

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

201 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 21, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 980 – (Agriculture Foundation) – Applicant: Michael Foutz – Engineer / Representative: Keith Suchow - Third Supervisorial District – Hemet-San Jacinto Area – San Jacinto Valley Area Plan: Agriculture (AG) 10 Acre Minimum – Location: Westerly of Sage Road, southerly of Old Southwest Road, easterly of Sage Road in the San Jacinto Valley Area Plan – 20.62 Gross Acres – Zoning: Heavy Agriculture (10 Acre Minimum) (A-2-10) - **REQUEST:** General Plan Amendment proposes to amend the Riverside County General Plan Land Use designation from Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to Rural Community: Very Low Density Residential (RC:VLDR) (One Acre Minimum).

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 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

Ron Goldman
Planning Director

RG:db

(CONTINUED TO ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 1/24/09
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

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.:
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: September 3, 2008
Board of Supervisors: September 30, 2008

General Plan Amendment No. 980
Type of GPA: Agriculture Foundation
Applicant: Michael Foutz
Engineer/Rep.: Keith Suchow

ADDENDUM TO COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 980 proposes to amend the Riverside County General Plan Land Use designation from Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to Rural Community: Very Low Density Residential (RC:VLDR) (One Acre Minimum).

The proposed amendment is located westerly of Sage Road, southerly of Old SW Road, easterly of Sage Road in the San Jacinto Valley Area Plan.

FURTHER PLANNING CONSIDERATION:

September 30, 2008

The General Plan Amendment Initiation was presented to the Board of Supervisors with comments provided by the Planning Commission and a recommendation that the appropriate findings per the General Plan Administration Element can be made to adopt an order not initiating proceedings for General Plan Amendment No. 980 on September 30, 2008. The proposed project received a Tentative Denial by the Board of Supervisors. Staff was directed to conduct further research and prepare the project with findings for denial. Upon further research, staff has determined that there is little to no agricultural activity in the area. Therefore, Staff is willing to offer a recommendation to support initiation proceedings of the General Plan Amendment.

RECOMMENDATIONS:

During the September 3, 2009 Planning Commission, the Planning Director recommended an order not initiating proceedings for General Plan Amendment No. 980, and the Planning Commission provided the comments below. Upon further consideration, the Planning Director now recommends initiation of proceedings for General Plan Amendment No. 980.

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

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

Commissioner John Roth: Surface features should require slope analysis, concerns with possible watercourses and compatibility with surrounding properties. More appropriate as Estate Density Residential (RC:EDR) or Rural Residential (RR).

Commissioner John Snell: Proposal is an extreme change in intensity.

Commissioner John Petty: Agriculture viability on the project site is nonexistent, as well properties west the existing Sage Road and north of the proposed Sage Road. Area most likely received designation due to a once existing Chicken Ranch in the vicinity. Potential issues of compatibility with surrounding properties. In support of applicants proposal of an amendment to Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum).



Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

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 Agriculture GPA, under Section 2.4.

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

REQUIRED FINDINGS:

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. 980 falls into the **Agriculture Foundation** category, which involves amendments to property designation in the General Plan as Agriculture.

The Administration Element of the General Plan explains that two required findings must be made; the required findings are:

- 1) The amendment would contribute to the achievement of the purposes of the General Plan; and
- 2) The amendment would not be detrimental to the purposes of the General Plan.

Additionally, the Agriculture foundation allows up to seven percent (7%) of all the land within one of three designated areas (The area covered by the Palo Verde and Desert Center Area Plan and have Eastern Desert Land Use Plan; The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and, The area by all other Area Plans) to be converted to other Foundation and Land Use designations during a two and a half (2½) year cycle. In the event that the seven percent threshold has been exceeded, an Agricultural Task Force would review the project.

The proposed Amendment is in the San Jacinto Valley Area Plan, which is included in the area covered by all other Area Plans. The seven percent threshold is triggered when the project is placed on a Board agenda. A total of 20,602 acres of land in western Riverside County was designated Agriculture as of October 2003. During the first 2½ year period, ending April 6, 2006, a total of 14.5 acres was removed. Therefore, a maximum of 1,581.13 acres of land may be converted from Agriculture to other designations during the second 2½ year period. With the proposed amendment, 20.62 acres of land in the Western Riverside County will be removed. As a result, the proposed Amendment will not trigger the seven percent threshold.

1) First Required Finding: The proposed Amendment would contribute to the achievement of the purposes of the General Plan. The Land Use Element of the General Plan argues that a wide range of housing shall be provided throughout the County from large lot rural settings to high density urban developments. The proposed Amendment would convert historically unviable agricultural land into large lot residential parcels, in conformance with existing large lot single family residences in the vicinity of the project site. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

2) Second Required Finding: The proposed Amendment would not be detrimental to the purposes of the General Plan. The Land Use Element of the General Plan argues that a wide range of housing shall be provided throughout the County from large lot rural settings to high density urban developments. The proposed Amendment would convert historically unviable agricultural land into large lot residential parcels, in conformance with existing large lot single family residences in the vicinity of the project site. The findings can be made that the proposed Amendment would not be detrimental to the purposes of the General Plan.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 2. Proposed General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (One Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Heavy Agricultural – 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #2): | Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west. |
| 5. Existing Land Use (Ex. #1): | Agriculture (AG) (10 Acre Minimum) |
| 6. Surrounding Land Use (Ex. #1): | Agriculture (AG) (10 Acre Minimum) to the north, south, east, and west. |
| 7. Project Data: | Total Acreage: 20.62 Gross Acres |

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

General Plan Amendment No. 980

Board of Supervisors Addendum Staff Report: September 30, 2008

Page 4 of 4

2. The project site is not located within:
 - a. A City sphere of influence;
 - b. A fault zone; or
 - c. A dam inundation area.

