



# Agenda Item No. 7.6

Riverside County Planning Commission

General Plan Amendment No. 1085



# Vicinity Map

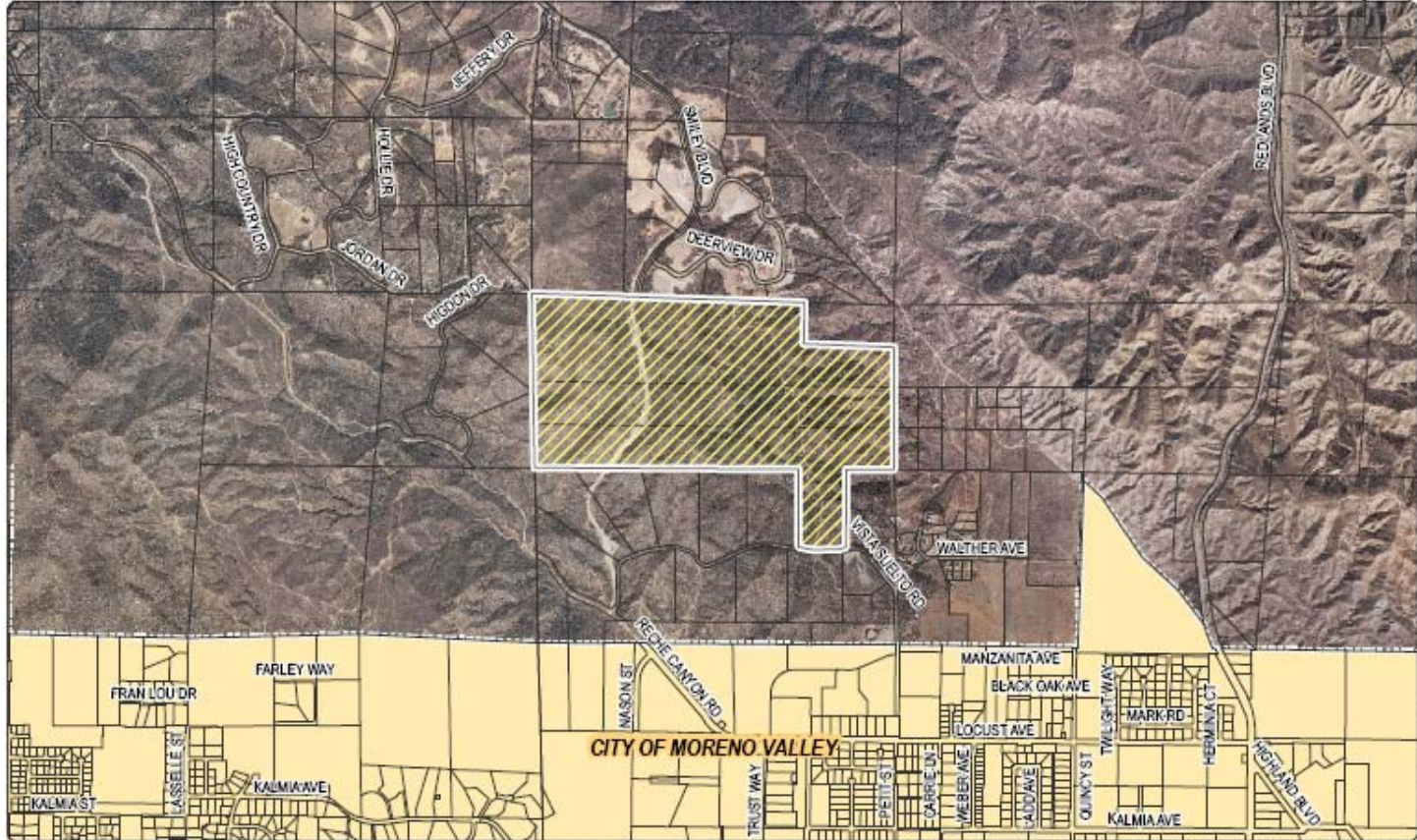
## RIVERSIDE COUNTY PLANNING DEPARTMENT

### GPA01085

#### VICINITY/POLICY AREAS

Supervisor Ashley  
District 5

Date Drawn: 01/06/2010  
Vicinity Map



Zoning Area: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section: 27

Assessors Bk. Pg. 473-09 & 473-10  
Thomas Bros. Pg. 688 B5 & C5  
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations 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 (Western County), or in Indio at (760) 953-8277 (Eastern County) or website at <http://www.ci.riverside.ca.us/plan.htm>.





