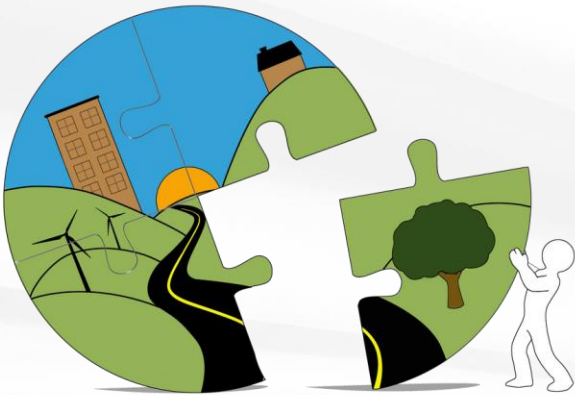


Foundation Component General Plan Amendment FC-GPA240031

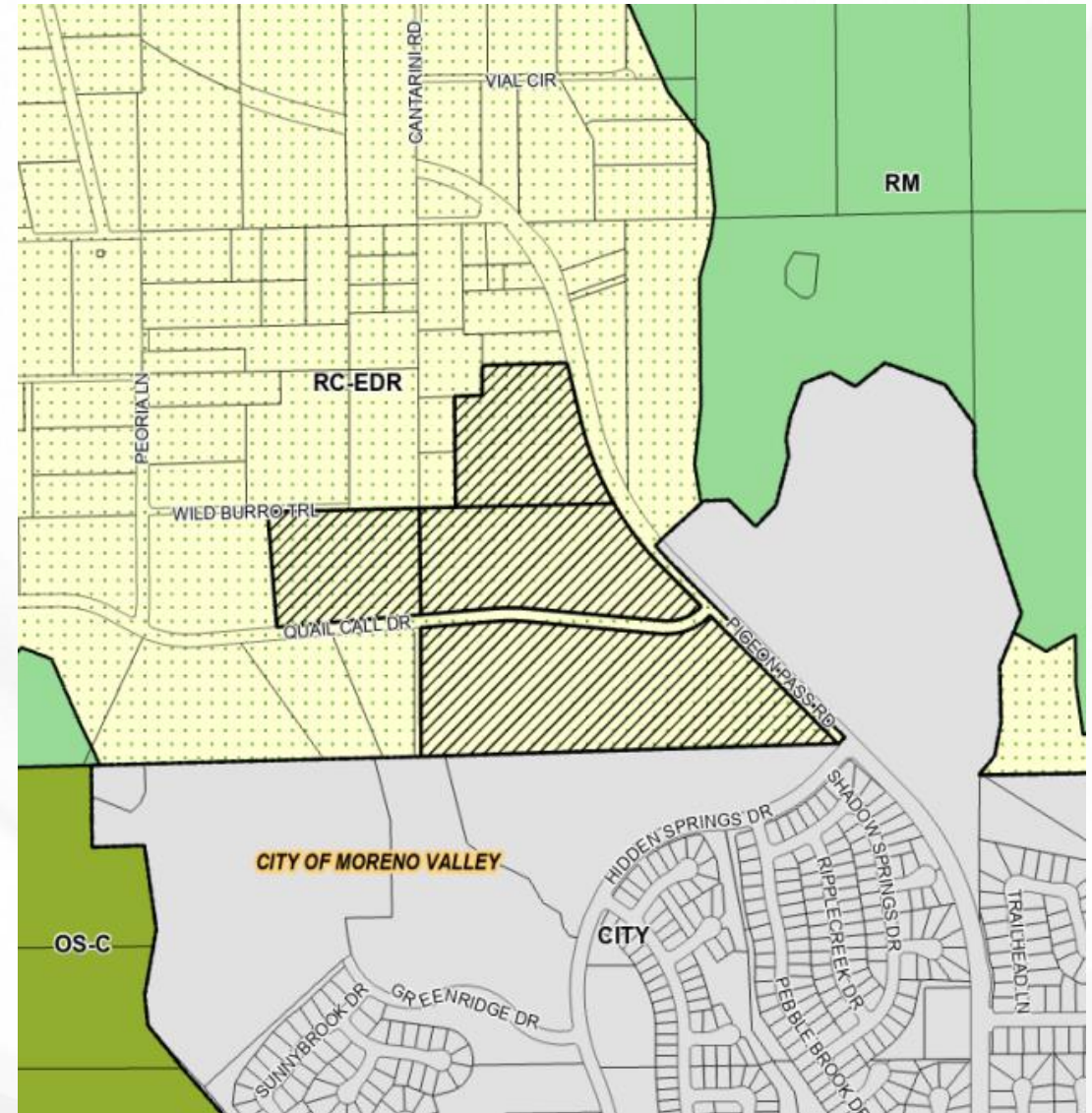
July 01, 2025



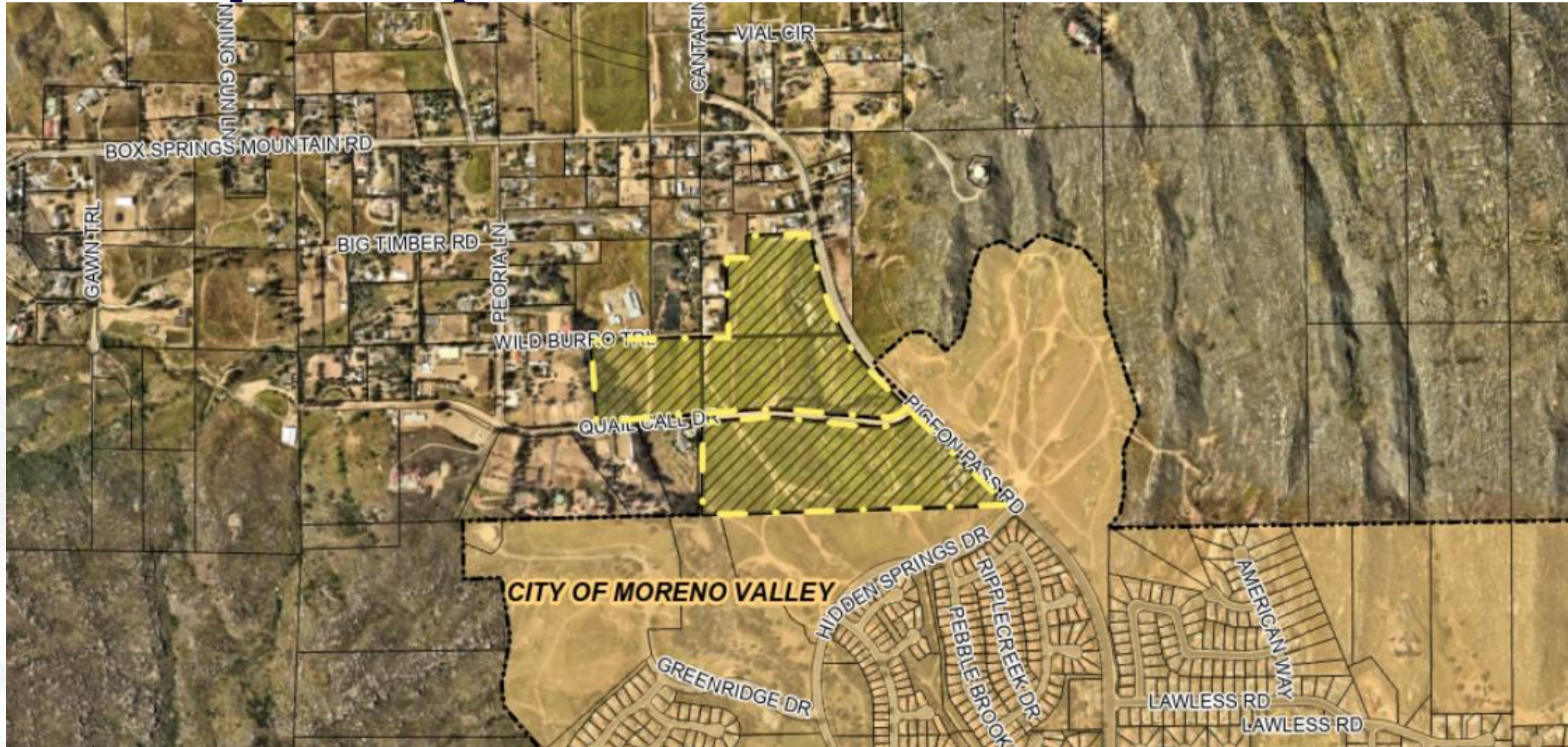
Request

Proposal: Rural Community: Estate Density Residential (RC:EDR) to Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation (OS:C), and Open Space: Conservation Habitat (OS:CH)