3. The project site is located within:
 - a. The San Jacinto Valley Area Plan;
 - b. The boundaries of the Hemet Unified School District;
 - c. HANS Cell Groups: P and Q;
 - d. HANS Cell NOs: 4796 and 4797;
 - e. Zone B ORD. 655: 21.22 miles; and
 - f. A high fire area.

4. The subject site is currently designated as Assessor's Parcel Number 469-120-048

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Date Prepared: 7/16/08
Date Revised: 7/28/08

Agenda Item No.: 6.13
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisorial District: Third
Project Planner: Jeff Horn
Planning Commission: September 3, 2008

General Plan Amendment No. 980
Type of GPA: Agriculture Foundation
Applicant: Michael Foutz
Engineer/Rep.: Keith Suchow

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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The proposed amendment is located westerly of Sage Road, southerly of Old SW Road, easterly of Sage Road in the San Jacinto Valley Area Plan.

BACKGROUND:

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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.

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

REQUIRED FINDINGS:

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. 980 falls into the **Agriculture Foundation** category, which involves amendments to property designation in the General Plan as Agriculture.

DKH

The Administration Element of the General Plan explains that two required findings must be made; the required findings are:

- 1) The amendment would contribute to the achievement of the purposes of the General Plan; and
- 2) The amendment would not be detrimental to the purposes of the General Plan.

Additionally, the Agriculture foundation allows up to seven percent (7%) of all the land within one of three designated areas (The area covered by the Palo Verde and Desert Center Area Plan and have Eastern Desert Land Use Plan; The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and, The area by all other Area Plans) to be converted to other Foundation and Land Use designations during a two and a half (2½) year cycle. In the event that the seven percent threshold has been exceeded, an Agricultural Task Force would review the project.

The proposed Amendment is in the San Jacinto Valley Area Plan, which is included in the area covered by all other Area Plans. The seven percent threshold is triggered when the project is placed on a Board agenda. A total of 20,602 acres of land in western Riverside County was designated Agriculture as of October 2003. During the first 2½ year period, ending April 6, 2006, a total of 14.5 acres was removed. Therefore, a maximum of 1,581.13 acres of land may be converted from Agriculture to other designations during the second 2½ year period. With the proposed amendment, 20.62 acres of land in the Western Riverside County will be removed. As a result, the proposed Amendment will not trigger the seven percent threshold.

Consideration Analysis:

First Required Finding: The proposed Amendment would not contribute to the achievement of the purposes of the General Plan. The General Plan intends to *"Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services."* The project site is located in the lower San Jacinto Valley Area Plan, which is *"characterized by agricultural uses and mountainous terrain, and contains a portion of Bautista Creek as well as the eastern end of the Diamond Valley Lake. Agricultural land is limited in western Riverside County, and this is one area in which it could be sustained for a considerable period of time."* (SJVAP Page 31) The proposed Amendment to Rural Community: Very Low Density Residential (RC:VLDR) would conflict with the existing Agriculture (AG) designated parcels adjacent to and in the vicinity of the proposed project site, and therefore will not contribute to the purpose of the General Plan as contained in the San Jacinto Valley Area Plan.

Second Required Finding: The proposed Amendment would be detrimental to the purposes of the General Plan. The San Jacinto Valley Area Plan *"seeks to recognize existing and future agricultural activities as important and vital components of the land use pattern. Residential uses and agriculture are potentially incompatible and often times lead to complaints by local residents of offending odors, noise, flies and the like."* (SVJAP Page 31) The proposed Amendment to Rural Community: Very Low Density Residential (RC:VLDR) would conflict with the existing Agriculture (AG) designated parcels adjacent to and in the vicinity of the proposed project site, and therefore would be detrimental to the goals of the General Plan and the San Jacinto Valley Area Plan. The General Plan serves as a guide for orderly development in the county. The proposed land uses are neither orderly nor logical development in the county and would cause a great detriment to the purposes of the General Plan.

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. General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 2. Proposed General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (One Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Heavy Agricultural – 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #2): | Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west. |
| 5. Existing Land Use (Ex. #1): | Agriculture (AG) (10 Acre Minimum) |
| 6. Surrounding Land Use (Ex. #1): | Agriculture (AG) (10 Acre Minimum) to the north, south, east, and west. |
| 7. Project Data: | Total Acreage: 20.62 Gross Acres |

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 **not initiating** proceedings as modified for General Plan Amendment No. 980. 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.

Alternatively, Staff could support land use designations of Rural: Rural Mountainous (RR) (10 acre minimum) or possibly Rural: Rural Residential (RM) (5 acre minimum) with the completion of a satisfactory slope analysis.

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. A fault zone; or
 - c. A dam inundation area.
3. The project site is located within:
 - a. The San Jacinto Valley Area Plan;
 - b. The boundaries of the Hemet Unified School District;
 - c. HANS Cell Groups: P and Q;
 - d. HANS Cell NOs: 4796 and 4797;
 - e. Zone B ORD. 655: 21.22 miles; and
 - f. A high fire area.
4. The subject site is currently designated as Assessor's Parcel Number 469-120-048

General Plan Amendment No. 980
Planning Commission Staff Report: September 3, 2008
Page 4 of 4

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Date Prepared: 7/16/08
Date Revised: 7/28/08

AGRICULTURE AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA00980 Supervisorial District: Third Existing Zoning: A-2-10

Area Plan: San Jacinto Valley Acreage: 20.62

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture

Existing General Plan Land Use Designation: Agriculture (AG) (10 Acre Minimum)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): Figure 3, Page 15

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: Rural Community

Proposed General Plan Land Use Designation: Very Low Density Residential (VLDR) (One Acre Minimum)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): San Jacinto Valley Area Plan Land Use Plan

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

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell	X		Groups P and Q, Cell Nos. 4796 and 4797
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		
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)			

* OTHER ISSUES:		
Item	Policy	Discussion
Surrounding Land Uses	SJVAP 7.1 The project site is surrounded by parcels with a Land Use Designation of Agriculture (AG) (10 acre minimum).	The proposed GPA would create land uses that were inconsistent and incompatible with the surrounding properties and the vision of the SJVAP.

