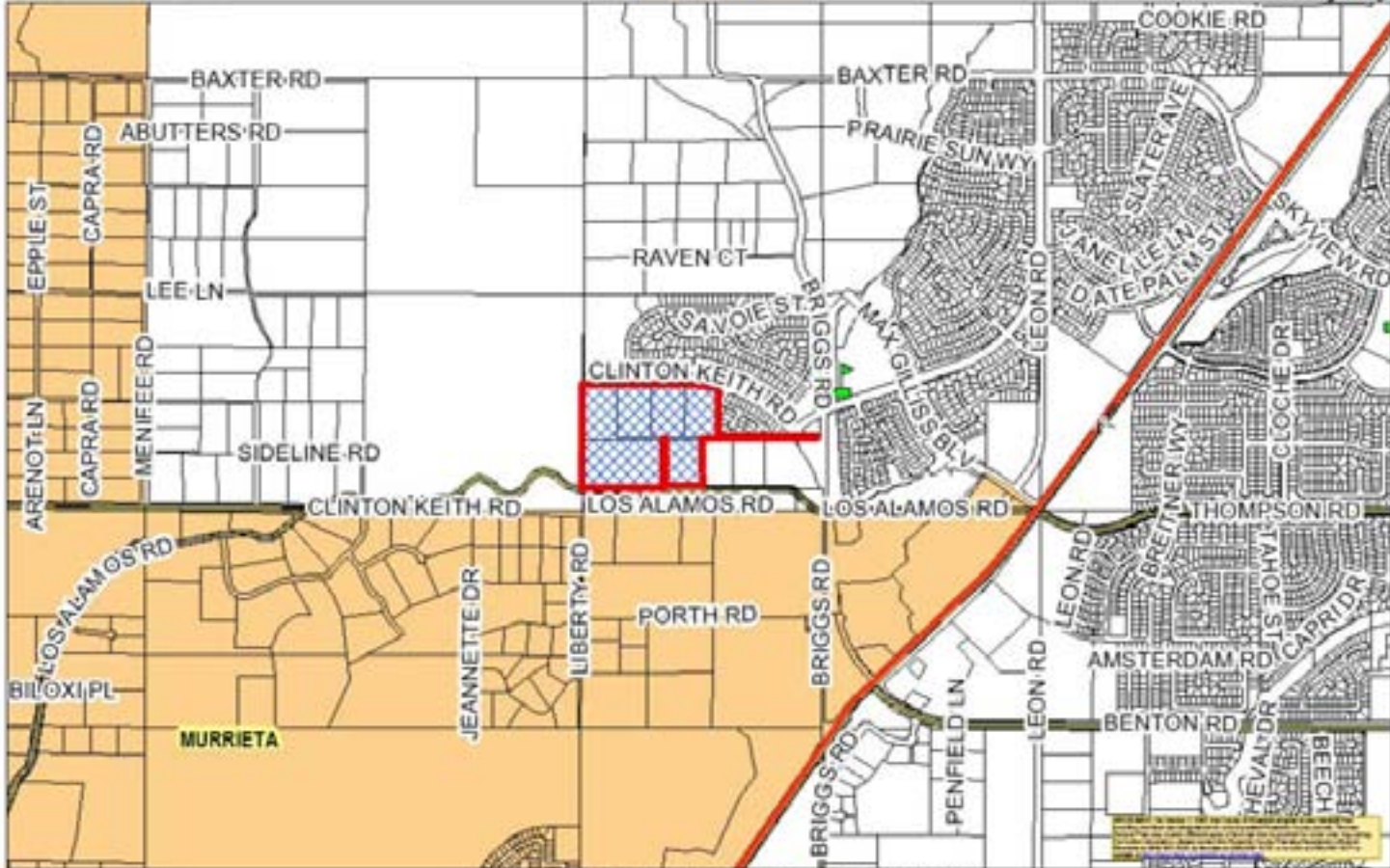


Vicinity Map

Supervisor Stone
District 3
Date Drawn: 3/24/08

GPA00978
VICINITY MAP

Planner: Amy Aldana
Date: 3/13/08
Vicinity Map



Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 31

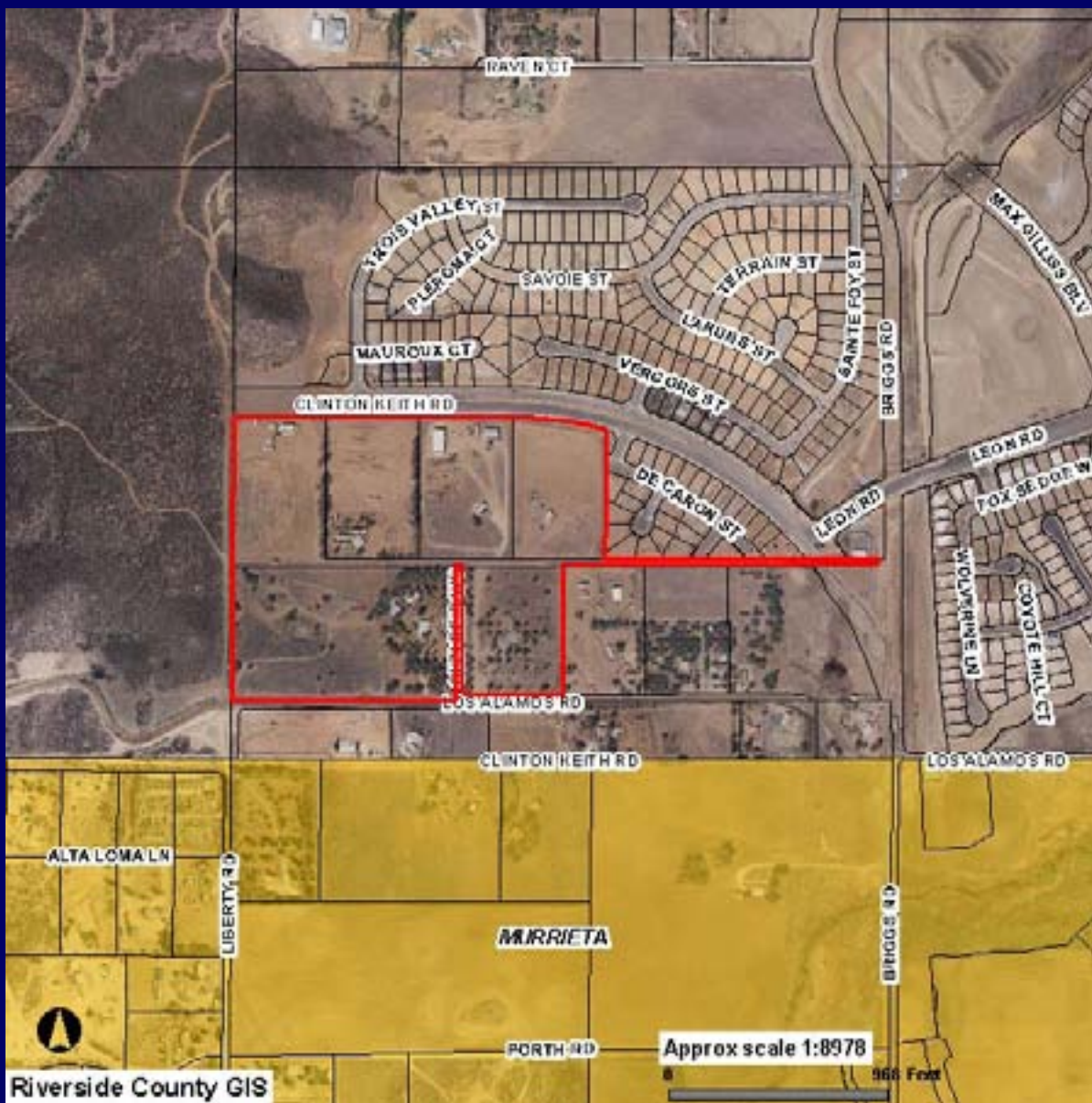
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 480-10
Thomas
Bros. Pg. 899 A7





Aerial Photo





General Plan

Current General Plan:

Rural Residential (RR) (5 acre min.)
Murrieta SOI

Proposed General Plan:

Medium Density Residential (MDR)
(2-5 Dwelling units/acre)

Surrounding Designations:

North:

Rural Residential (RR) (5 acre min.)
Medium Density Residential (MDR)
(2-5 Dwelling units/acre)

South:

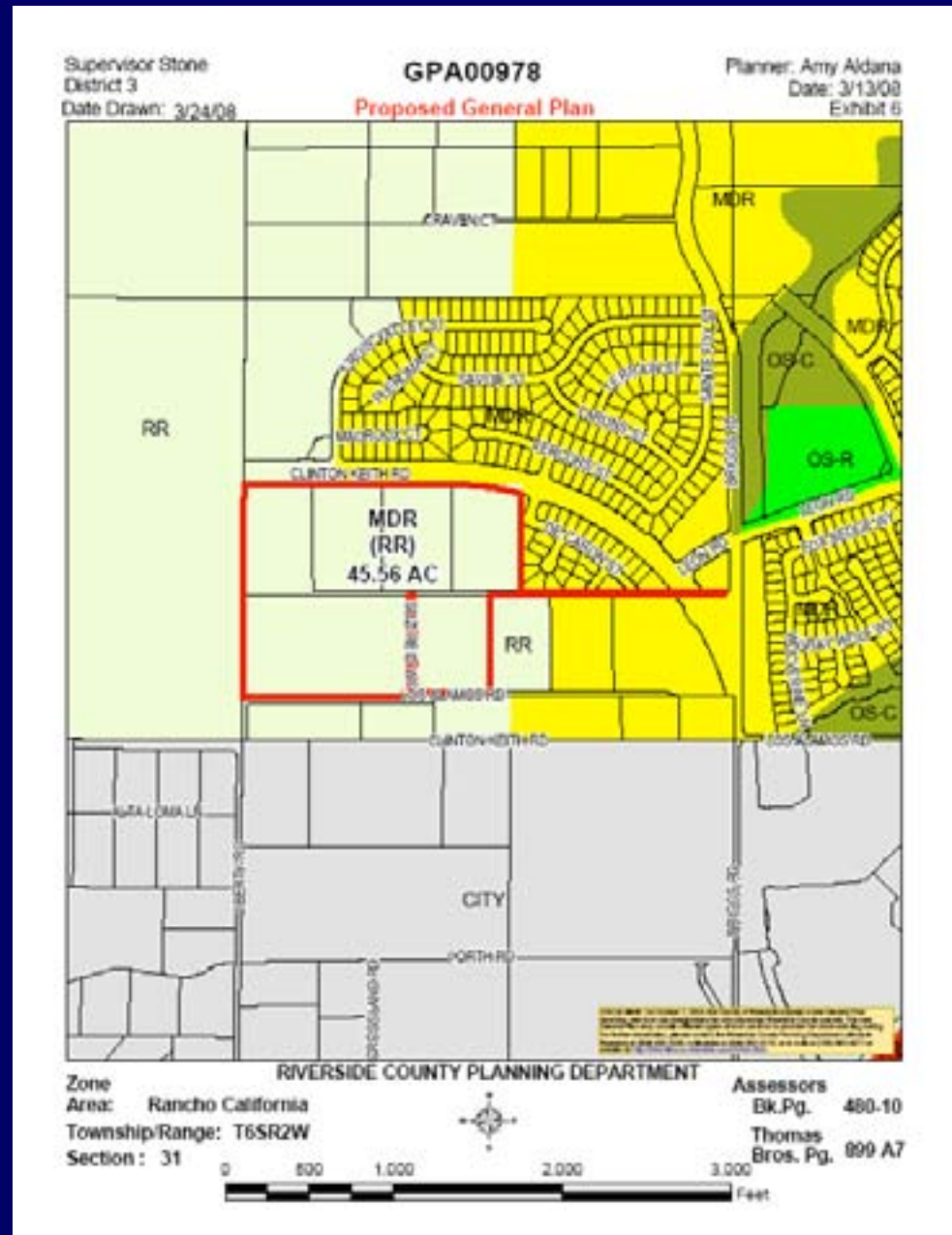
Rural Residential (RR) (5 acre min.)
City of Murrieta

East:

Medium Density Residential (MDR)
(2-5 Dwelling units/acre)

West:

Rural Residential (RR) (5 acre min.)





Issues of Concern

- The site has been identified as being a part of Cell Group “Z” under the County’s MSHCP.
- Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.
- The proposed amendment will create an incompatibility between the County General Plan and the Airport Land Use Compatibility Plan for French Valley Airport.



Recommendations

The Planning Director recommends to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 978 from Rural: Rural Residential to Community Development: Medium Density Residential. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.