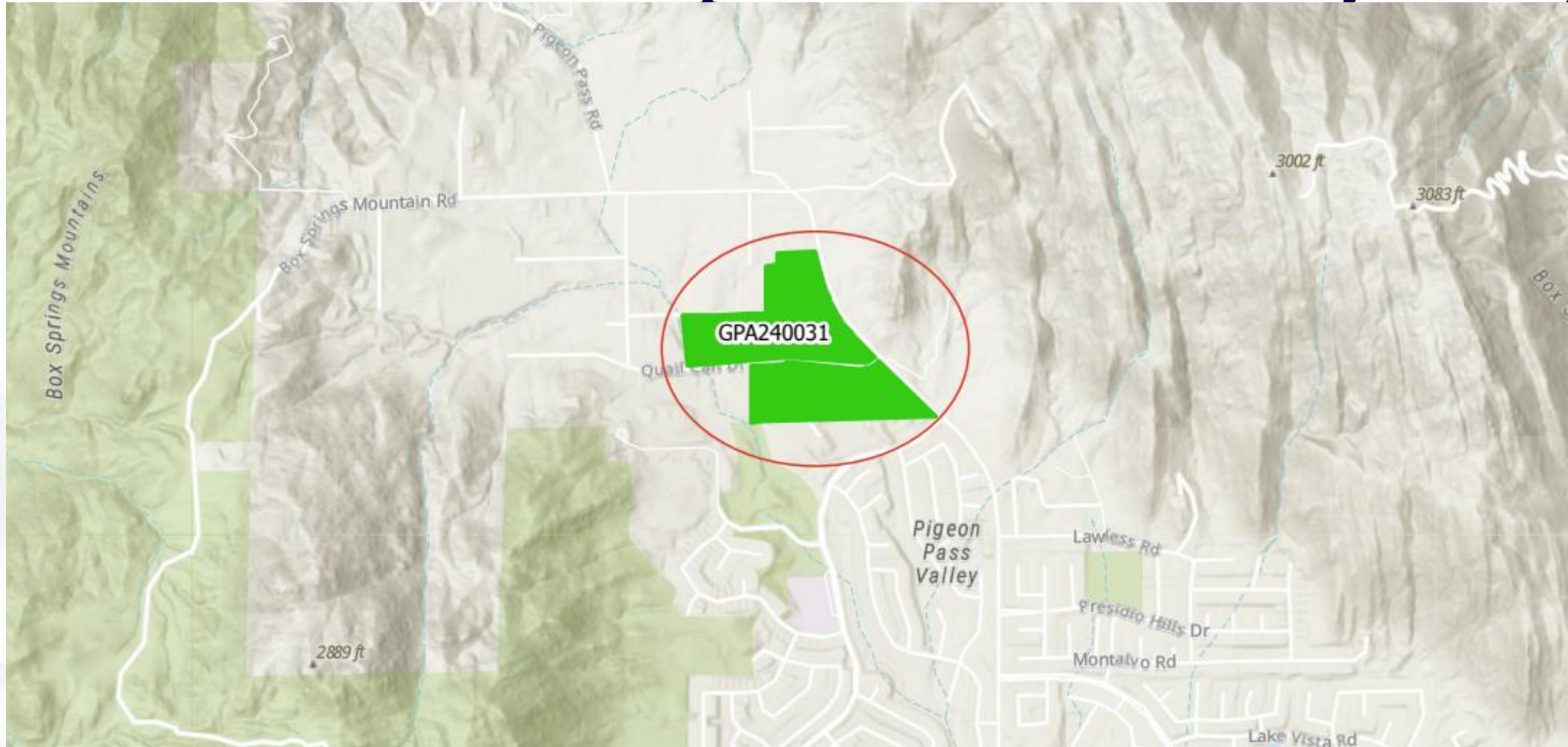
Purpose: allow for submittal of an application for a Tentative Tract Map and Plot Plan for approximately 80 single family residential lots and 15 acres of permanent natural open space.