AGRICULTURE FINDINGS

(Check all that apply)

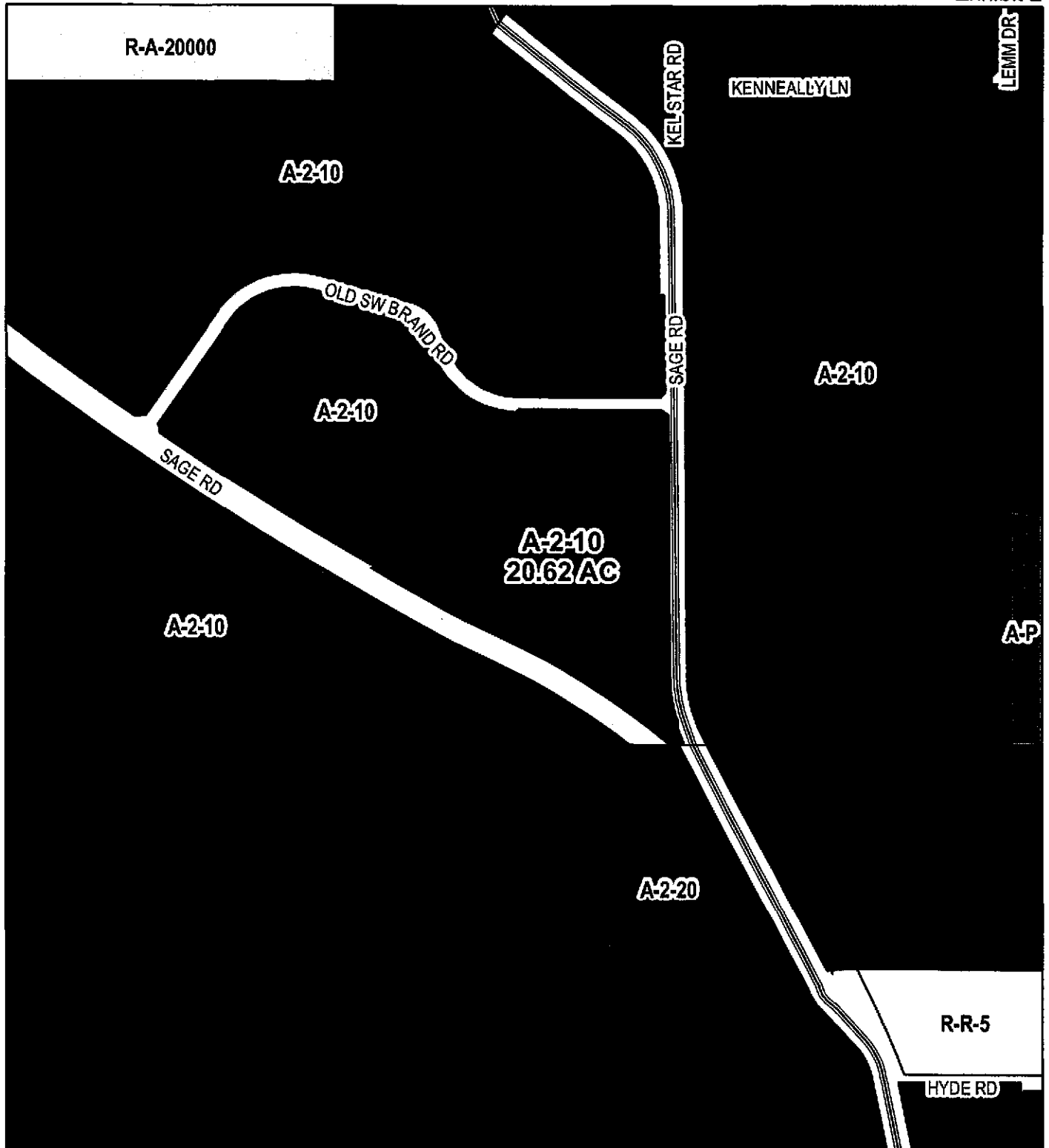
Is there a reasonable possibility that the following findings can be made?*

Finding	Yes	No	Comment
The amendment would contribute to the achievement of the purposes of the General Plan.		X	"The lower San Jacinto Valley area is characterized by agricultural uses and mountainous terrain, and contains a portion of Bautista Creek as well as the eastern end of the Diamond Valley Lake. Agricultural land is limited in western Riverside County, and this is one area in which it could be sustained for a considerable period of time." (SVJAP Page 31)
The amendment would not be detrimental to the purposes of the General Plan.		X	"This area plan, while limiting intense forms of urban development, also seeks to recognize existing and future agricultural activities as important and vital components of the land use pattern. Residential uses and agriculture are potentially incompatible and often times lead to complaints by local residents of offending odors, noise, flies and the like." (SVJAP Page 31)

*** 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	<p>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 not initiating proceedings as modified for General Plan Amendment No. 980. 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.</p> <p>Alternatively, Staff could support land use designations of Rural: Rural Mountainous (RR) (10 acre minimum) or possibly Rural: Rural Residential (RM) (5 acre minimum) with the completion of a satisfactory slope analysis.</p>
Transportation	
EPD	
Fire	
Flood	
Building and Safety	
Geologist	