# General Plan

## Current General Plan:

Rural: Rural Mountainous (R:RM)(10 Acre Minimum) and Rural:Rural Residential (R:RR)(5 Acre Minimum)

## Proposed General Plan:

Rural:Rural Residential (R:RR)(5 Acre Minimum)

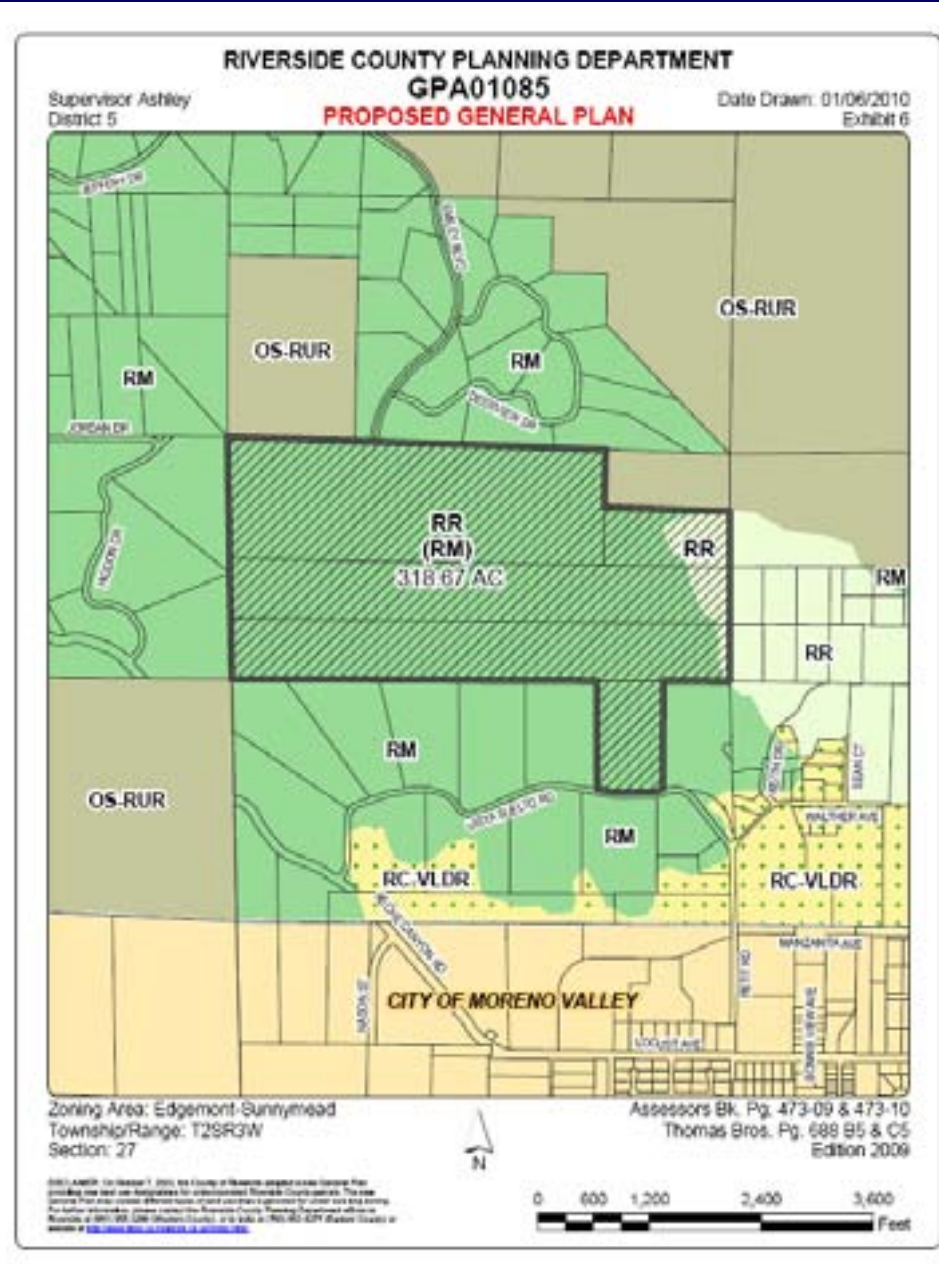
## Surrounding Designations:

North: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Open Space-Rural (OS-R)(20 Acre Minimum)

South: Rural: Rural Mountainous (R:RM)(10 Acre Minimum)