Vicinity Map



Foundation Component Vicinity Map

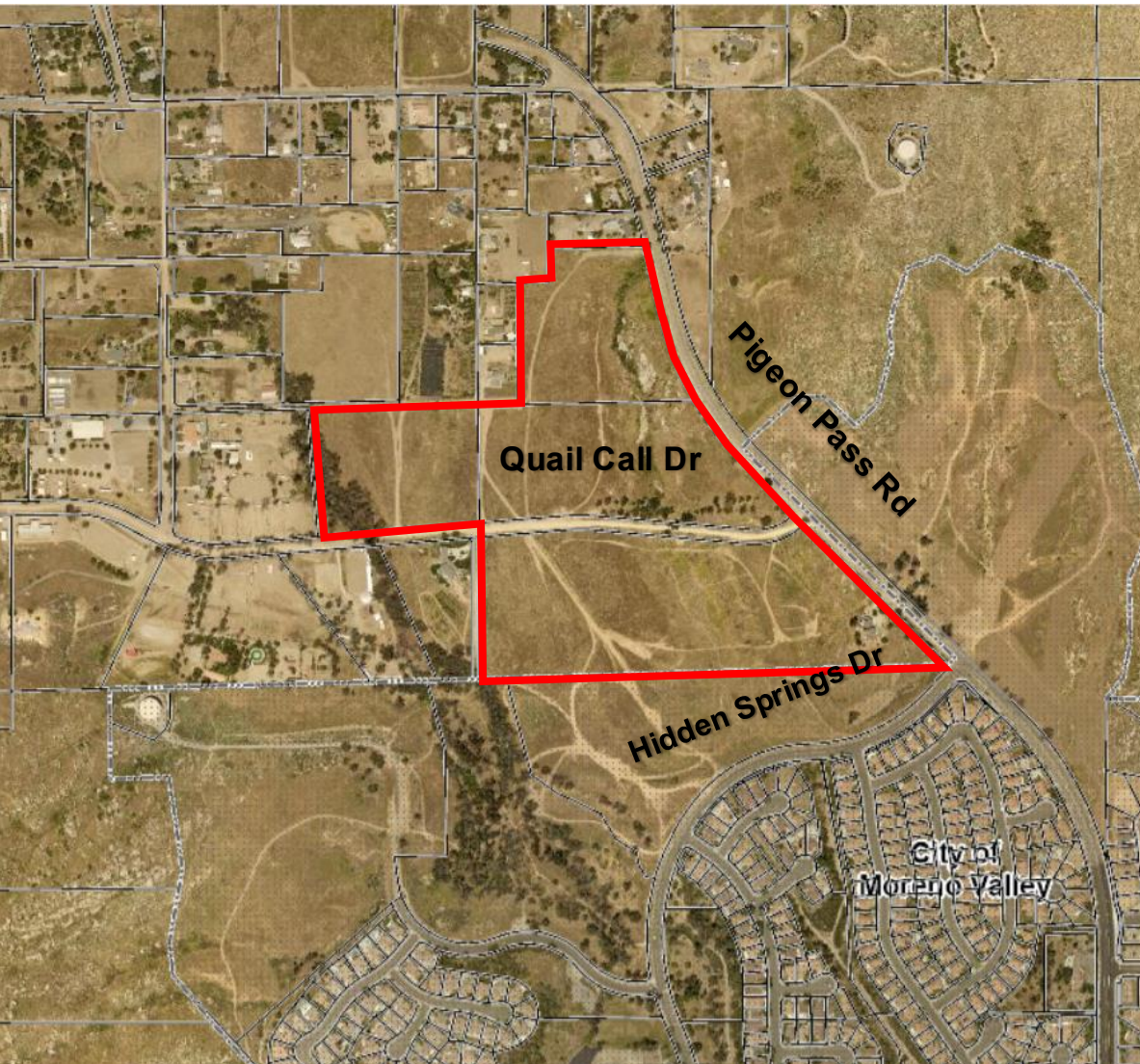


Staff Recommendation

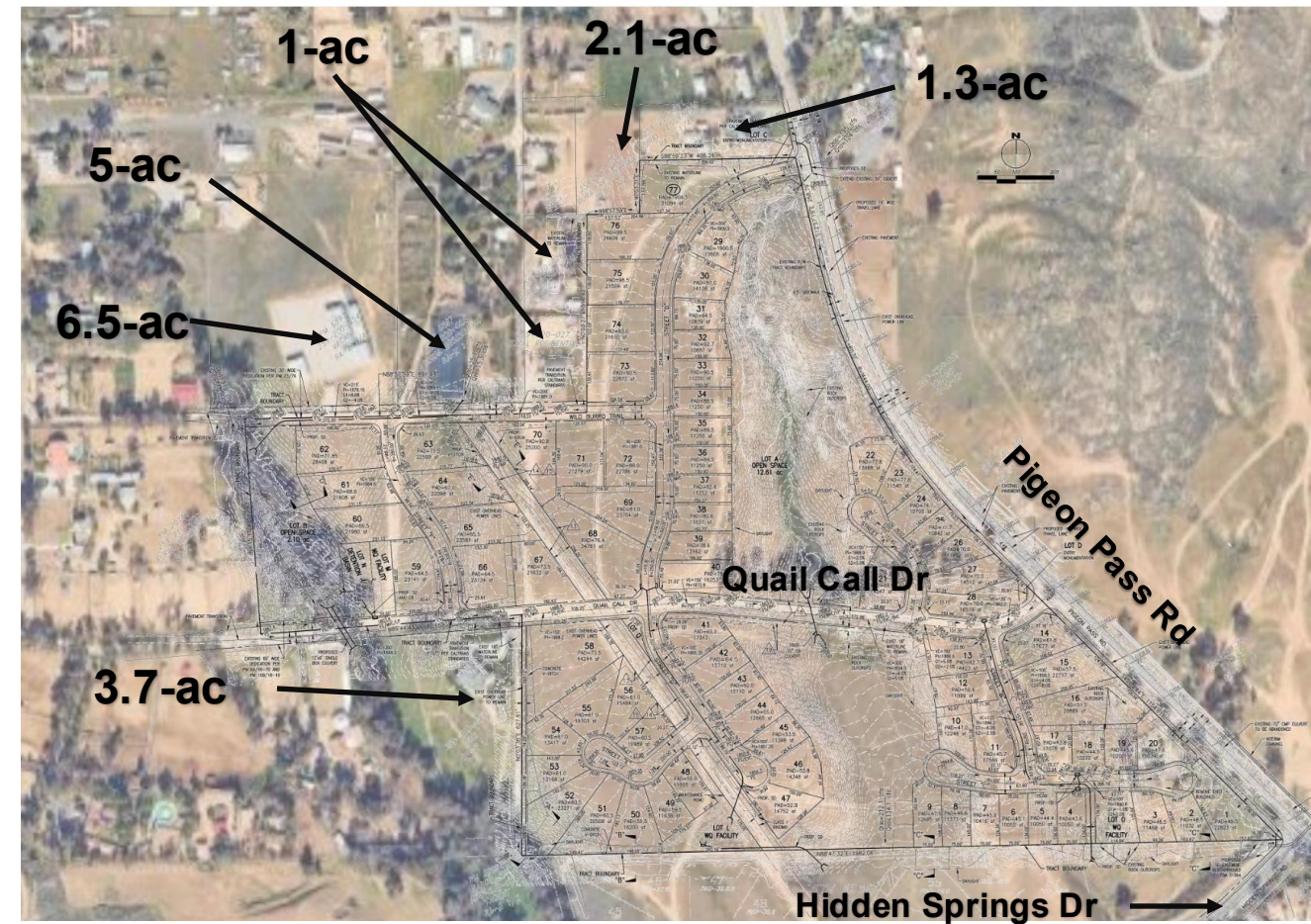
That The Board of Supervisors:

1. **CONSIDER** whether to recommend initiation of **Foundation Component General Plan Amendment No. 240031 (FC-GPA240031)**; and
2. If recommended, **ADOPT** an order initiating **Foundation Component General Plan Amendment No. 240031 (FC-GPA240031)** and requiring the applicant to submit to the County the implementing project within 6 months.