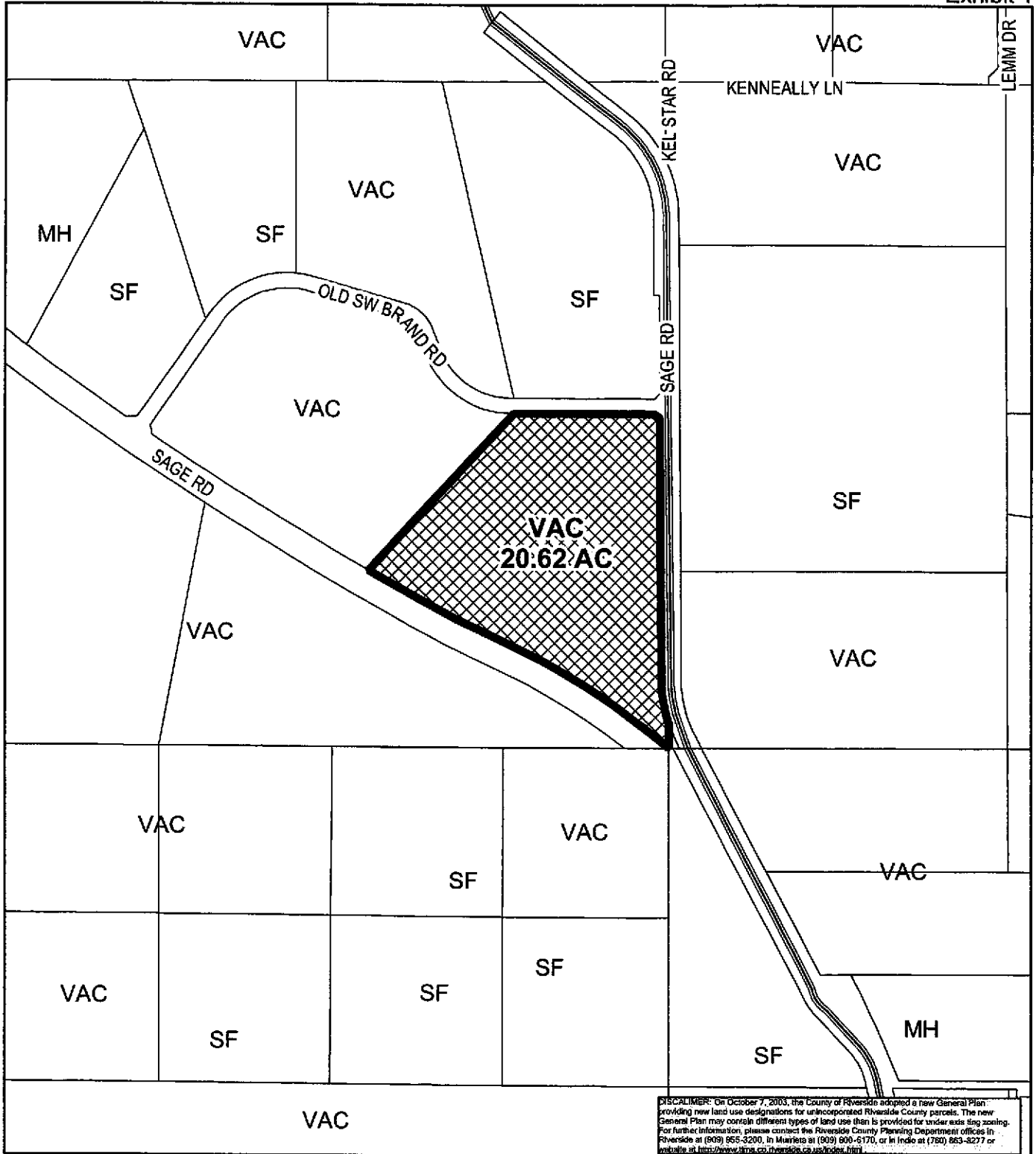


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Hemet-San Jacinto
Township/Range: T6SR1W
Section : 11



Assessors
Bk. Pg. 469-12
Thomas
Bros. Pg. 871 D5



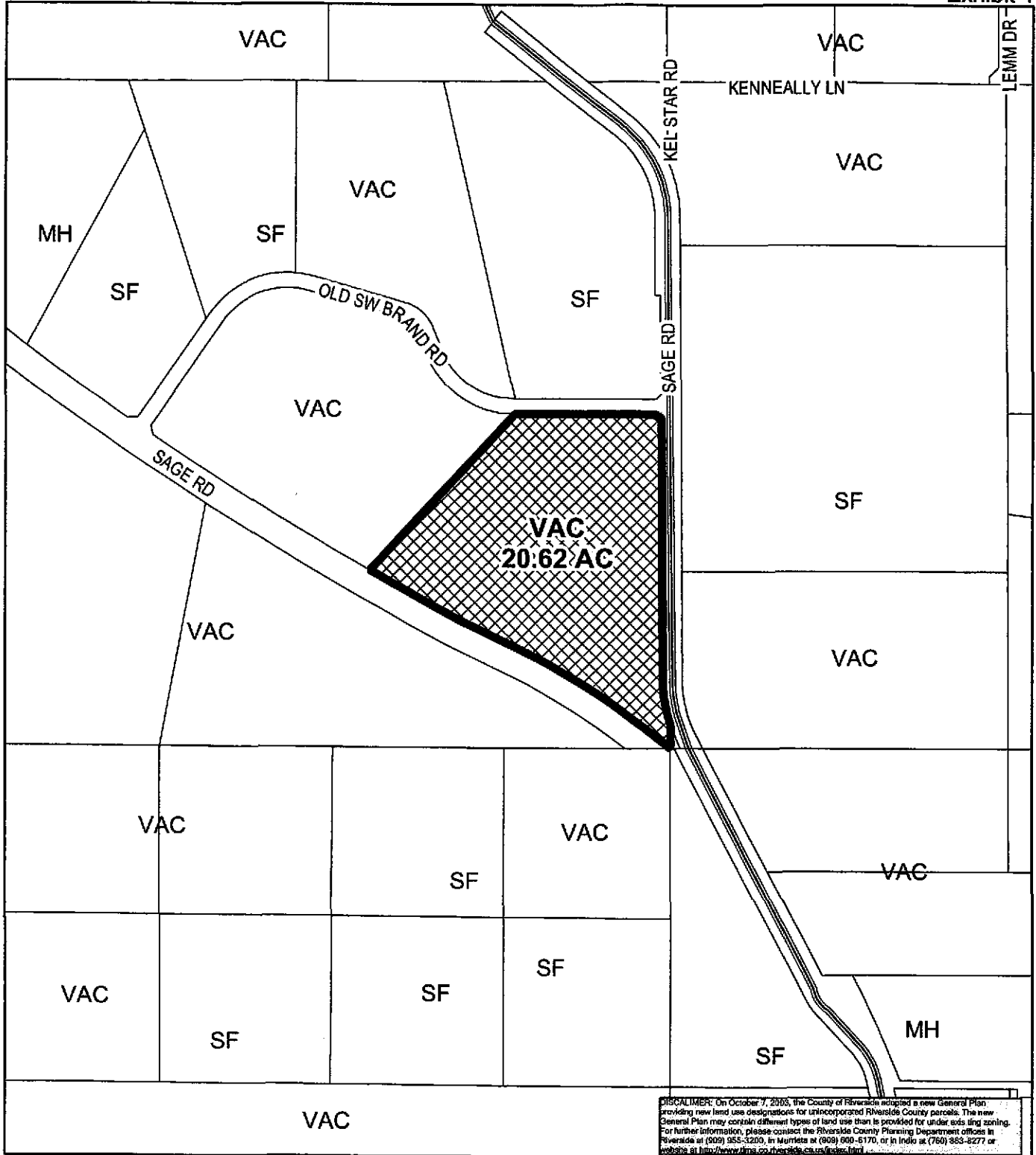
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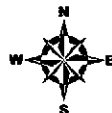




DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-5170, or in Indio at (760) 863-8277 or website at <http://www.plm.ca.gov/riverside/index.html>.

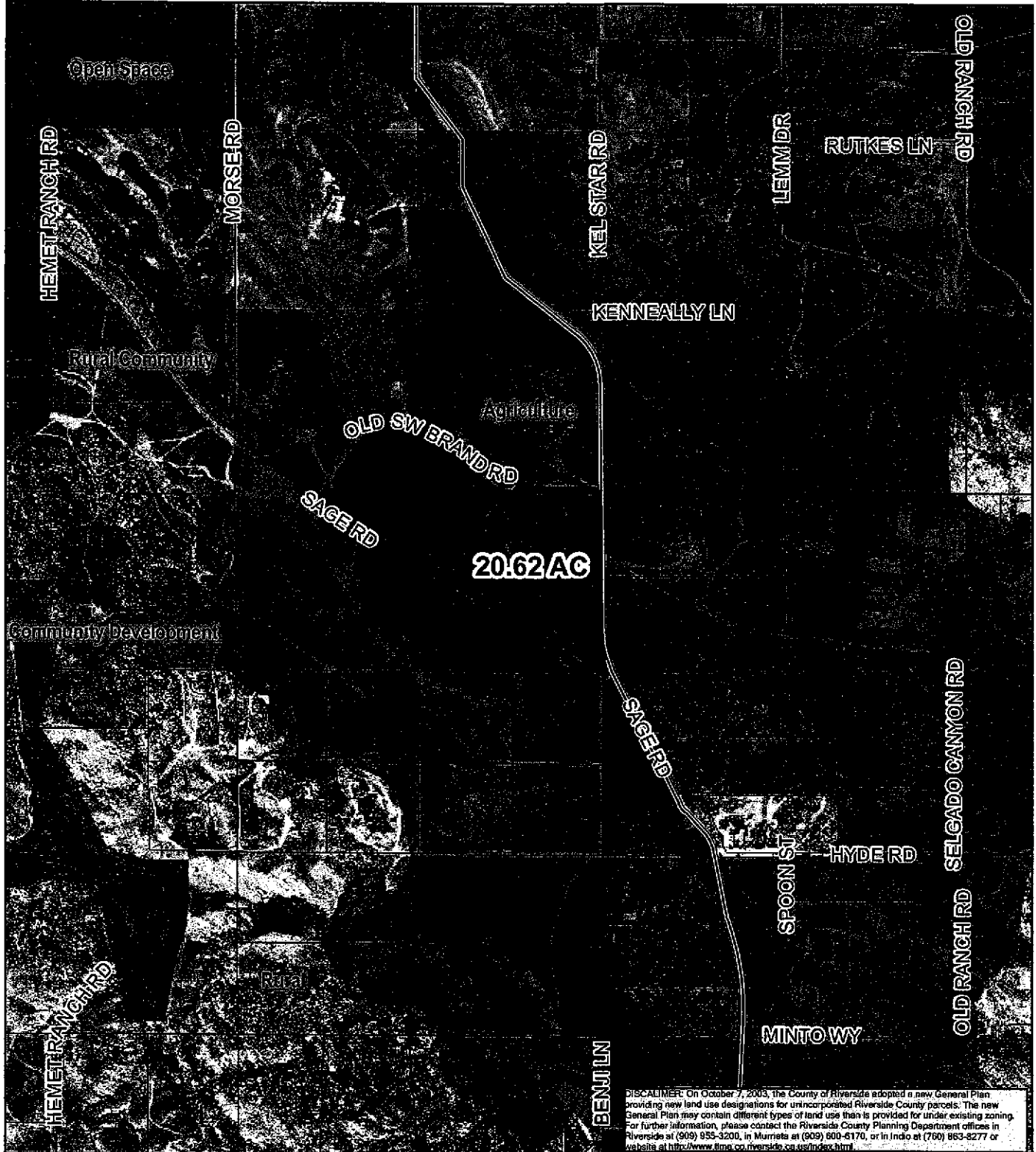
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Hemet-San Jacinto
Township/Range: T6SR1W
Section : 11



Assessors
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District
Plan: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 11

