

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

413 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 29, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1056, and CHANGE OF ZONE NO. 7666 – (No New Environmental Documentation Required) (Technical Amendment) Applicant: County of Riverside Planning Department – Engineer / Representative: N/A - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Rural Residential: Estate Density Residential – Location: Easterly of the City of Temecula and northerly and southerly of Rancho California Road – 7,577 Gross Acres - Zoning: Citrus / Vineyard (C/V) Commercial – Citrus Vineyard (C-C/V) Residential Agriculture (R-A) Rural Residential (R-R) and Light Agriculture (A-1) - REQUEST: The General Plan Amendment is a proposal to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include Special Occasion Facilities as incidental uses that may be allowed on parcels of 10 or more acres with associated on-site vineyards. The Change of Zone proposes to amend the development standards of the Citrus/Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for Special Occasion Facilities from five (5) acres with associated onsite vineyards to ten (10) or more acres with associated onsite vineyards and to change the setback requirements. In addition, minor grammatical corrections and clarification of development standards applicable to Special Occasion Facilities in the text of the ordinance are included in this change of zone request.

RECOMMENDED MOTION:

The Planning Commission recommends the Board of Supervisors:

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1056 to amend Policy 1.5 of the Citrus/ Vineyard Rural Policy Area of the Southwest Area Plan to include Special Occasion Facilities as incidental uses within the C/V Rural Policy Area that may be allowed on parcels of 10 or more acres with associated on-site vineyards in accordance with Exhibit #3, pending the final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

Ron Goldman
Planning Director

RG:dm

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 2/9/09

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 1056, and CHANGE OF ZONE NO. 7666

January 5, 2009

Page 2 of 2

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7666 amending the development standards of the Citrus/ Vineyard (C/V) zoning classification in Ordinance No. 348 Section 14.73 to increase the acreage requirements for Special Occasion Facilities from five (5) acres with associated on-site vineyards to ten (10) or more acres with associated on-site vineyards, to revise setbacks in accordance with the Ordinance Amendment, and to amend the text to clean up minor grammatical errors and to clarify development standards applicable to Special Occasion Facilities pending final adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND: Planning and County Counsel staff were asked to bring back recommendations to the Board on proposed changes for Special Occasion Facilities due to the growing concerns with incompatible land uses in Wine County. A number of residents have testified that noise, traffic, trespass, and lewd behavior from Special Occasion Facilities have resulted in diminishing the "quality of life" for the area and a number of residents have indicated that Special Occasion Facilities are a viable business endeavor in Wine Country.

Staff conducted a community meeting on September 4, 2008, to ascertain concerns and issues from area stakeholders regarding imposing stricter requirements on Special Occasion Facilities. Approximately 100 residents, vintners, and other stakeholders attended the meeting and provided staff with comments. Community members voiced concern and support of stricter requirements for Special Occasion Facilities.

After the conclusion of the community meeting, staff conducted further analysis of land use compatibility issues, reviewed comments from the community meeting, and provided recommendations to the Planning Commission for consideration. The Planning Commission deliberated over the proposed changes and approved the Change of Zone on October 1, 2008 and the General Plan Amendment on November 5, 2008.

During the public hearing for Change of Zone 7666, the Commission recommended to increase building setbacks from 50 feet to 100 feet for front, side, and rear yard requirements, except when the project site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, where the minimum front yard requirement shall be three hundred feet (300'). The Commission specifically indicated in its recommendation that a provision be included for all structural uses to comply with the new setback requirement. All recommendations have been incorporated and summarized in the staff report addendum and included in this request to the Board.

