



# Agenda Item No. 7.5

Riverside County Planning Commission

General Plan Amendment No. 1033

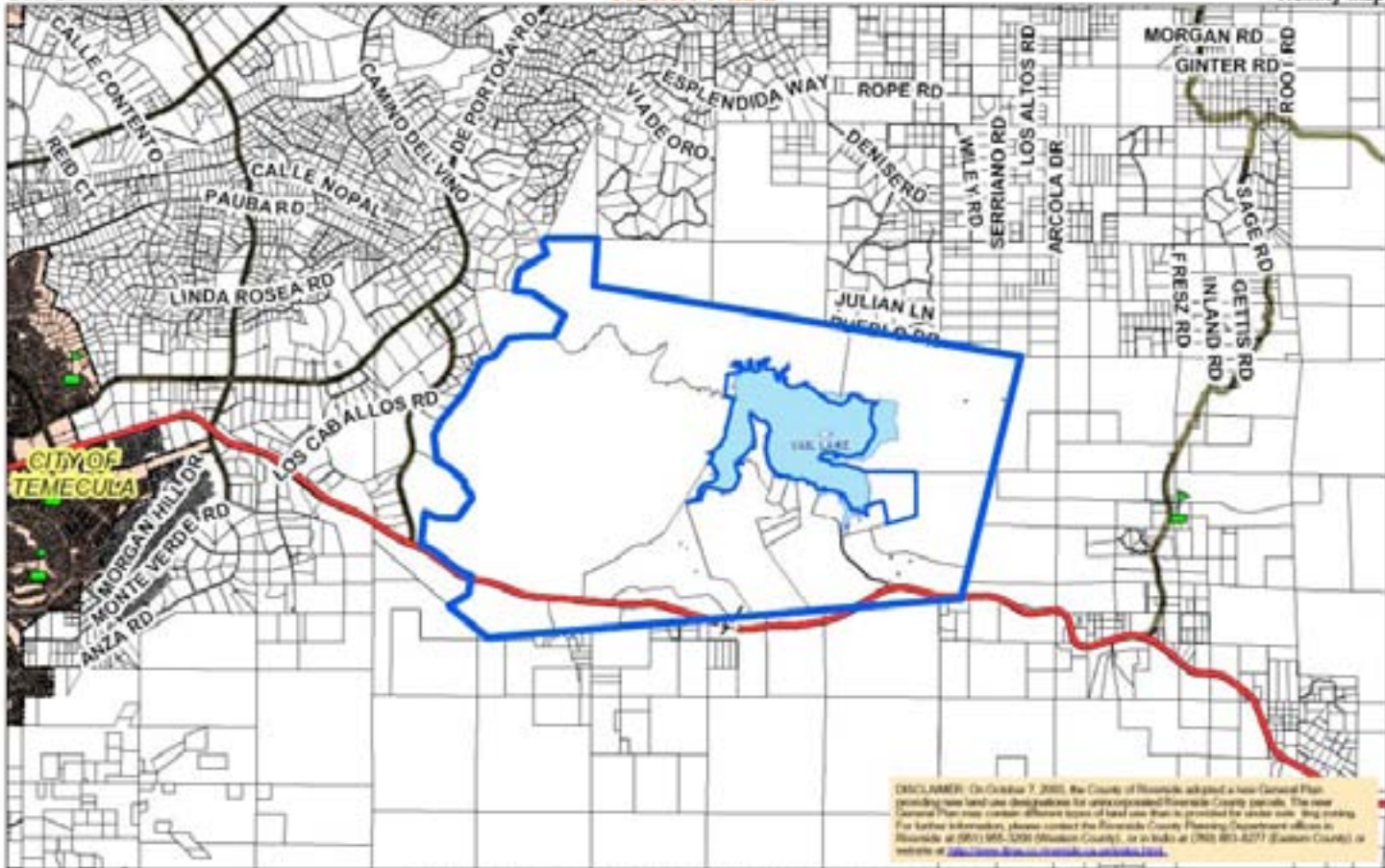


# Vicinity Map

Supervisor Stone  
District 3  
Date Drawn: 6/23/09

## GPA01033 VICINITY MAP

Planner: Mike Harrod  
Date: 6/24/09  
Vicinity Map



Area: Rancho California  
Township/Range: T85R1W  
Section: 1-5,7 & 18-24

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 927-32,38 & 68  
Thomas  
Bros. Pg. 981 B2





