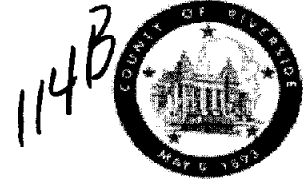


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
October 21, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1060** – (Entitlement/Policy Amendment) – Applicant: Richland Communities, Inc. – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) – Location: Northerly of Schleisman Road, easterly of Archibald Avenue, southerly of Whispering Hills Drive, and westerly of Harrison Avenue – 48.05 Gross Acres - Zoning: One-Family Dwelling (R-1) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio), Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre), and Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. 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.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman  
Planning Director

RG:db

**(CONTINUED ON ATTACHED PAGE)**

REVIEWED BY EXECUTIVE OFFICE

DATE 10/21/08  
Tina Grande  
Departmental Concurrence

Policy  Policy  
Consent  Consent  
Dep't Recomm.:  Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

**15.3**

in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 6.3  
Area Plan: Eastvale  
Zoning District: Prado-Mira Loma  
Supervisorial District: Second  
Project Planner: Russell Brady  
Planning Commission: October 1, 2008

General Plan Amendment No. 1060  
Applicant: Richland Communities, Inc.  
Engineer/Rep.: Albert A. Webb Associates

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended adoption of an order to initiate the General Plan Amendment and the Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order to initiate the General Plan Amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

The following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Questioned whether the project will be senior only. Concerned about design of project and compatability with surroundings.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

Agenda Item No.: U-2  
Area Plan: Eastvale  
Zoning District: Prado-Mira Loma  
Supervisorial District: Second  
Project Planner: Russell Brady  
Planning Commission: October 1, 2008

General Plan Amendment No. 1060  
Applicant: Richland Communities, Inc.  
Engineer/Rep.: Albert A. Webb Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1060** proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio), Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre), and Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of Schleisman Road, easterly of Archibald Avenue, southerly of Whispering Hills Drive, and westerly of Harrison Avenue.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

### REQUIRED FINDINGS:

RM  
9.15.08

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1060 falls into the Entitlement/Policy category, because it is not altering the Foundation-Component of the General Plan.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a Community Development: Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), a Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre), and a Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) Land Use Designation for the parcels in question will achieve the future vision of General Plan. It is possible to make this finding.

(2) Any General Plan Principle: Given staff's review, it is possible that the proposed designations could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan: The project designation would not change the Foundation Component of the General Plan. Therefore, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan emphasizes compatibility of adjacent uses. A Community Development: Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), a Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre), and a Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) Land Use Designation for the subject property is assumed to be compatible with the adjacent land use designations. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County." The Land Use Element of the General Plan emphasizes the expansion of basic employment job opportunities. A Community Development: Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), a Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre), and a Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) Land Use Designation for the subject property is assumed to expand the basic employment job opportunities. The proposed Amendment is highly consistent with the General Plan Land Use Element and with the pattern of existing development in the surrounding area. This finding can be made for the proposed Amendment.

**PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:**

(To be filled out in the Addendum Staff Report after the Planning Commission provides input and recommendations)

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) |
| 2. Existing Zoning (Ex. #2):                | One Family Dwellings (R-1)   |

- |                                   |  |
|-----------------------------------|--|
| 3. Surrounding Zoning (Ex. #2):   | One Family Dwellings (R-1) to the north and west, Heavy Agriculture – 10 Acre Minimum (A-2-10) to the east, and Specific Plan (SP Zone) to the south |
| 4. Existing Land Use (Ex. #1):    | Vacant Land  |
| 5. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, west, and south, and Vacant Land to the east  |
| 6. Project Data:                  | Total Acreage: 48.05   |

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1060. 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.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. A Flood Zone;
  - d. A High Fire Area;
  - e. WRCMSHCP Criteria Cell;
  - f. The boundaries of a Redevelopment Area;
  - g. An area drainage plan area; or,
  - h. A dam inundation area.
3. The project site is located within:
  - a. The boundaries of the Corona-Norco Unified School District;
  - b. The Jurupa Community Service District;
  - c. The Santa Ana River Watershed;
  - d. The Chino airport influence area (Zone D);
  - e. An area susceptible to subsidence; and,
  - f. An area of very high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 144-030-029 and 144-030-030.