East: Open Space-Rural (OS-R)(20 Acre Minimum) and Rural: Rural Residential (5 Acre Minimum)

West: Rural: Rural Mountainous (R:RM)(10 Acre Minimum)





# Land Use

## Current Land Use:

Vacant Land

## Surrounding Land Uses:

North:

Vacant Land

South:

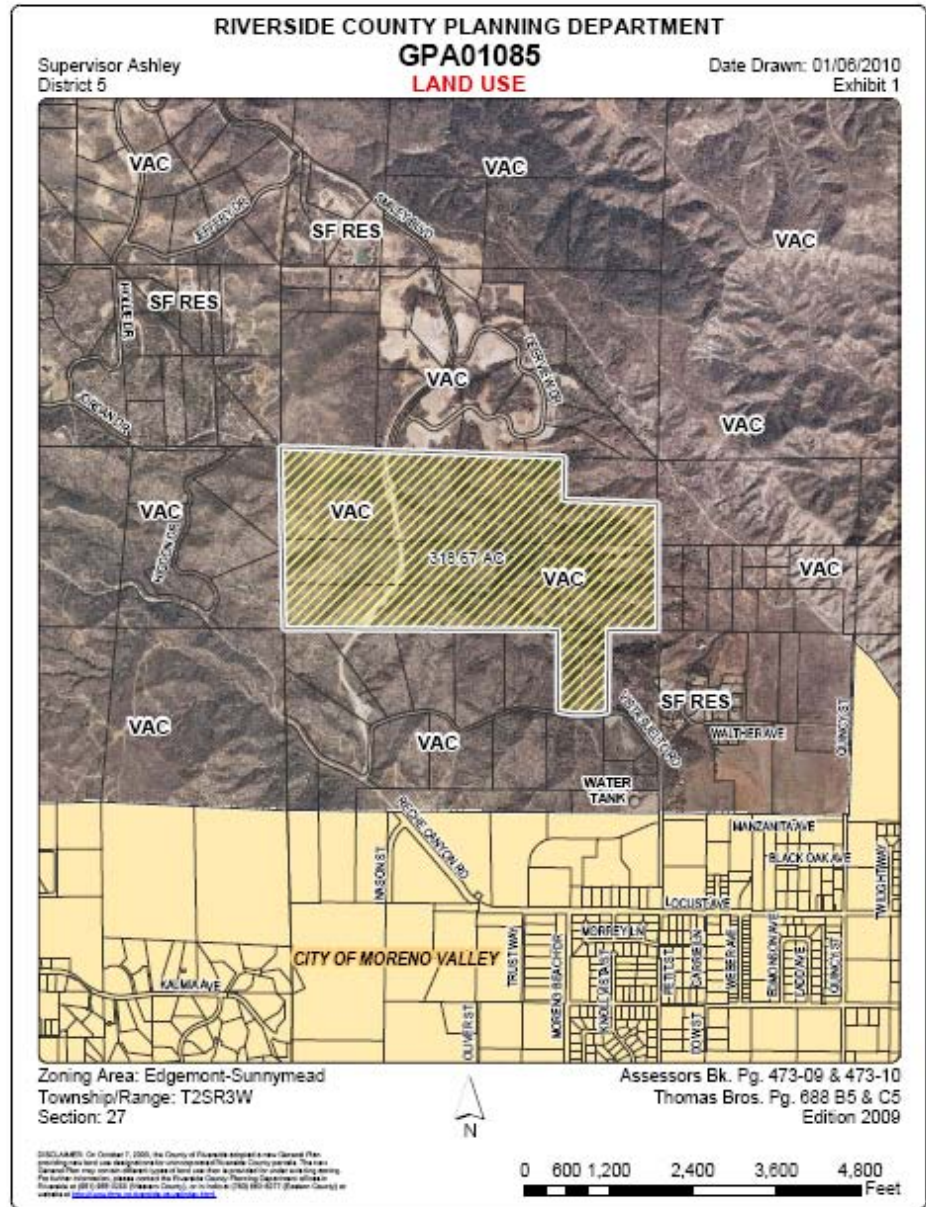
Vacant Land

East:

Vacant Land

West:

Vacant Land





# Zoning

## Current Zoning:

Controlled Development Areas (W-2)(20 Acre Minimum) and Residential Agricultural (R-A)(20 Acre Minimum)

## Surrounding Zoning:

### North:

Controlled Development Areas (W-2)(20 Acre Minimum)