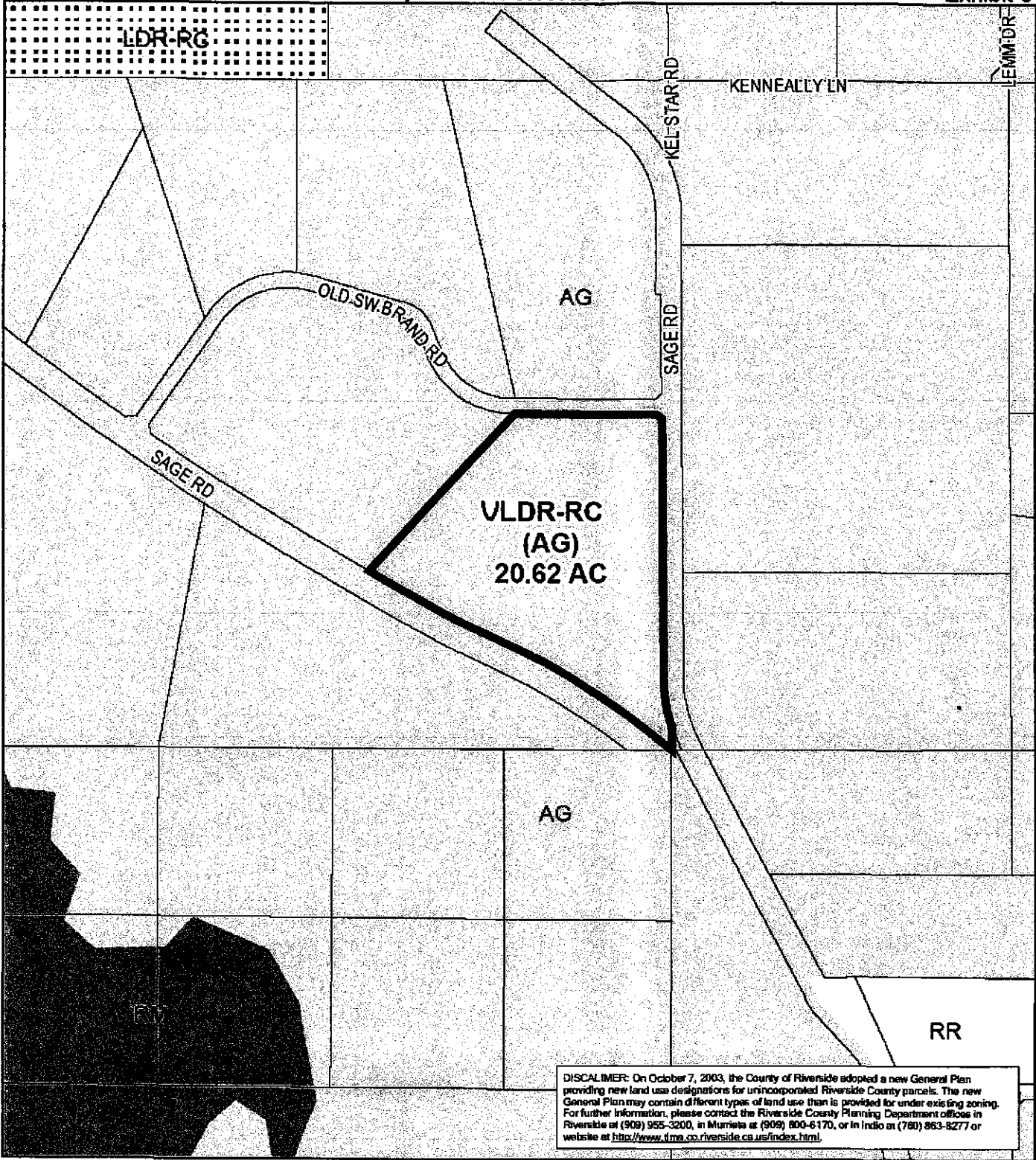
RIVERSIDE COUNTY PLANNING DEPARTMENT



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GPA00980

Proposed General Plan



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Hemet-San Jacinto
Township/Range: T6SR1W
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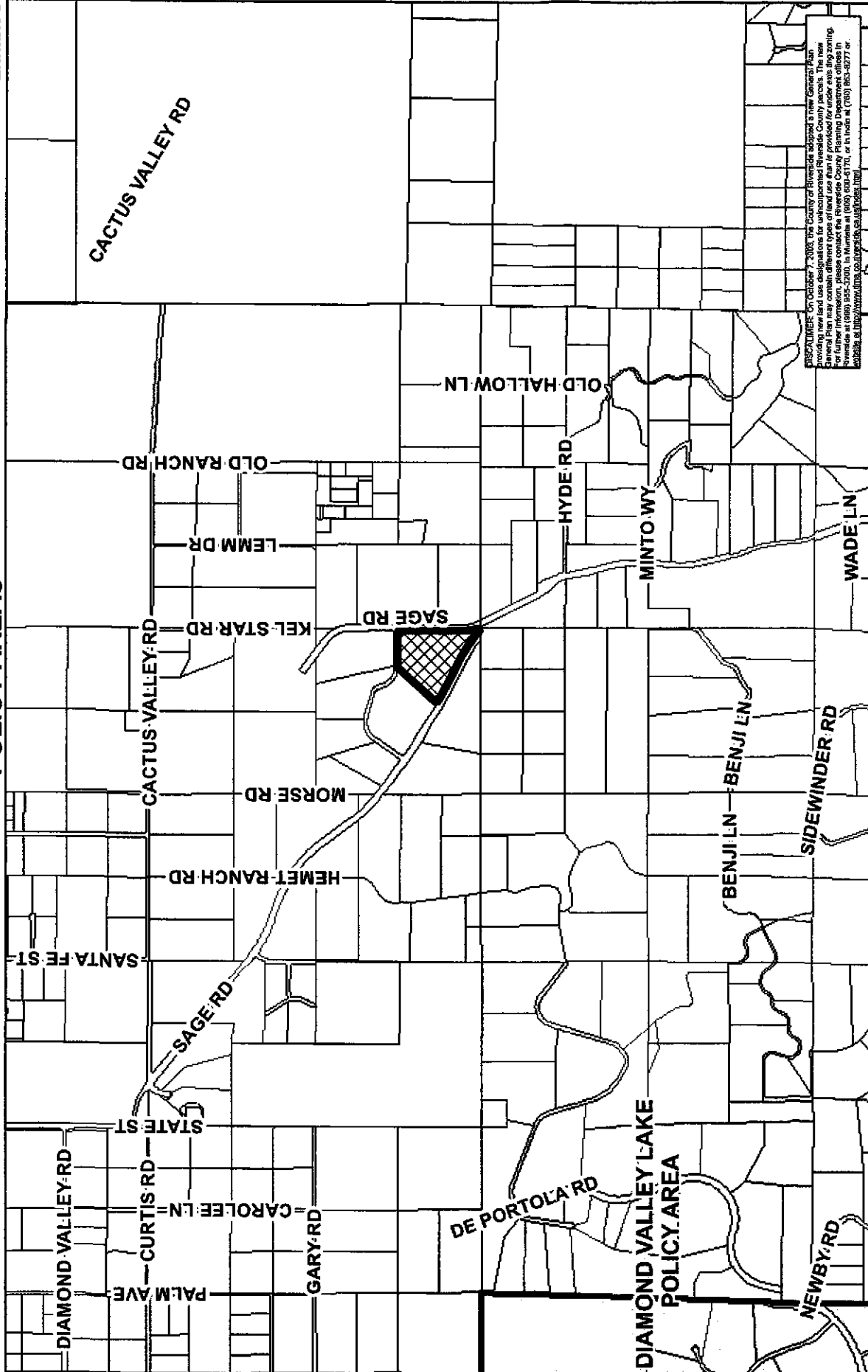