Property Aerial



Adjacent Parcels



Project Description

- Subject property consists of 4 parcels totaling 55 acres located Northeast of Pigeon Pass Road and Hidden Springs Drive
- Existing General Plan Land Use: Rural Community – Estate Density Residential
- Existing Zoning: R-A-2-1/2 Residential Agriculture
- Proposed Changes:
 - General Plan Amendment to:
 - Community Development – Low Density Residential
 - Community Development – Medium Density Residential
 - Open Space – Conservation Habitat
 - Open Space – Conservation
 - Zone Change to:
 - Rural Residential
 - R-1 (One-Family dwellings)
 - Will consist of a maximum of 80 single-family residential lots (10,000 SF and 20,000 SF minimum lot sizes) with multi-purpose trails, public streets, and approximately 15 acres of permanent open space

Required Entitlements if Foundational GPA Initiation is Approved:

- General Plan Amendment
- Zone Change
- Tentative Tract Map
- Plot Plan

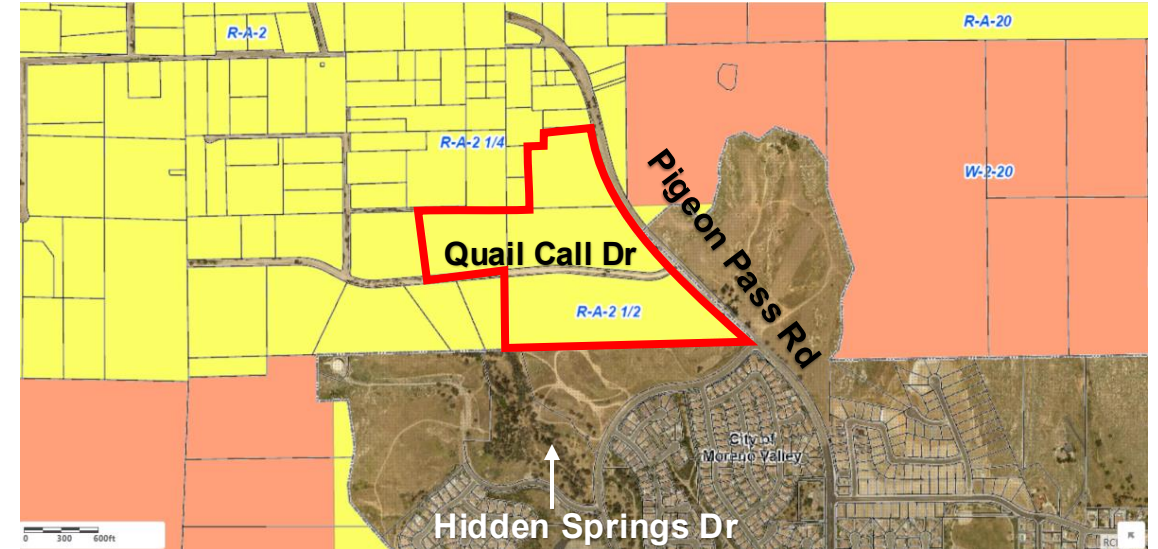
Existing Land Use Designation

 Rural Community Foundation: Estate Density Residential



Existing Zone Classification

 R-A-2 1/2 (Residential Agricultural)