### South:

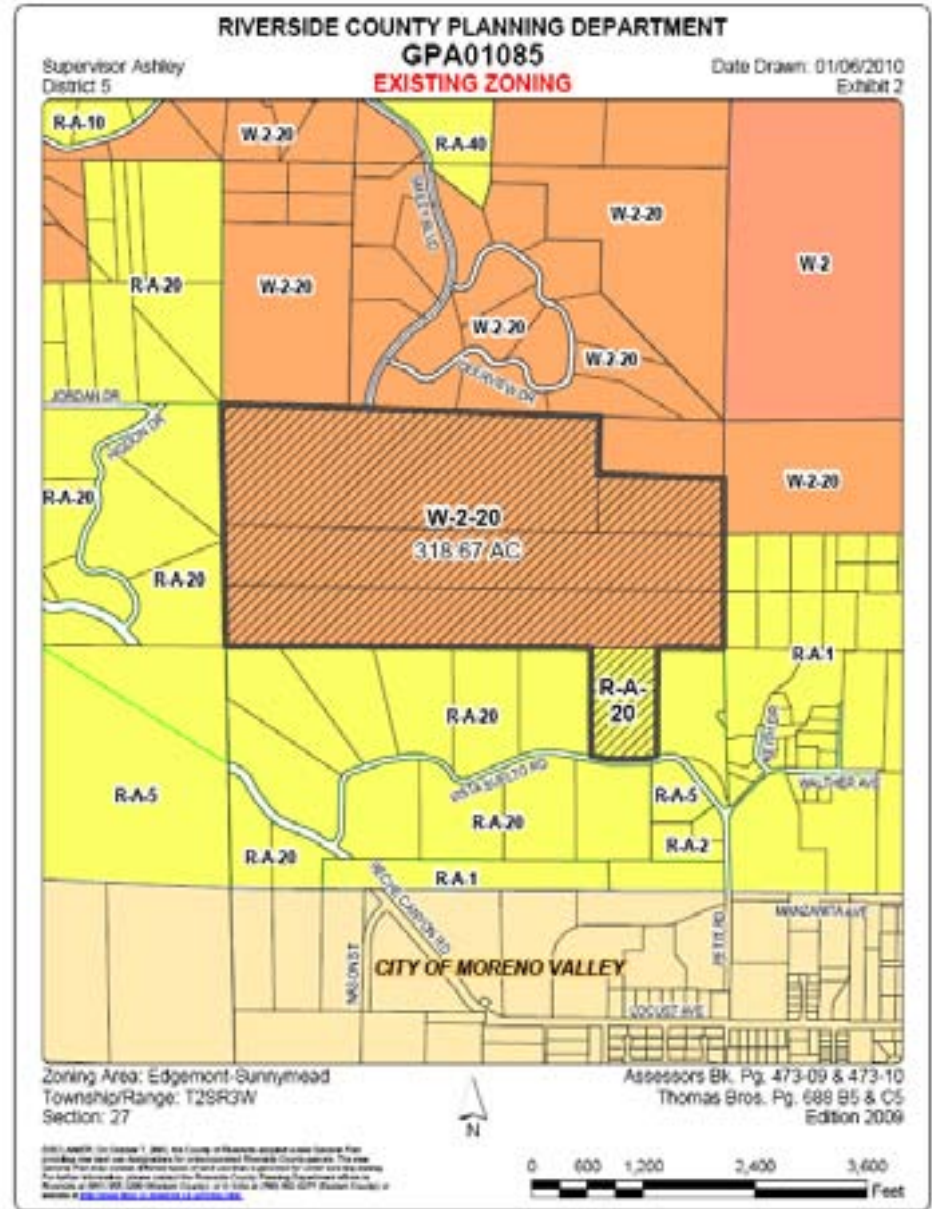
Residential Agricultural (R-A)(20 Acre Minimum) and Residential Agricultural (R-A)(1 Acre Minimum)

### East:

Controlled Development Areas (W-2)(20 Acre Minimum) and Residential Agricultural (R-A)(1 Acre Minimum)

### West:

Residential Agricultural (R-A)(20 Acre Minimum)