# ENTITLEMENT / POLICY AMENDMENT

Case No. GPA1060 Supervisorial District: Second Existing Zoning: R-1

Area Plan: Eastvale Area Plan Acreage: 48.05 Gross Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre)

Existing Policy Area(s) or Overlay(s): None

Existing Map(s) of Issue: N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

## PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development

Proposed General Plan Land Use Designation: Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre), and High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

## CHECK LIST

Case: **ENTITLEMENT/POLICY GPA1060**

Printed: 9/15/2008 3:58:35 PM

File: Y:\Planning Case Files-Riverside office\GPA01060\DH-PC-BOS Hearings\GPA01060-Checklist for GPAIP-(9-15-08).doc

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone	X		Chino Zone D
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Very High Susceptible
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

<b>* OTHER ISSUES:</b>		
<i>Item</i>	<i>Policy</i>	<i>Discussion</i>

**ENTITLEMENT/POLICY FINDINGS** *(Check all that apply)*

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		See Staff Report
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		See Staff Report
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.		X	
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.	X		See Staff Report
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

**\* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

# GENERAL NOTES

**OWNERS**  
 J&B COLONY INVESTMENTS, LLC  
 4000 NEWPORT PLACE, SUITE 800  
 RIVERSIDE, CA 92508  
 PH: (949) 261-7010  
 FAX: (949) 261-7016

**APPLICANT**  
 RICH-LAND COMMUNITIES, INC.  
 4000 NEWPORT PLACE, SUITE 800  
 RIVERSIDE, CA 92508  
 PH: (949) 261-7010  
 FAX: (949) 261-7016

**ENGINEER**  
 ALBERT A. WEBB ASSOCIATES  
 3700 MCGRAV STREET  
 RIVERSIDE, CA 92508  
 (951) 888-1070

**ASSESSOR'S PARCEL No'S**  
 144-030-021 & 144-030-030

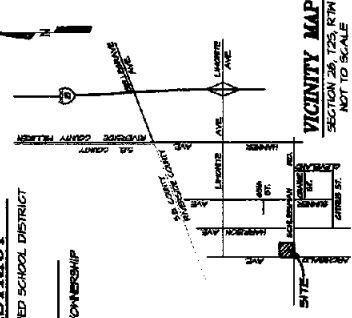
**LAND USE**  
 EXISTING LAND USE:  
 HIGH DENSITY RESIDENTIAL (MDR)  
 & COMMERCIAL RETAIL (CR)

**EXISTING ZONING:** R-1  
**PROPOSED ZONING:** R-5 & CR

**UTILITIES**  
 WATER: JARIFA COMMUNITY SERVICES DISTRICT  
 SEWER: JARIFA COMMUNITY SERVICES DISTRICT  
 GAS: SOUTHERN CALIFORNIA Edison COMPANY  
 TELEPHONE: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEVISION: INDIVIDUAL RECEPTION/CHARTER COMMUNICATIONS

**SCHOOL DISTRICT**  
 CORONA-NORCO UNIFIED SCHOOL DISTRICT

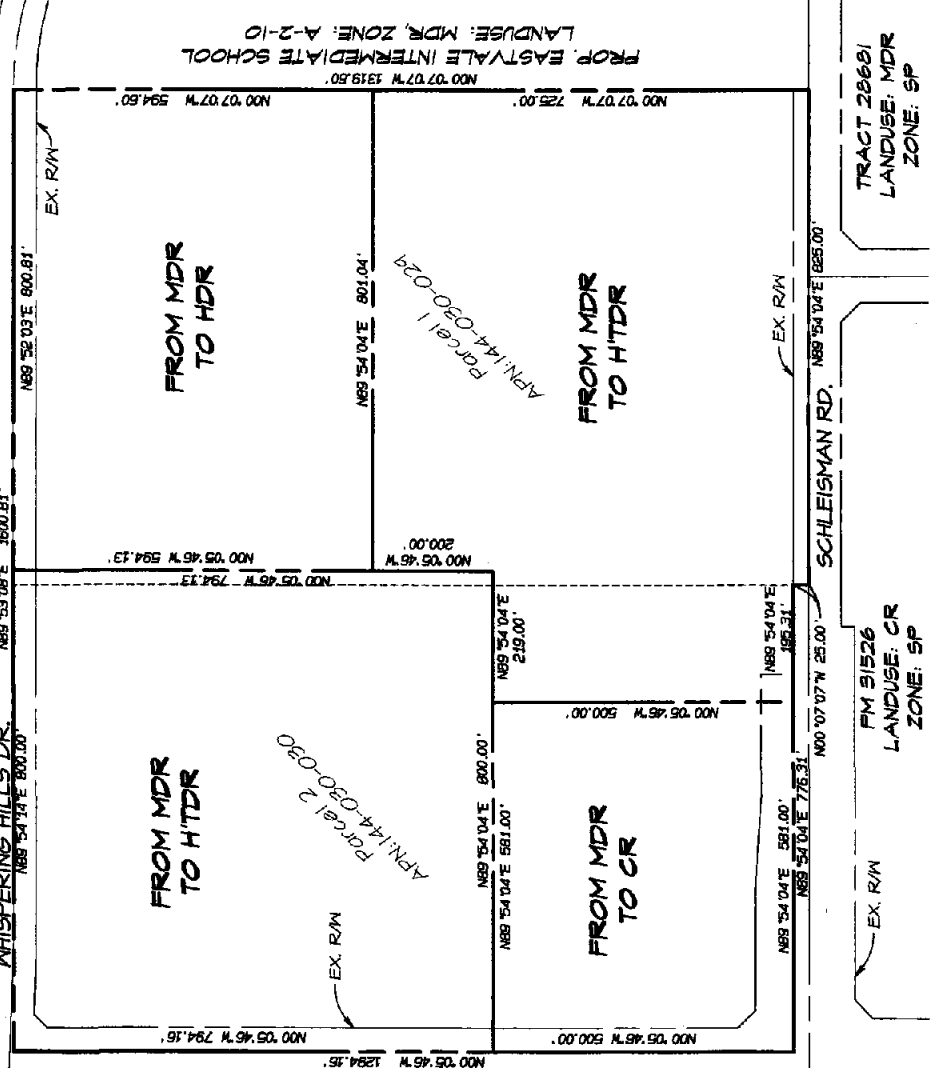
**ACREAGE**  
 46.03 ACRES GROSS/OWNERSHIP  
 44.38 ACRES NET