Assessors
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Thomas
Bros. Pg. 871 D5

Planner: Jeff Horn
 Date: 9/03/08
 Exhibit 8

GPA00980
POLICY AREAS

Supervisor Stone
 District 3
 Date Drawn: 8/11/08



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan. Any use of this map for purposes other than those intended by the County of Riverside is at the user's risk. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200, in Murietta at (951) 690-6170, or in Indio at (760) 863-8277 or visit us at <http://www.riverside.ca.gov/planning>.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

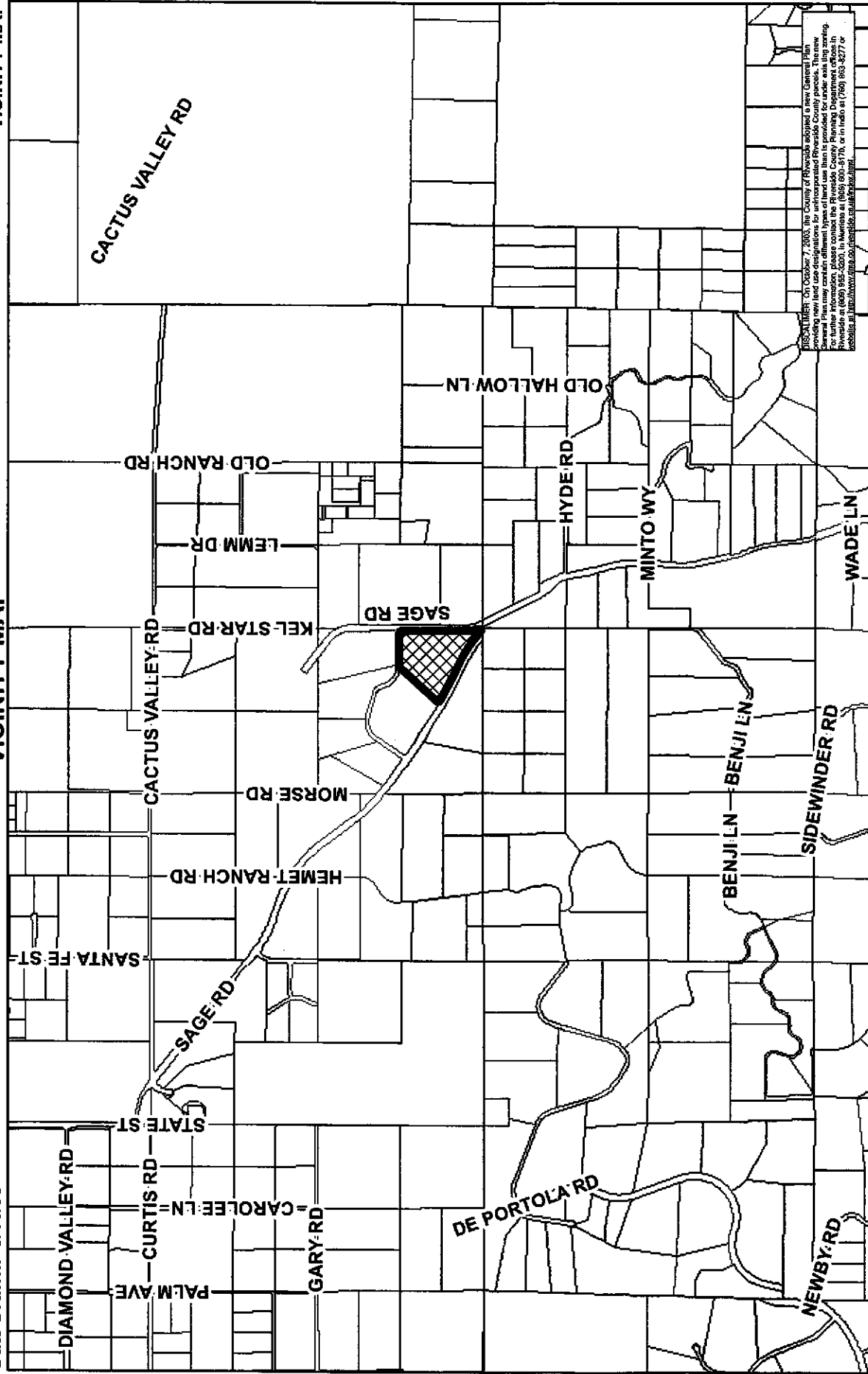
Zone
 District: Hemet-San Jacinto
 Township/Range: T6SR1W
 Section : 11