**PLANNING COMMISSION
MINUTE ORDER JULY 23, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.4: GENERAL PLAN AMENMENT NO. 1056 / CHANGE OF ZONE NO. 7666 –**
No New Environmental Documentation Required (EA40322) – Applicant: County of Riverside –
Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture:
Agriculture (AG: AG) – Location: Easterly of the City of Temecula, and northerly and southerly of
Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning:
Citrus/Vineyard (C/V) - (Legislative)

II. PROJECT DESCRIPTION

The general plan amendment proposes to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and require that such facilities be located on ten (10) or more acres with associated onsite vineyards. The change of zone proposes to amend the language of the Citrus/Vineyard (C/V) zoning classification in Ordinance 348 Section 14.73 to increase the acreage requirements for special occasion facilities from five (5) acre minimum with associated onsite vineyards to ten (10) acre minimum with associated onsite vineyards. In addition, minor grammatical corrections are included in this change of zone request.

MEETING SUMMARY

The subject proposal did not require a presentation.

Project Planner, Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org.

The following spoke in favor of the subject proposal:

Scott Miller, Neighbor, 39897 Calle Cabernet, Temecula, California 92591

Robin Rennacker, Other Interested Person, 33805 Vino Way, Temecula, California 92591

The following spoke in a neutral position of the subject proposal:

Leah DiBernardo, Applicant, 27636 Ynez Road Ste. 298, Temecula, California 92591

David Bradley, Neighbor, 33133 Vista Del Monte, Temecula, California

The following gave time to David Bradley:

Charlie Pelter, Neighbor, 40275 Calle Contento, Temecula, California 92591

The following spoke in opposition of the subject proposal:

Al Rattan, Other Interested Person, 42031 Main St., Temecula, California

Jim Niswongon, Other Interested Person, 31594 Railroad Canyon Road, Canyon Lake, Ca. 92587

Adrian McGreggor, Neighbor, P.O. Box 894108, Temecula, California 92589

The following gave time to Jim Niswongon:

Susan Williams, Other Interested Person, 38201 Augusta Dr., Murrieta, California 92563

The following gave time to Adrian McGreggor:

Thelma Grant, Other Interested Person, 27068 Jarn, Perris, California 92570

The following did not wish to speak but want to be recorded as in opposition of the subject proposal:

Juan Reyes, Other Interested Person, 37000 Buck Road, Temecula, California

Eileen Rivard, Other Interested Person, 40205 Calle Cabernet, Temecula, California 92591

Albert Abbott, Other Interested Person, 40350 Camino Del Vino, Temecula, California

Judy & Edward Gorman, Neighbor, 39485 Calle Contento, Temecula, California

**PLANNING COMMISSION
MINUTE ORDER JULY 23, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 7/23/08
AGENDA ITEM NO. 5.4 PAGE 2

Tina Vecchi, Other Interested Person, 32610 Vista Del Monte Rd., Temecula, Ca. 92591

III. CONTROVERSIAL ISSUES
NONE

IV. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, continued the subject proposal without discussion to August 20, 2008.

V. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 5, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.1: GENERAL PLAN AMENMENT NO. 1056** – No Further Environmental Documentation is Required– Applicant: County of Riverside — Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG), Rural Residential (RR), and Estate Density Residential (EDR) – Location: Easterly of the City of Temecula, and northerly and southerly of Rancho California Road. – Approximately 7,577 Gross Acres (11.83 Square Miles) - Zoning: Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1). (Continued from 7/23/08 and 8/20/08). (Legislative)

II. PROJECT DESCRIPTION

The general plan amendment proposes to amend Policy 1.5 of the Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan. The amendment will revise Policy 1.5 to include special occasion facilities as incidental uses and requires that such facilities be located on ten (10) or more acres with associated onsite vineyards.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Derek Hull, at 951-955-9076 or e-mail drhull@rctlma.org.

No one spoke in favor, neutral or in opposition to the subject proposal.

III. CONTROVERSIAL ISSUES

NONE

IV. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Porras absent), recommended to the Board of Supervisors:

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT No. 1056 to amend Policy 1.5 of the General Plan's Southwest Area Plan that may include Special Occasion Facilities as an incidental use and require that such facilities be located on ten (10) or more acres with associated onsite vineyards based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 1056 to the Board of Supervisors.

V. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Derek Hull
Planning Commission: November 5, 2008
Continued from July 23, 2008

General Plan Amendment No.: 1056
Applicant: County of Riverside Planning
Department
E.A.: No Further Documentation Required
(E.A. No. 40322)

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1056 is a proposal to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include Special Occasion Facilities as incidental uses that may be allowed on parcels of 10 or more acres with associated on-site vineyards. (The revised policy will read as follow with the addition notated in red italics):

SWAP Policy 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more and may allow *Special Occasion Facilities* on 10 or more acres, provided that at least 75% of the project site is planted in vineyards.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

BACKGROUND:

July 23, 2008

GPA 1056 was initially scheduled for public hearing on July 23, 2008. During the public hearing, County Counsel determined that any changes to Citrus Vineyard Rural Policy Area would require a General Plan Initiative Process (GPIP) first before an amendment to the policy could be considered. During the July 23, 2008 Planning Commission meeting, GPA 1056 and CZ 7666 were separated to allow for the Commission to take action on the Change of Zone application only.

August 6, 2008

GPA 1056 was re-advertised and was considered before the Planning Commission on August 6, 2008. The Planning Commission provided the following comments regarding GPA 1056.

Planning Commission Comments:

Commissioner John Petty:

- 1) It is reasonable to consider the Technical Amendment for the Citrus Vineyard Rural Policy Area with the understanding that additional recommendations are forthcoming for the policy.
- 2) This Technical Amendment only addresses Special Occasion Facilities.

Commissioner John Snell:

- 1) This amendment only applies to Special Occasion Facilities and does not include Bed and Breakfast inns.

The Planning Commission recommended to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1056.

September 2, 2008

GPA 1056 was heard by the Board of Supervisors during the September 2, 2008, meeting. Supervisor Stone recommended to change the language of the project description to read, "may include Special Occasion Facilities" to clarify that lot size was not the only consideration for final approval of such facilities. No other changes were recommended from the Board regarding GPA 1056. The Board approved the initiation of GPA 1056. The language of the project description has been revised to accommodate this request.

ADDITIONAL INFORMATION:

The Citrus/Vineyard Rural Policy Area encompasses one of the most important agricultural land areas in the county. In addition to vineyards and other agricultural uses, the project area is comprised of wineries, single-family residential units, bed and breakfast inns, restaurants and special occasion facilities. The existing and planned land uses commonly found in the area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring; and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

General Plan Policies:

Six specific policies are identified in the Southwest Area Plan (SWAP) for the Citrus/Vineyard Rural Policy Area:

SWAP 1.1 -Maintain a rural and agricultural character in the Citrus/ Vineyard area through continued implementation of the Citrus/ Vineyard (C/V) zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a "rural" or "wine-country" theme and by discouraging curbs, gutters, sidewalks, and street lights.

SWAP 1.2 -Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.

SWAP 1.3 -Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.

SWAP 1.4 -Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens, in conjunction with wineries on 10 acres or more provided that at least:

- 75% of the project site is planted in vineyards;

- 75% of the grapes utilized in wine production and retail wine sales area grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

SWAP 1.5 -Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, country inns on 10 acres or more, provided that at least 75% of the project site is planted in vineyards. **(SWAP 1.5 inadvertently omitted the inclusion of Special Occasion Facilities; GPA 1056 will add Special Occasion Facilities on 10 or more acres.)**

SWAP 1.6 -Continue to provide for incidental commercial uses, such as bed and breakfast, inns country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the County; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

FURTHER PLANNING CONSIDERATION:

The County initiated the last General Plan Amendment (GPA 00760) for the Citrus Vineyard Rural Policy Area on 1-17-06. During the last amendment, Special Occasion Facilities were omitted from the update.

In accordance with the C/V Rural Policy Area, "the policies protects against the location of uses that are incompatible with agricultural uses and which could lead to conflicts with adjacent uses".