# Aerial Photo



Riverside County GIS

Approx scale 1:75425

0 6,223 Feet



# Development Opportunities

## Site's Foundation Component:

Open Space (OS)

## Surrounding Components:

### North:

Rural (RUR) and Open Space (OS)

### South:

Rural (RUR); Open Space (OS);

### East:

Rural (RUR)

### West:

Community Development (CD); Rural Community (RC) and Agricultural (AG)

Supervisor: Stone  
District: 3  
Date Drawn: 6/23/09

**GPA01033**  
**DEVELOPMENT OPPORTUNITY**

Planner: Mike Harrod  
Date: 6/24/09  
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California  
Township/Range: T8SR1W  
Section: 1-5, 7 & 18-24



Assessors  
Bk. Pg. 927-32,38 & 68  
Thomas  
Bros. Pg. 901 B2





# General Plan

## Current General Plan:

Open Space-Rural (OS-RUR)  
Open Space-Water (OS-W)

## Proposed General Plan:

Rural Community Estate Density Residential (RC-EDR)

## Surrounding Designations:

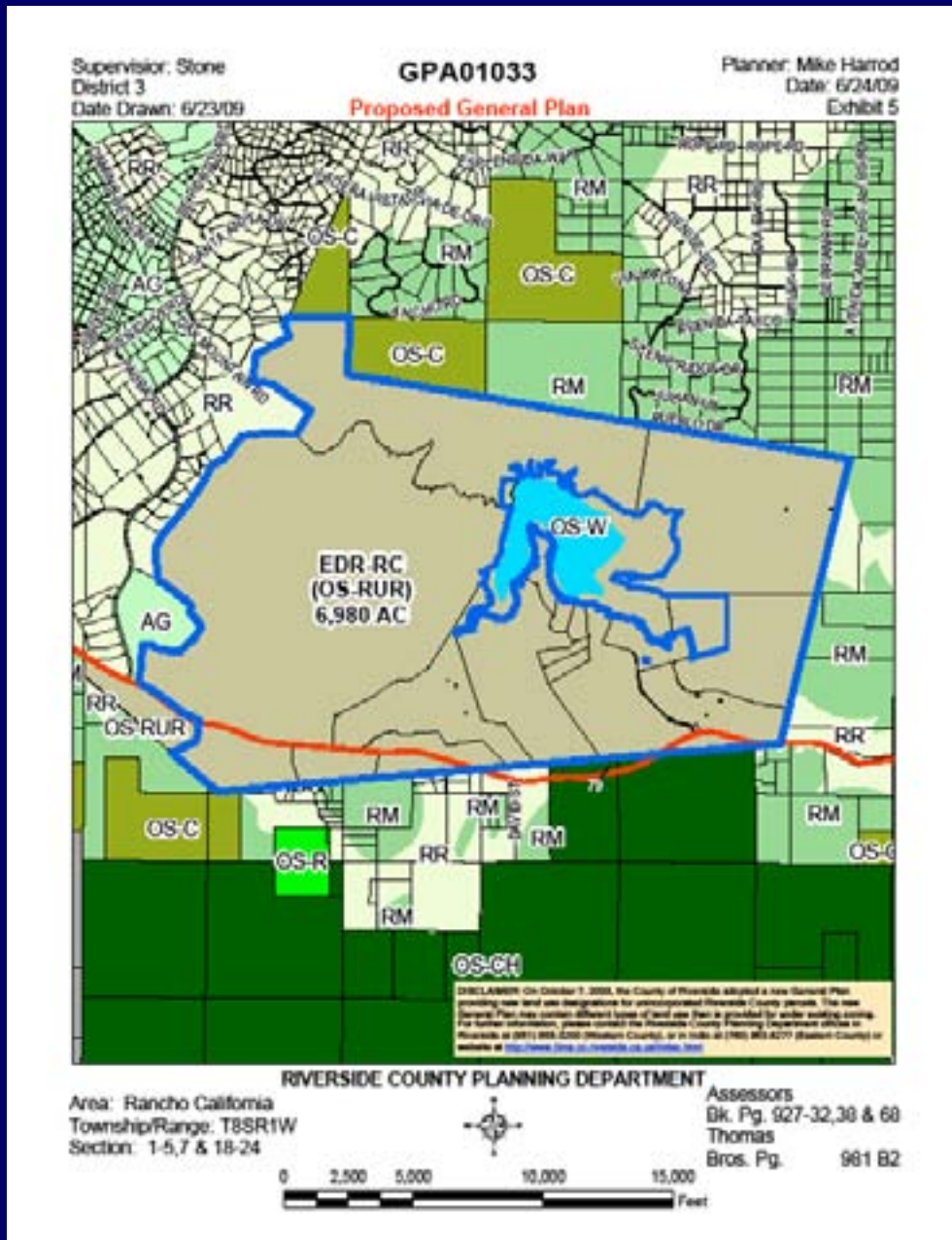
### North:

Rural Mountainous (R-M)  
Open Space Conservation (OS-C)

South: Open Space Conservation Habitat (OS-CH), Rural Mountainous (R-M) and Rural Residential (R-R)

East: Rural Mountainous (R-M) and Rural Residential (R-R)

West: Rural Residential (R-R) and Agriculture (AG)





## Further Planning Considerations

1. This item was continued from November 4, 2009 Planning Commission meeting to allow the applicant additional time to develop a more focused Foundation Amendment request.
2. The applicant has not submitted any additional information since July 22, 2009, when this case was originally continued.
3. Since the Planning Commission has expressed concerns about the lengthy nature of the initiation process and a desire to finish up the remaining Foundation Amendments, and in light of the low threshold for general plan initiations, staff is requesting comments from the Planning Commission at today's meeting.



## Recommendations

The Planning Director's recommendation is to **tentatively decline** to adopt and order initiating proceedings for General Plan Amendment No. 1033 from Open Space Rural to Estate Density Residential Rural Community or to add the subject site to the Citrus Vineyard Policy Area. 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.



## Issues of Concern

1. The site is coterminous with the Vail Lake Policy Area
2. The policy area calls for maximizing the preservation and protection of on-site biological resources while focusing any future development to areas already developed or where it may be appropriately developed.
3. Under SWAP 4.1, any development must do the following:
  - a. Minimize the foot print of development using the least sensitive biological areas;
  - b. Requires a specific plan;
  - c. Provide long-term protection to threatened and endangered species;
  - d. Provide access to the lake for recreation;
  - e. Prepare a lake management plan;
  - f. Protect scenic vistas;
  - g. Provide adequate access; and
  - h. Provide educational opportunities regarding natural and cultural resources.
4. The application of a large lot residential designation to the entire site is contrary to SWAP 4.1.



## Issues of Concern

5. The premise for a Foundation Amendment is that the General Plan will only be amended in any fundamental way for significant cause. There is no substantial evidence that new conditions or circumstances justifying the proposed change have occurred, since the General Plan was updated in 2003.
6. This general plan amendment seeks to apply the Citrus Vineyard Policy Area, introducing a a level of development intensity not envisioned by the General Plan for the Vail Lake, including:
  - a. Wineries with retail wine sales/sampling rooms, restaurants and delicatessens;
  - b. Hotels, country inns, and bed and breakfast inns; and
  - c. Special occasion facilities.
7. This does not support the General Plan's vision of maintaining existing open space, while providing appropriate recreational opportunities to the public.
8. This does not support the County's vision to use land efficiently, skipping over developable land already designated EDR-RC within miles of the site. An efficient development pattern would see these areas developed before new areas are added.



## Issues of Concern

9. The Western Riverside County Multiple Species Habitat Conservation Plan shows that the site is located within three cell groups (B, C, & D), predominately Cell Group D. Conservation within cell group D will range from 75% to 85% of the cell group focusing in the center portion of the cell group where this site is located. These cell groups will connect to adjacent cell groups in the area.
10. The site is located in a high fire area, has topographic constraints, is crisscrossed by potential county faults, and is potentially susceptible to subsidence.
11. In general, there are no new conditions or circumstances that have been identified to justify modifying the general plan from OS-RUR to EDR-RC or adding it to the Citrus Vineyard Policy Area. The existing designation is appropriate given surrounding land uses and the constraints discussed above.





# Zoning

## Current Zoning:

Rural Residential (R-R)

## Surrounding Zoning:

### North:

Rural Residential (R-R); Rural Agricultural-2 ½ ac min. (R-A-2 ½); Rural Agricultural-5 ac min. (R-A-5); Rural Agricultural-4 ac min. (R-A-4); Rural Agricultural-20 ac min. (R-A-20)

### South:

Rural Residential (R-R)

### East:

Rural Residential (R-R)  
Light Agriculture- 10 ac min. (A-1-10)

### West:

Heavy Agriculture (A-2); Residential Agriculture-10 ac min. (R-A-10); Light Agriculture (A-1-10) and Rural Residential (R-R)





# Policy Area