Supervisor Stone
District 3
Date Drawn: 8/11/08

GPA00980 VICINITY MAP

Planner: Jeff Horn
Date: 9/03/08
VICINITY MAP



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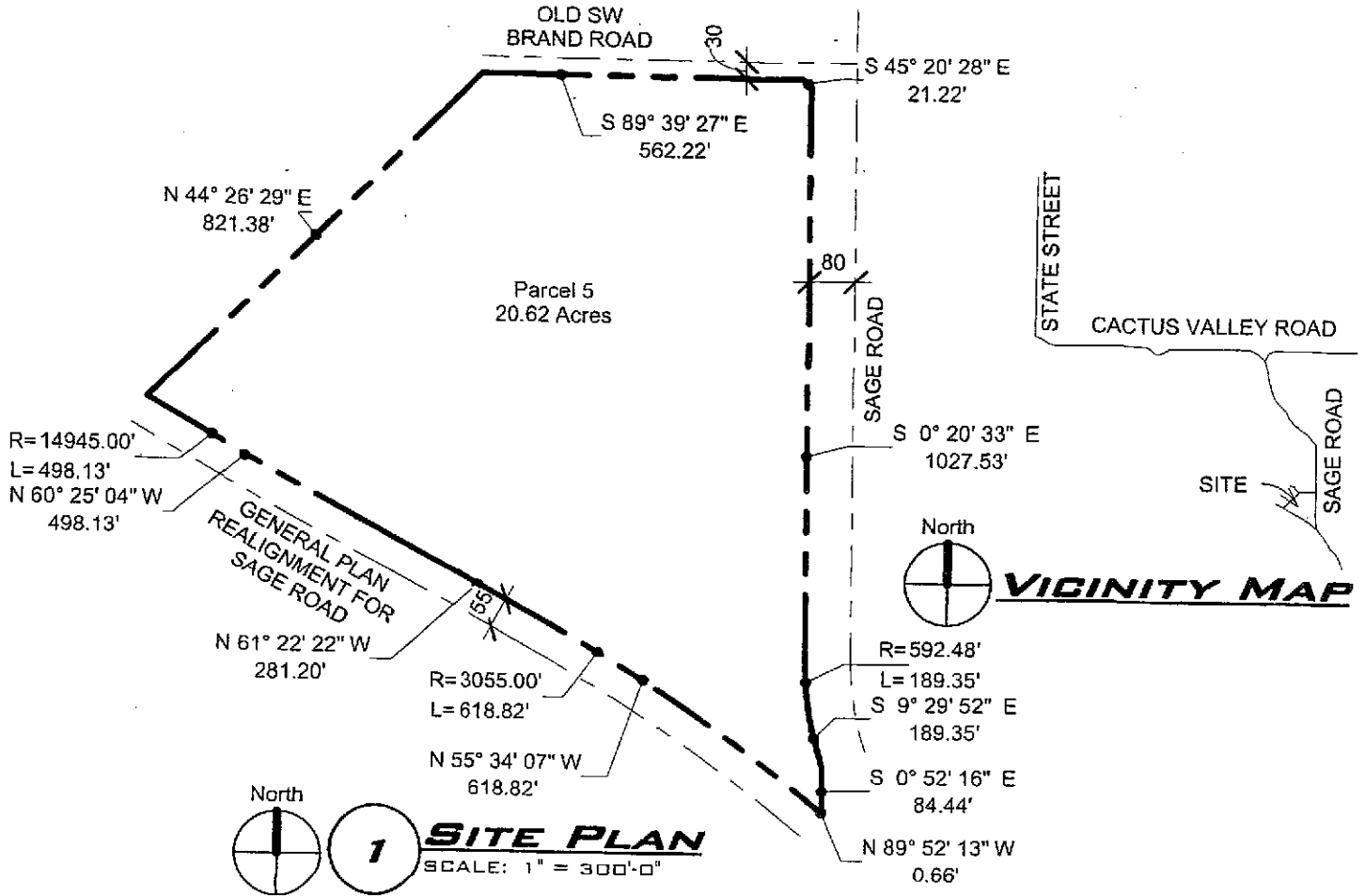
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Bk. Pg. 469-12
Thomas
Bros. Pg. 871 D5



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN



APPLICATION INFORMATION:

A. APPLICANT

Michael B. Foutz
1045 E. Morton Place
Hemet Ca. 92543
(951) 658-3277

B. LAND OWNERS

Michael B. Foutz & Karen L. Foutz
Todd A. Foutz & Debra R. Foutz
Joseph D. Pehl & Janice S. Pehl
C. Peter Stiny
1045 E. Morton Place
Hemet Ca. 92543
(951) 658-3277

C. MAP PREPARER

Keith A. Suchow Architect, Inc.
Redlands, Ca.
(909) 798-1827

D. SCALE: See Plan

E. VICINITY MAP: See Plan

F. LEGAL DESCRIPTION OF PROPERTY:

Parcel 5 of Parcel Map No. 19613 as shown by Parcel Map on file in Book 125, Pages 99 & 100 of Parcel Maps, records of Riverside County, California.

APPLICATION INFORMATION:

G. NORTH ARROW: See Plan

H. EXISTING GENERAL PLAN DESIGNATION: AG
PROPOSED GENERAL PLAN DESIGNATION: VLDR

I. AMENDMENT DESCRIPTION:

Amend General Plan from AG to VLDR

J. AREA CALCULATIONS: See Plan

K. DATE: February 14, 2008

L. SITE INFORMATION: See Plan

M. DIMENSIONS: See Plan

N. EXISTING STRUCTURES, EASEMENTS OR USES: None

O. THOMAS BROS. MAP PAGE NO. & COORDINATES:

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(Per County GIS System)