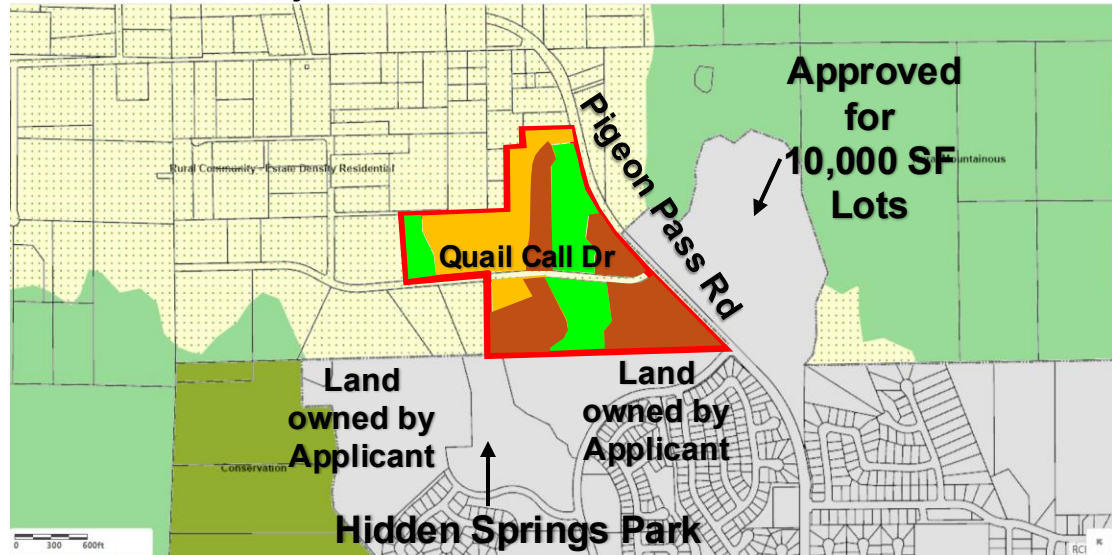
Proposed Land Use Designation

Community Development Foundation: Open Space Foundation:

 Low Density Residential

 Conservation & Conservation Habitat

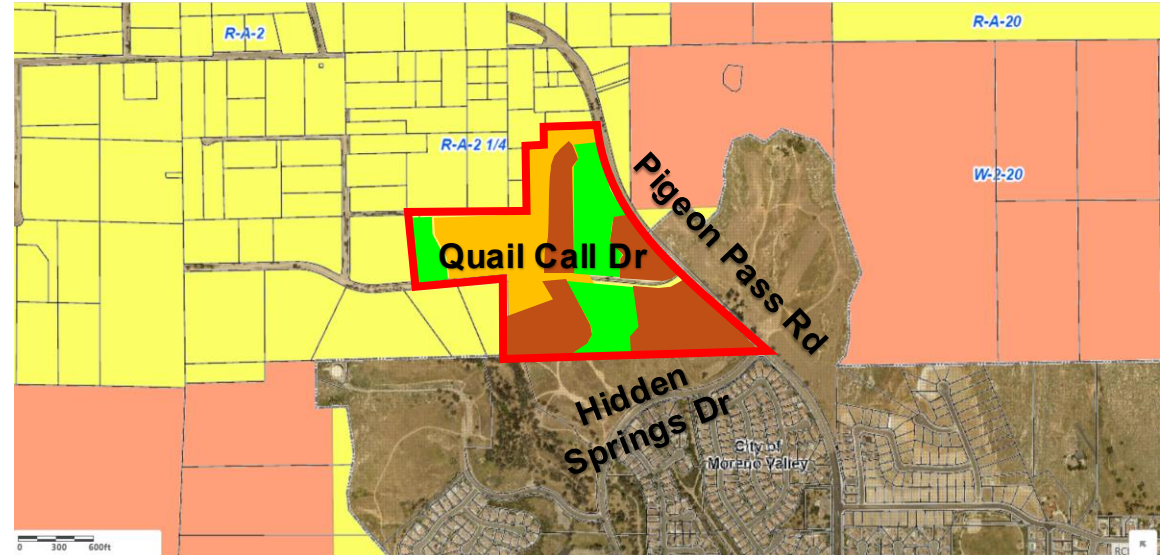
 Medium Density Residential



Proposed Zone Classification

 Rural Residential;  R-1 (One-Family Dwellings)