In recent years, the "Wine Country" area has experienced a great deal of development activity, including the construction of new wineries and vineyards, bed and breakfast inns, and restaurants. There has also been a growing interest to operate Special Occasion Facilities in Wine Country. These uses have drawn major criticism for not complying with the intent of the Policy and C/V Ordinance. In many instances the activities of these facilities, including the number of events, types of activities, noise and traffic issues associated with patrons attending events and general concern of reduction of agricultural productivity, directly conflicts with the preservation of a rural-lifestyle and wine-making atmosphere.

To ensure that Special Occasion Facilities comply with the intent of both the Policy and the Ordinance, County officials engaged in a number of activities:

1. County Counsel and the Planning Department analyzed the existing Policy and Ordinance for applicability.
2. The Planning Department held a community meeting to ascertain additional feedback on proposed changes.
3. County Departments conducted internal meetings to discuss implications of proposed changes.
4. County officials consulted local vintners regarding the activities of Special Occasion Facilities.

In most instances, comments from the various groups recommended that to protect the unique character of Wine Country, the County should enact stricter development standards for Special Occasion Facilities. Some residents expressed opposition to the proposed changes.

A summary of parcels impacted by the proposed change in acreage requirement is listed below:

- As of September 15, 2008, the C/V Rural Policy Area contained approximately 970 total parcels.

- Of this number, approximately 164 parcels were comprised of five (5) to ten (10) acres.
- The number of impacted parcels based on the proposed change is less than 17 percent of the total parcels for C/V Rural Policy Area.
- There are currently no APPROVED or PERMITTED **Stand Alone** Special Occasion Facilities in Wine Country.
- Map 1.1 illustrates the location of parcels within the C/V Rural Policy Area; notice that many parcels lie within residential areas and Special Occasion Facilities may prove to be incompatible with existing uses.

Based on the aforementioned analysis, County Counsel and the Planning Department made the determination that more stringent requirements are needed for Special Occasion Facilities to protect the rural lifestyle and wine-making atmosphere of Wine Country. Therefore, Staff is recommending to increase the acreage requirement for Special Occasion Facility from five (5) acres to ten (10) acres with associated on-site vineyards and to comply with the remaining development standards as outlined in the C/V Ordinance.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Agriculture, Rural Residential, and Estate Density Residential |
| 2. Existing Zoning (Ex. #2): | Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1) |
| 4. Surrounding Zoning (Ex. #2): | Numerous, primarily R-A-2 ½; R-A-5; SP; R-R |
| 5. Existing Land Use (Ex. #1): | Wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion Facilities. |
| 6. Surrounding Land Use (Ex. #1): | Wineries, vineyards, orchards, single-family residential units, bed and breakfast inns, restaurants, vacant land and Special Occasion Facilities. |
| 7. Project Data: | Total Acreage: 7,577 Acres (11.83 Square Miles) |
| 8. Environmental Concerns | No Further Documentation Required
(E.A. No. 40322) |

RECOMMENDATIONS:

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT No. 1056** by amending Policy 1.5 of the General Plan's Southwest Area Plan to read, Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more and may allow *Special Occasion Facilities* on 10 or more acres, provided that at least 75% of the project site is planted in vineyards, based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1056** to the Board of Supervisors.

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 Specific Plan;
 - b. An Airport Influence Area;
 - c. A Redevelopment Area;
 - d. A Flood zone;
 - e. A High Fire Area;
3. The project site is located within:
 - a. The Community of Rancho California;
 - b. An Agricultural Preserve;
 - c. A Fault zone;
 - d. The Temecula Valley Unified School District;
 - e. The Stephen's Kangaroo Rat Fee Area;
 - f. Citrus/Vineyard Rural Policy Area;
 - g. A MSHCP criteria cell or cell group; and,
 - h. Ordinance 655 Mount Palomar Lighting Influence Area, Zones A & B.