TRACT 31726-1  
 LANDUSE: MDR  
 ZONE: R-1

TRACT 31726  
 LANDUSE: MDR  
 ZONE: R-1

TRACT 30899  
 LANDUSE: MDR  
 ZONE: R-1



## NOTES

- 2008 THOMAS BROS. MAP BOOK, PAGE 688, GRID AT PROJECT IS NOT WITHIN AN EXISTING SPECIFIC PLAN.
- FLOOD ZONE X AREA OF MINIMAL FLOODING PER FIRM PANEL 060662.0274 @

Parcel 2 (APN:144-030-030):  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY SECTIONIZED SURVEY OF THE JARIFA RANCHO, RECORDED IN BOOK 4, PAGE 38, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.  
 EXCEPT ANY PORTION THEREOF LYING WITHIN THE EASTERLY 105 FEET OF SAID LAND, ALSO EXCEPT THE WESTERLY 50 FEET AS CONVERTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 10, 1965 AS INSTRUMENT NO. 19721, OFFICIAL RECORDS.

## LEGAL DESCRIPTION

Parcel 1 (APN:144-030-024):  
 THE WEST 825 FEET OF THE EAST 1015 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY SECTIONIZED SURVEY OF THE JARIFA RANCHO, RECORDED IN BOOK 4, PAGE 38 OF MAPS, SAN BERNARDINO COUNTY RECORDS.



## GENERAL PLAN AMENDMENT No. XXX

AMEND EASTVALE AREA PLAN FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, HIGHEST DENSITY RESIDENTIAL, & COMMERCIAL RETAIL

DATE: 7/24/2008	CIVIL ENGINEER	NO. 07-0088
DRAWN BY: JAW	REGISTERED IN CA 28508	SHEET 1
CHECKED BY: JAW	RES. REG. 007	OF 1 SHEETS
DATE OF REV: 8/30/07	PROJECT NO. 0703852	DWG. NO. 0703852-01A.DWG
DATE OF REV: 7/20/2008		

TRACT 30971  
 LANDUSE: MDR  
 ZONE: SP

TRACT 31526  
 LANDUSE: CR  
 ZONE: SP

TRACT 28661  
 LANDUSE: MDR  
 ZONE: SP

Applicant:

Richland Communities, Inc.  
4100 Newport Place, Suite 800  
Newport Beach, CA 92660

Engineer/Representative:

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

Owner:

Oakville Reserve, Ltd.  
4100 Newport Place, Suite 800  
Newport Beach, CA 92660

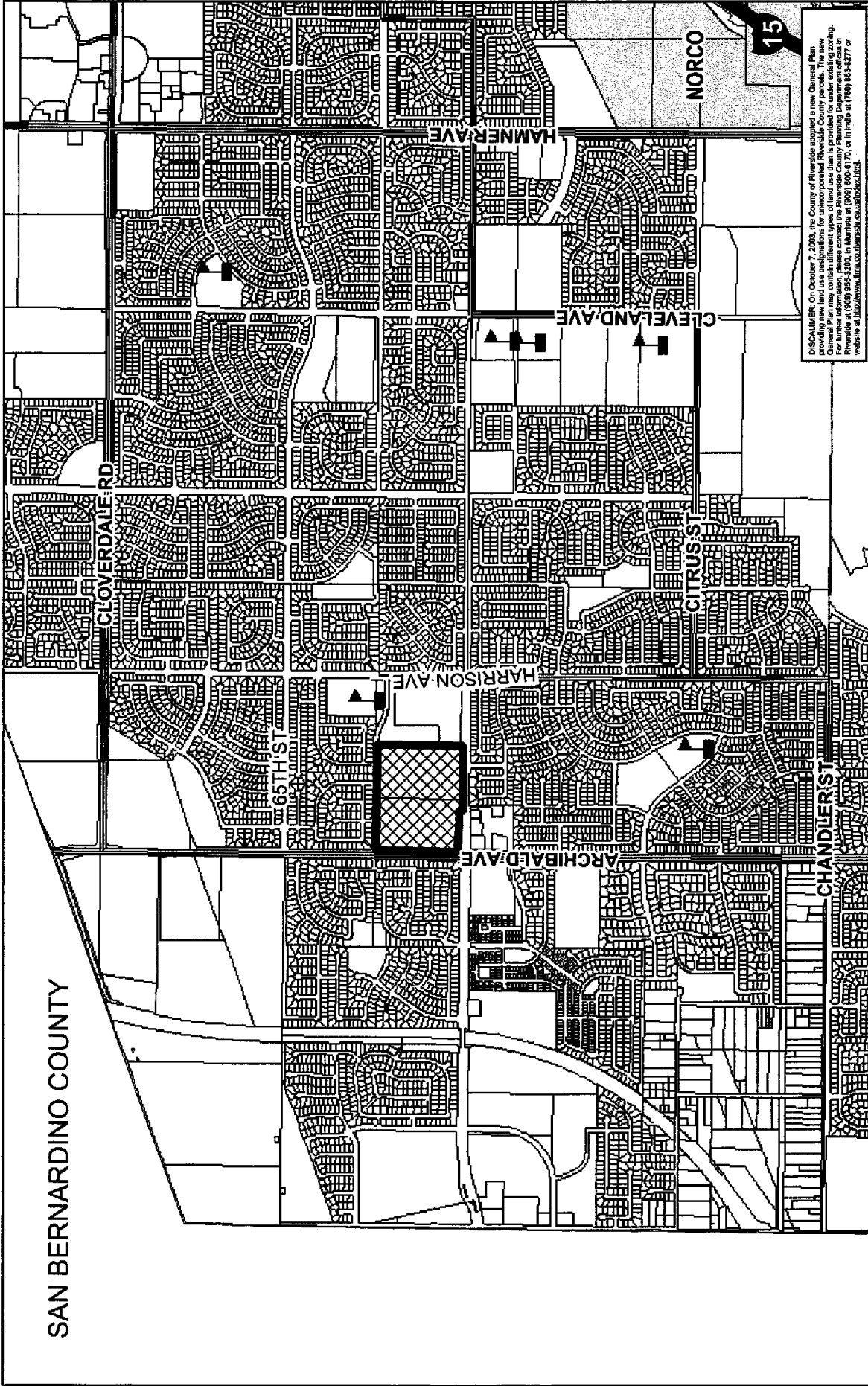
Owner:

JHB Colony Inv.  
4100 Newport Place, Suite 800  
Newport Beach, CA 92660

Supervisor Tavaglione  
District 2  
Date Drawn: 9/16/08

# GPA01060 VICINITY MAP

Planner: Russell Brady  
Date: 10/01/08  
VICINITY MAP



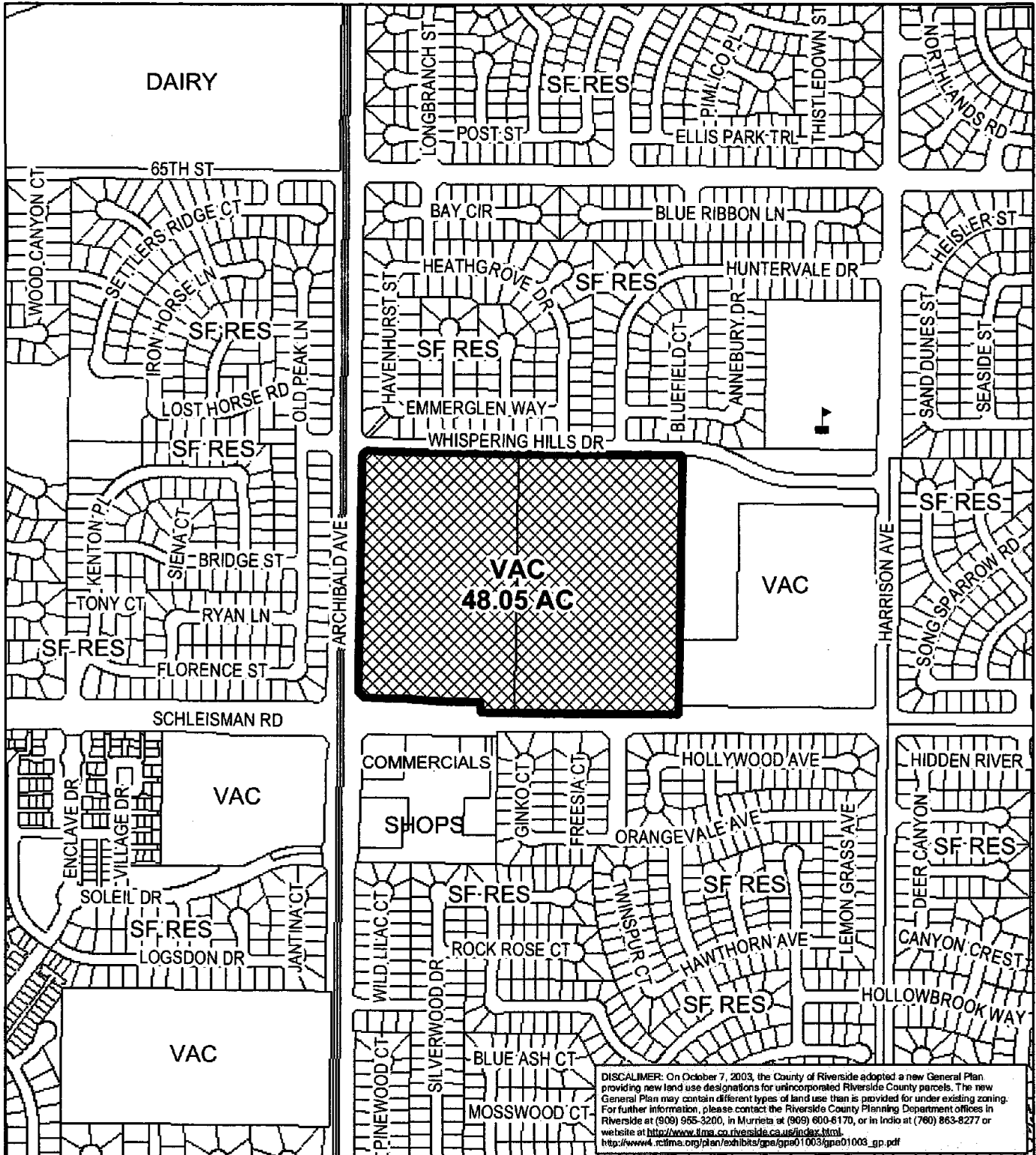
**DISCLAIMER:** On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. Riverside at (951) 865-4200, in Murietta at (951) 800-6170, or in Inland at (760) 833-8277 or website at <http://info/riverside.pla.ca.us/landuse.html>.

District: Prado-Mira Loma  
Township/Range: T2SR7W  
Section: 26

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 144-03  
Thomas  
Bros. Pg. 683 A7





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

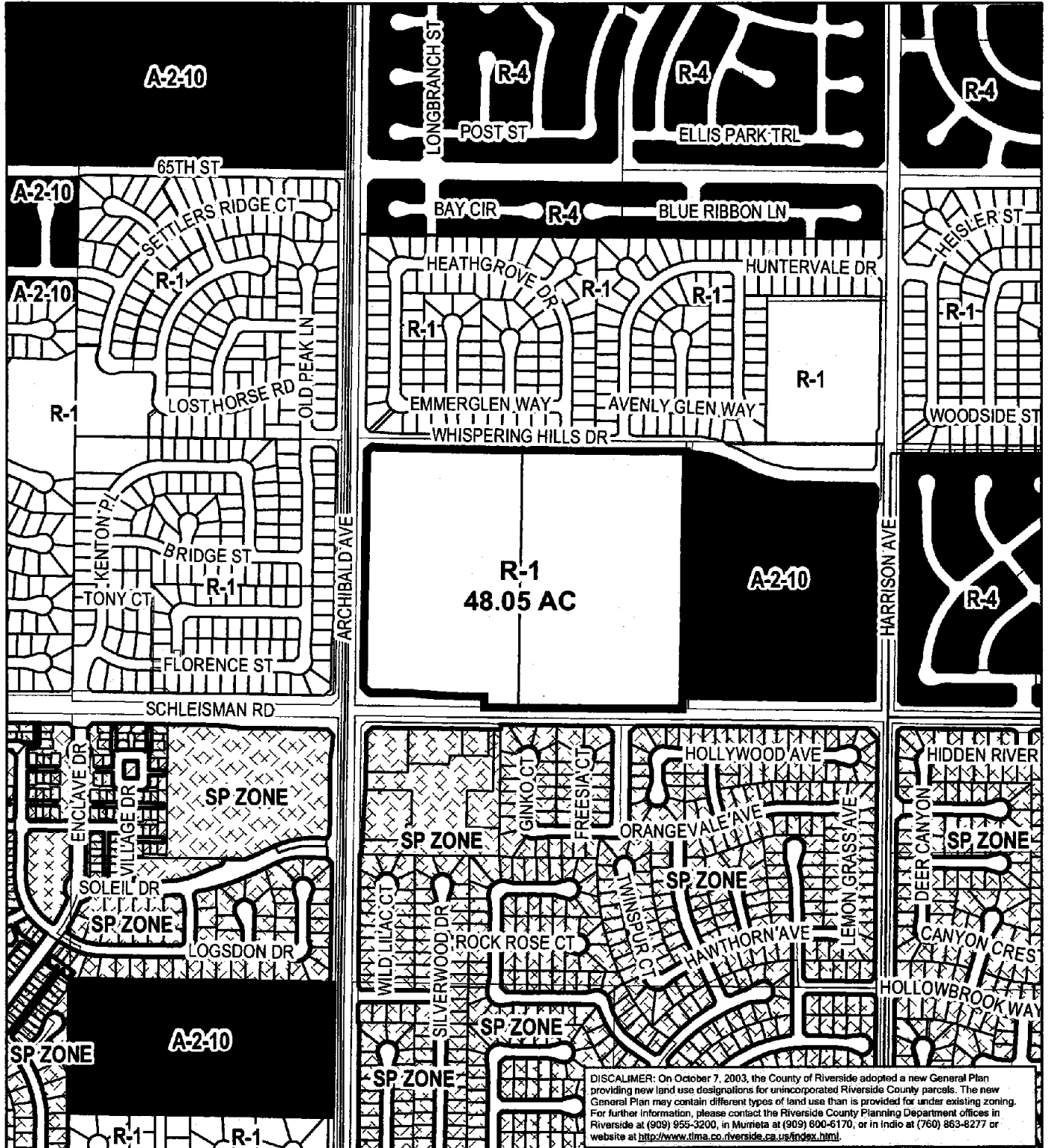
District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section: 26