 Open Space



Neighborhood Outreach

- **General Plan Advisory Committee meeting: February 10, 2025**
 - Three adjacent property owners attended the meeting and expressed concerns regarding the proposed development
- **Neighborhood Meeting: March 1, 2025 (at Mr. Horspool's home)**
 - 15 attendees, including the owners of three parcels contiguous to the subject property
 - The Riverside County General Plan Amendment process was not well understood
 - Primary Concerns:
 - Residents do not want their lifestyle to be changed
 - Residents want the ability to ride horses throughout the area
 - Residents want ability to give feedback on our proposed development
 - Residents do not want development to be too dense
 - Residents are concerned about fire danger / insurance costs
 - EMWD added a property tax assessment for a new water tower; residents do want our development to add further assessments to their properties
 - "Buffer" lots to allow for keeping of animals
 - Help protect / increase property values
- **Neighborhood Meeting: April 12, 2025**
 - Toured the subject property with multiple neighbors to better understand proposed site plan and site constraints
 - Discussion on minimum lot size for lots 29-40 to be continued

<u>Name</u>	<u>Address</u>	<u>email</u>
MARSHALL LOCKE	31025 ELECTRA AVE	mlockekelly@roadrunner.com
Lindsay Robinson	28399 Black Oak MU	LR92555@gmail.com
Maveia Navro	11475 Carrie Ln. MV	mnavro@gmail.com
SHERILL FRANKLIN	11151 QUINCY ST MV	daybreak0808@gmail.com
WILLIAM STEWART	9325 PIGEON PASS RD	951-5452317
John Walker	21914 JPK #8	951-315-0146
CHARLA KINGSLEY	22690 HIGHVIEW LN	CHARA FUNNY FARM APT. 101
Garnett Kingsley	8916 Pigeon Pass	garnettkingsley@gmail.com
Cheryl Kingsley	" " "	kingsleyam@gmail.com
Gene Stauffer	22720 Highview Ln	gene.stauffer@outlook.com
Susan Stauffer	" " "	susan.stauffer@outlook.com
Karla Burton	9070 Pigeon Pass Rd	watts-upkennels@yahoo.com
Margaret Turk	9051 Pigeon Pass Rd	(951) 472-5634
Suzanne May	9087 Pigeon Pass Rd	(951) 556-1935
J. DAVID HORSPOOL	22425 QUAIL CANYON	david@lawshipco.com
Jerry		951-850-8891

Compatibility with Existing Community

- **Existing Properties to the West**
 - Properties are zoned for 2.5-acre minimum lot size (some are used for commercial purposes)
 - Some properties keep horses and farm animals
- **Vacant Land to the East of Pigeon Pass**
 - Previously annexed into the City of Moreno Valley
 - Approved for 10,000 SF Lots
- **Vacant Land to the South of Property (Hidden Springs SP / City of Moreno Valley)**
 - Range between Medium Low, Low and Very Low Density
 - 3 parcels are yet to be developed but a majority of the Hidden Springs Specific Plan has been built out
- **Proposed Project**
 - 10,000 SF and 20,000 SF minimum lots with the 20,000 SF acting as a buffer to existing parcels along the western boundary
 - Proposed Rural Residential designation for 20,000 SF lots allows for non-commercial animal keeping, consistent with the properties along the western boundary
 - Proposes 10,000 lots will provide transition between the smaller existing and proposes lots to the south and the proposed 20,000 SF lots

Community Benefit & Proposed Conditions of Approval

- **Community Benefit**
 - All roads are currently unimproved and subject to flooding; developer will be conditioned to pave all proposed roads
 - Public multi-purpose trail designed with feedback from the community via a to-be-formed committee. The trails will be public but will be maintained by a newly formed HOA on subject property
 - Developer to work with EMWD to ensure no new assessments to parcels outside of the subject property
 - Permanent open space dedication to preserve natural features of property
- **Conditions for Neighborhood Support**
 - Maximum of 80 residential lots (max overall density of 1.45 DU per acre); if the property is sold during the process, a greater density cannot be proposed
 - Buffer lots to be 20,000 SF or greater, have rural residential zoning / allow animal keeping, and homes to be single story
 - Lots to the east and south of the buffer lots to be 10,000 SF or greater (farthest away from existing owners)
 - Development of public multi-purpose trail (primarily horse-riding use)
 - Disclosure to potential new owners regarding the rural characteristics of the community
- **Disclosure to new homeowners:**
 - Developer to be conditioned to provide a disclosure to potential home buyers highlighting the following items:
 - Animal / ranching activities in surrounding area
 - Wild Burros are protected
 - Existence of environmentally sensitive areas