Development Opportunities

Site's Foundation Component:

Rural

Surrounding Components:

North:

Rural

Community Development

South:

City of Murrieta

East:

Community Development

West:

Rural





Zoning

Current Zoning:

Rural Residential

Surrounding Zoning:

North:

One Family Dwelling
Watercourse, Watershed &
Conservation Areas

South:

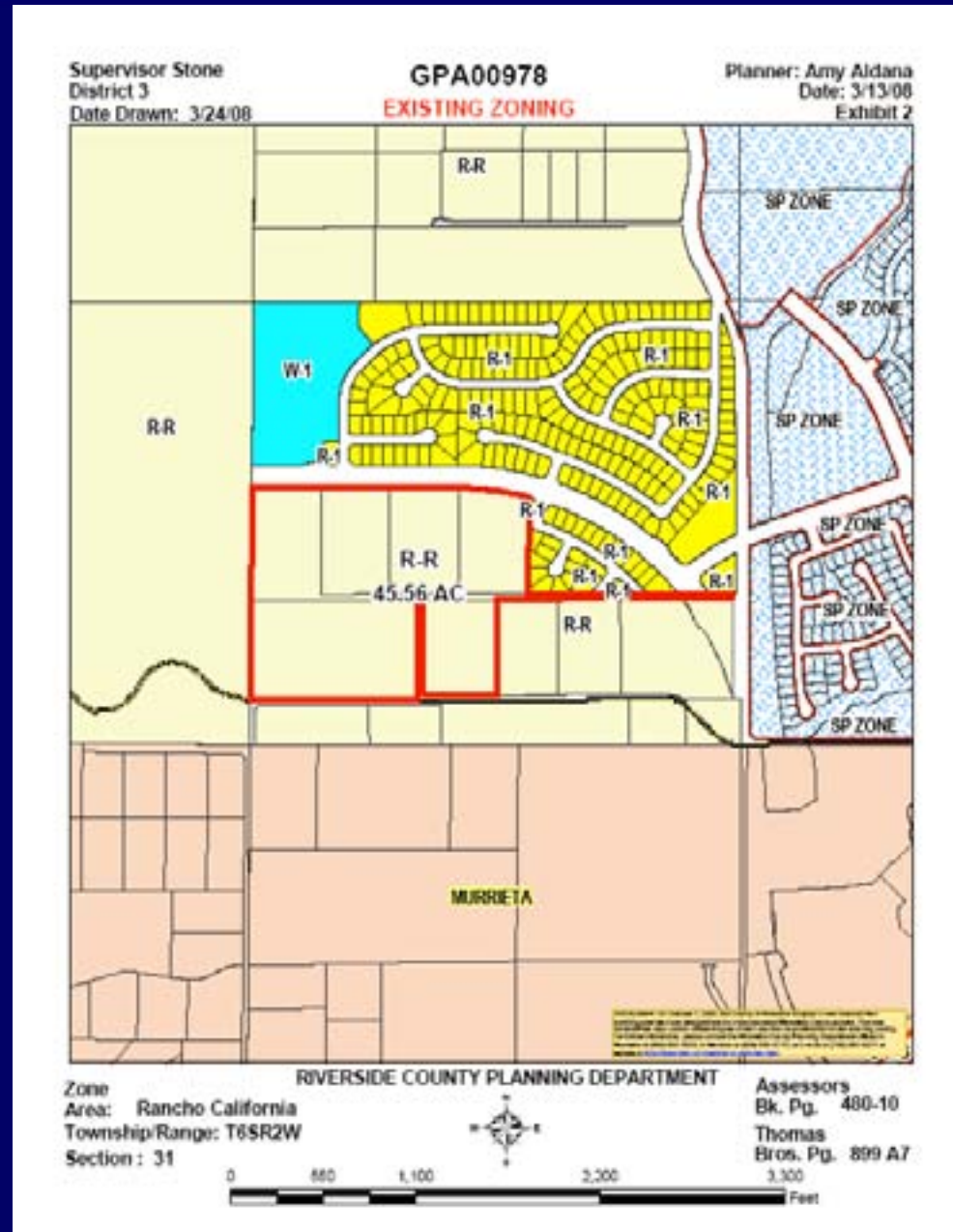
Rural Residential

East:

Rural Residential
One Family Dwelling

West:

Rural Residential



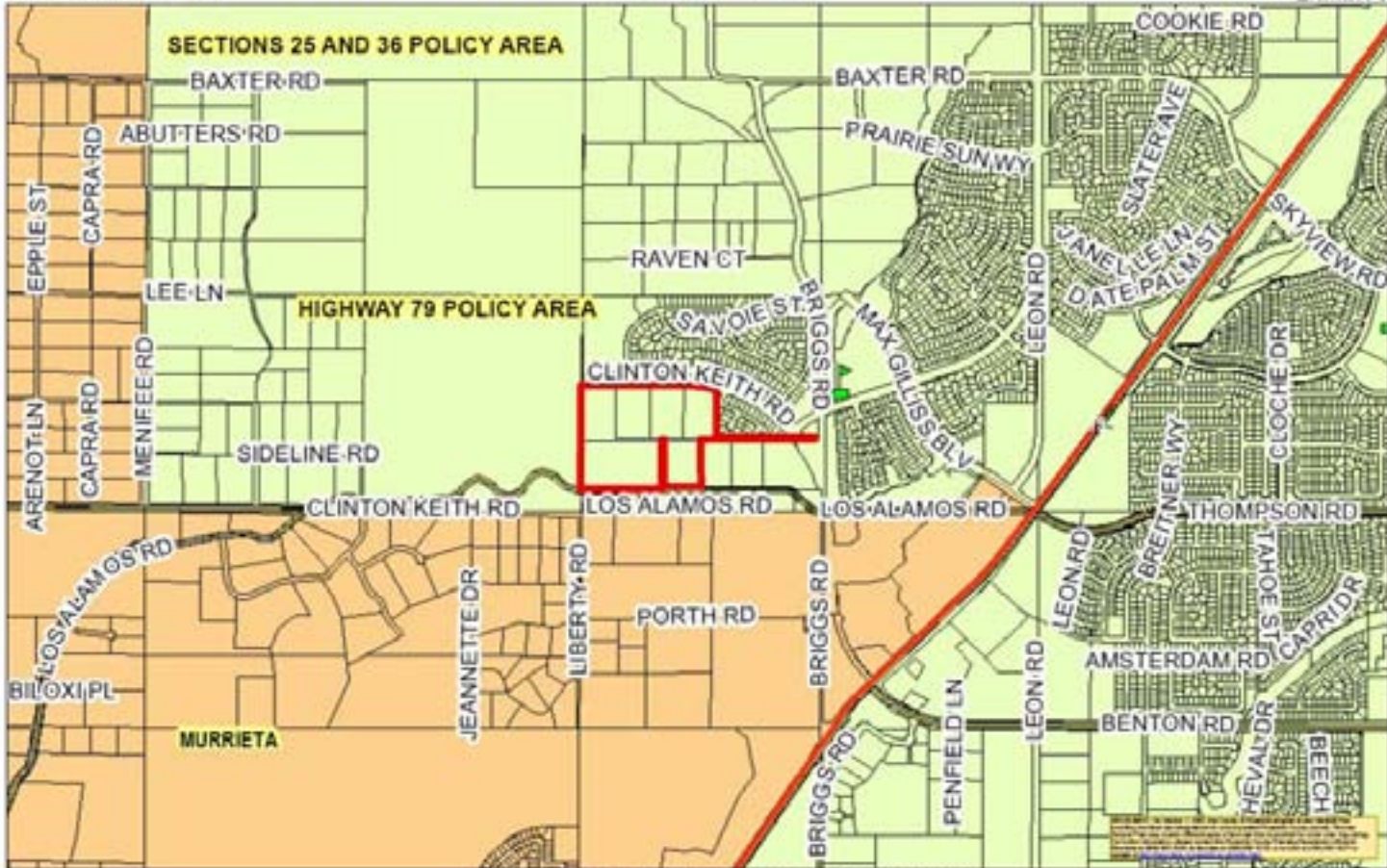


Policy Area

Supervisor Stone
District 3
Date Drawn: 3/24/08

GPA00978 POLICY AREAS

Planner: Amy Aldana
Date: 3/13/08
Exhibit 8



Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 31

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 480-10
Thomas
Bros. Pg. 899 A7





Adjacent Foundations Amendments