Assessors  
 Bk. Pg. 144-03  
 Thomas  
 Bros. Pg. 683 A7



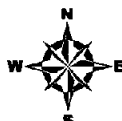
**GPA01060**  
**EXISTING ZONING**



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-6277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

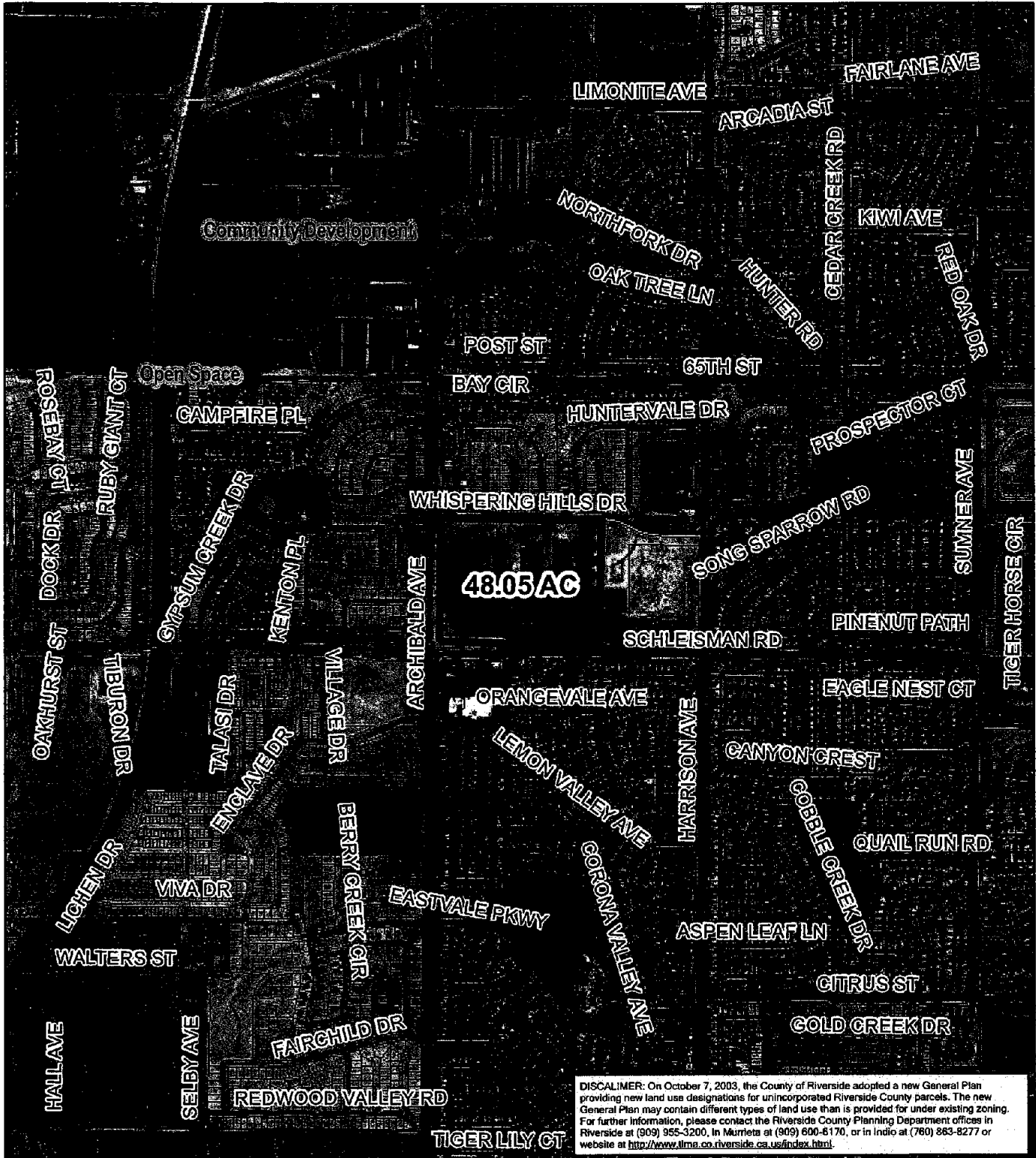
District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section : 26