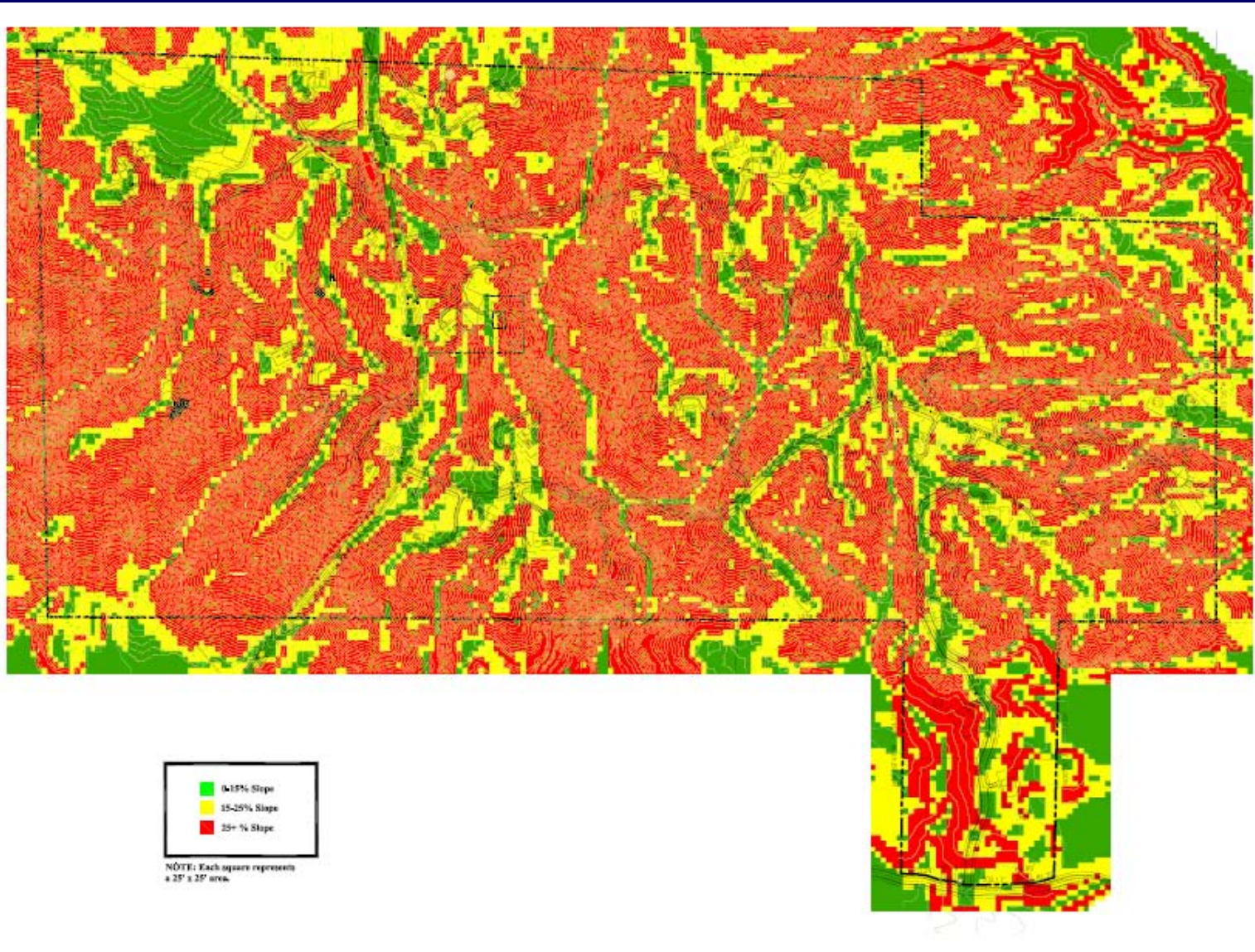


# Slope Analysis

Green =  
1-15%  
Slope

Yellow =  
15-25%  
Slope

Red =  
25+%  
Slope



RANCHO BELAGO HILLSIDE ESTATES  
MORENO VALLEY CALIFORNIA

SLOPE ANALYSIS



SHEET 1 OF 1

DATE



## Issues of Concern

The project site is subject to a “high risk” of fire hazards per the Riverside County General Plan and Fire Department Maps. The proposal, if approved, will increase the number of structures from 31 to 60 that will be exposed to such hazards and therefore, creating a drastic inconsistency between the Land Use Element and the Safety Element of the General Plan.

The site is located within several cell criteria areas of the WRMSHCP. Development of the site will be required to conform to all requirements of the WRMSHCP and the HANS process, including but not limited to Riparian/Riverine Policies, Specific Species Surveys, Urban/Wetlands Interface Guidelines (UWIG) and Narrow Endemic Plan Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Preliminary consultation with EPD indicates a high probability for conservation to occur within the project site.



## Issues of Concern (cont'd)

Portions of the site are located within an Alquist Priolo (AP) Zone and within ½ mile of several known faults which may pose a significant threat to life and property and create an increased potential for seismic hazards and fault rupture. Development of the site and structures for human occupancy will be subject to the requirements of the County Engineering Geologist.



## Recommendations

The Planning Director recommends that the Planning Commission decline to adopt an order initiating proceedings for General Plan Amendment No. 1085 from Rural: Rural Mountainous (R:RM)(10 Acre Minimum) to Rural: Rural Residential (R:RR)(5 Acre Minimum).



# Vicinity Map

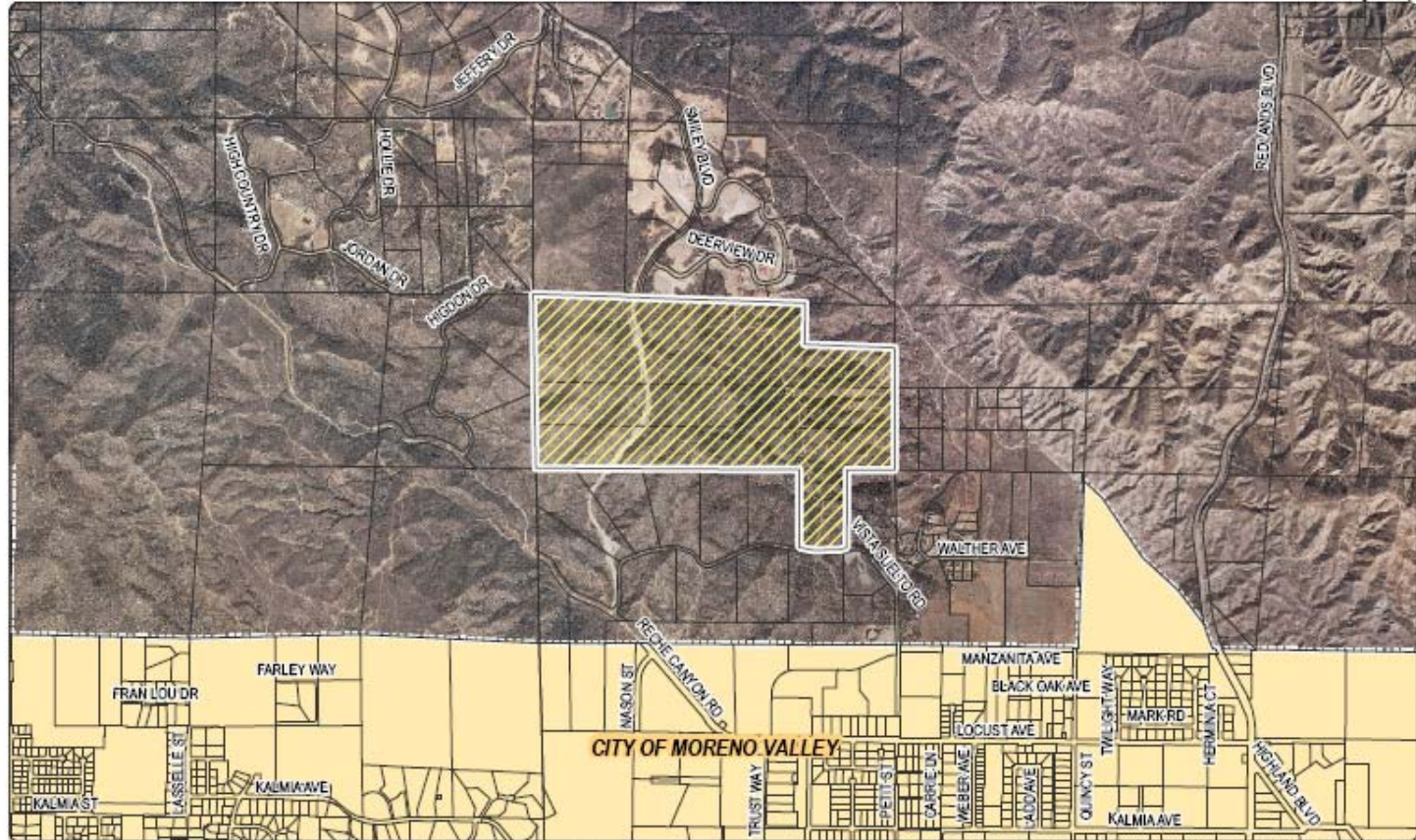
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