Assessors  
 Bk. Pg. 144-03  
 Thomas  
 Bros. Pg. 683 A7



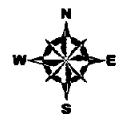
**DEVELOPMENT OPPORTUNITY**



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.lima.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section: 26



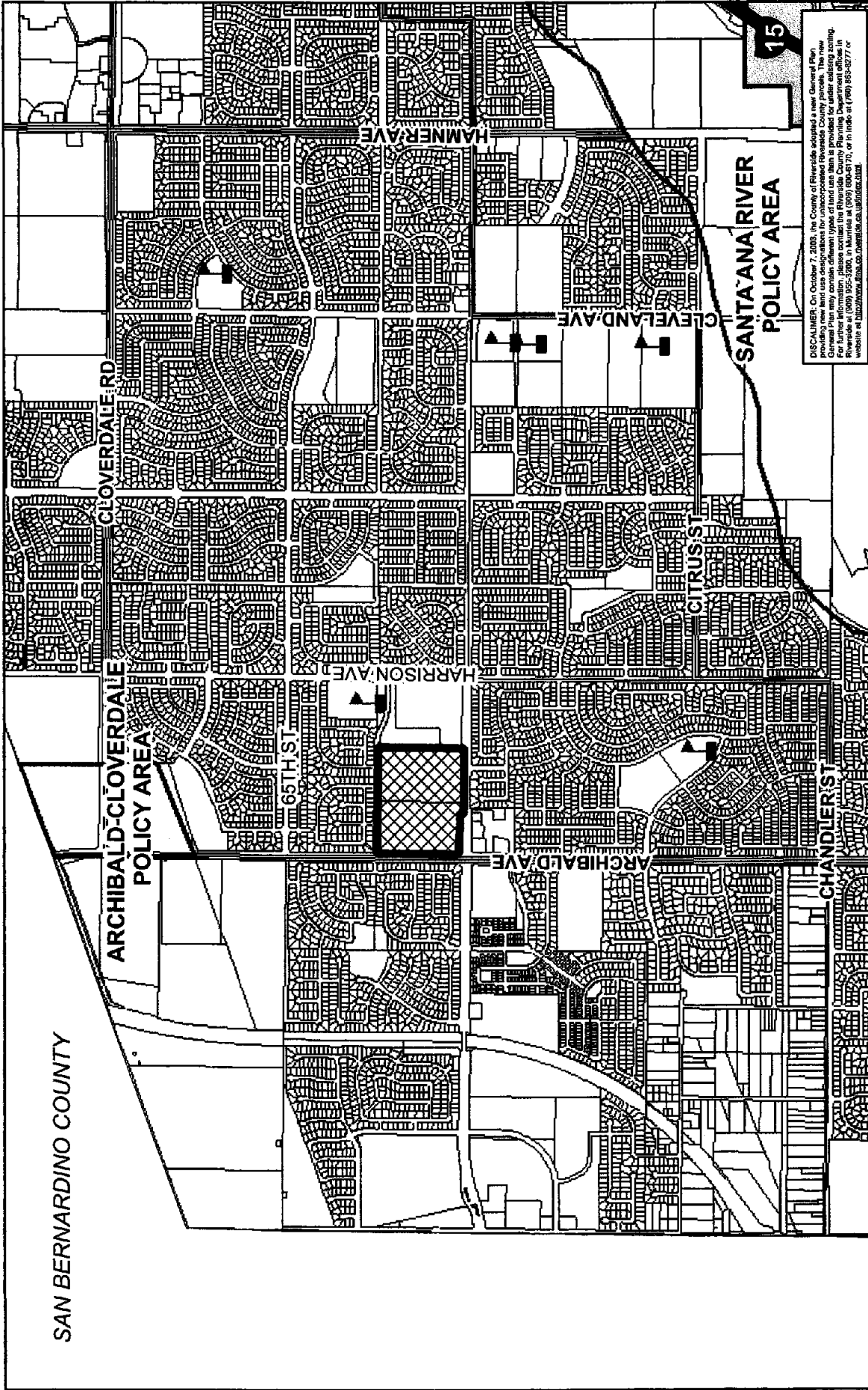
Assessors  
 Bk. Pg. 144-03  
 Thomas  
 Bros. Pg. 683 A7



Supervisor Tavaglione  
District 2  
Date Drawn: 9/16/08

# GPA01060 POLICY AREAS

Planner: Russell Brady  
Date: 10/01/08  
Exhibit 8



RIVERSIDE COUNTY, California, is a County of Riverside, California, and is not a General Plan area. 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 office in Riverside, CA, at (951) 940-3777 or website at [www.riverside.ca.gov/planning](http://www.riverside.ca.gov/planning).

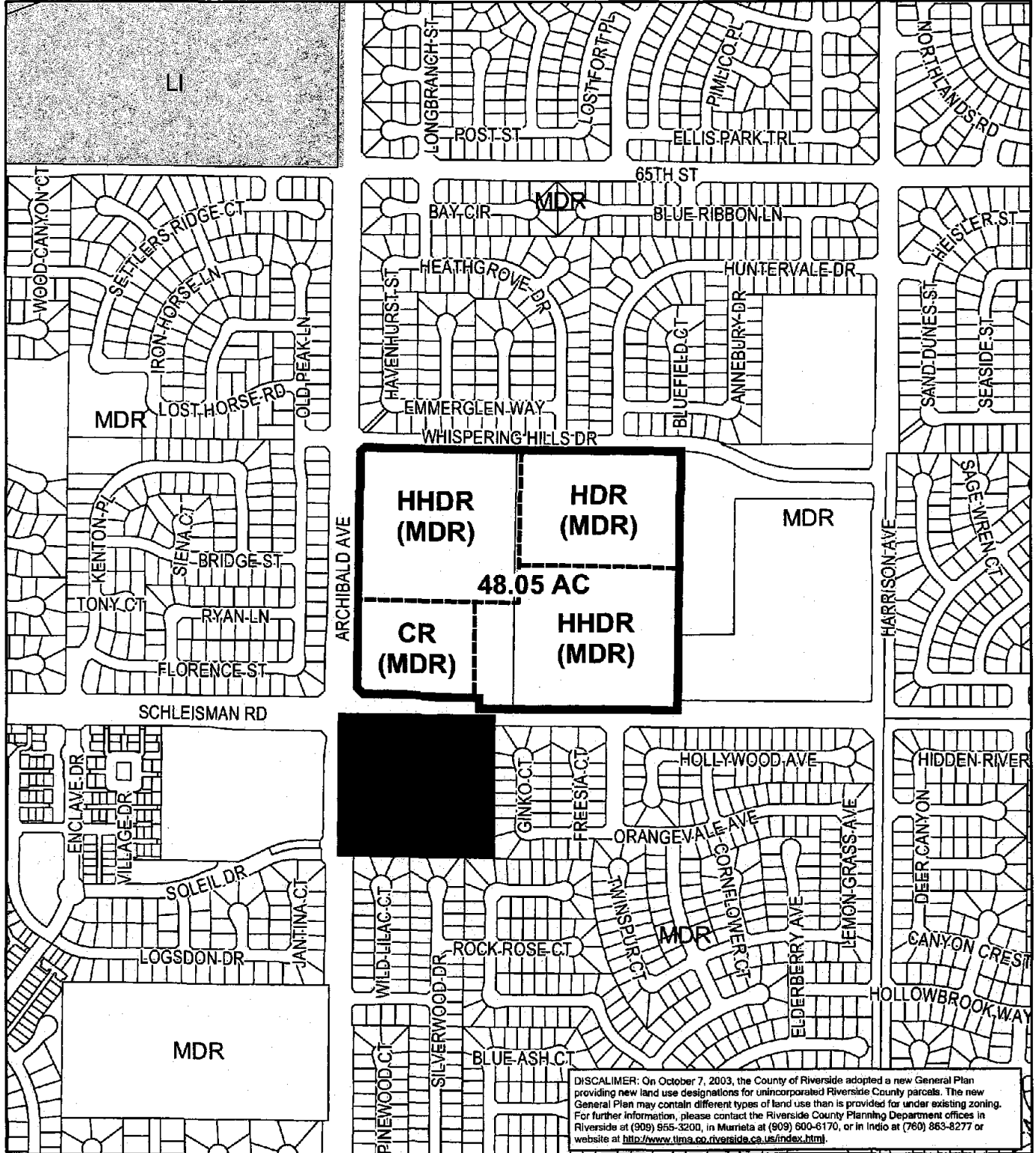
## RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma  
Township/Range: T2SR7W  
Section : 26

Assessors  
Blk. Pg. 144-03  
Thomas  
Bros. Pg. 683 A7



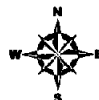
**Proposed General Plan**



DISCALIMER: 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Prado-Mira Loma  
Township/Range: T2SR7W  
Section: 26



Assessors  
Bk. Pg. 144-03  
Thomas  
Bros. Pg. 683 A7