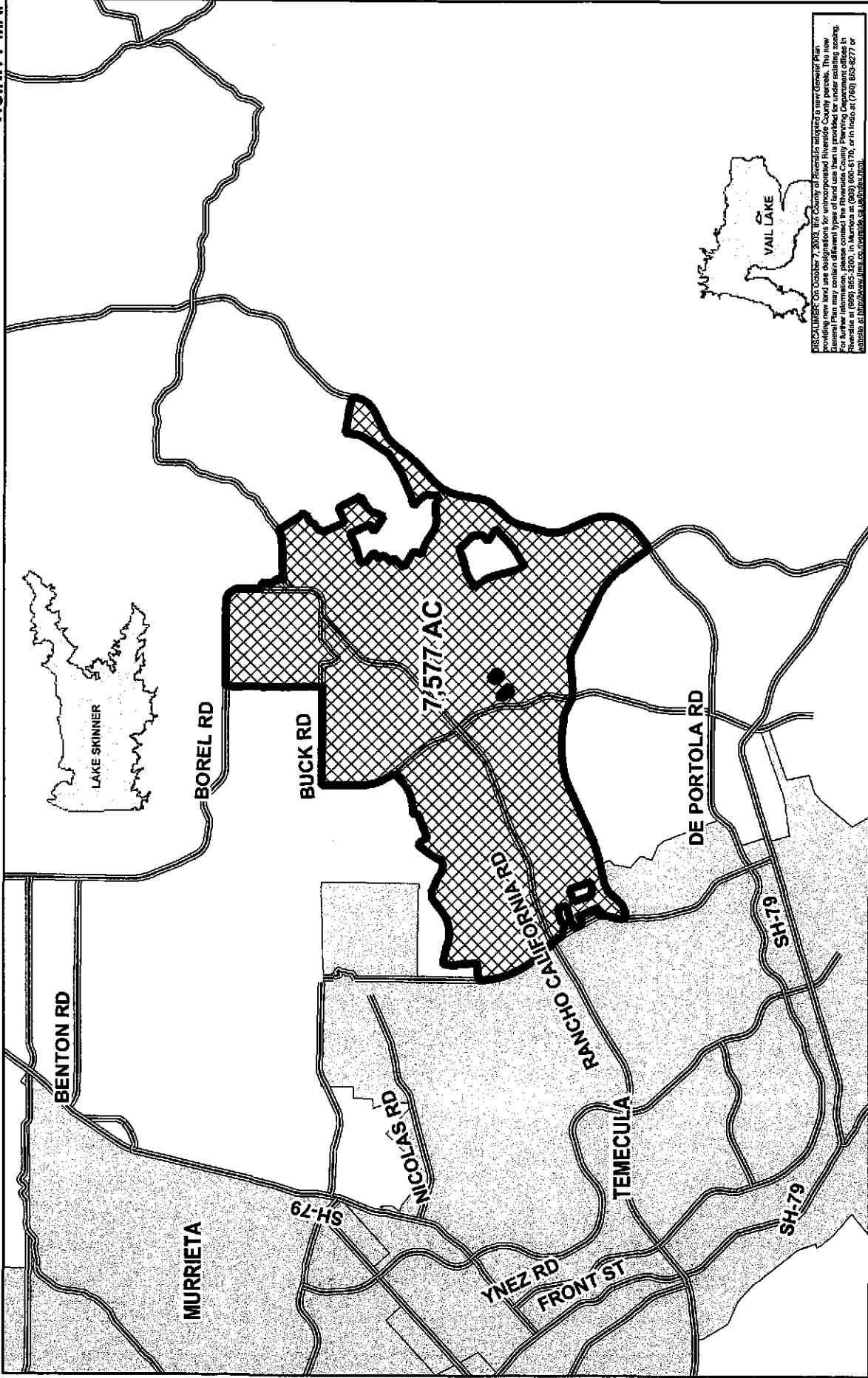
GPA NO. 01056
GENERAL PLAN AMENDMENTS TO CITRUS/VINEYARD POLICY AREA
OF THE SOUTHWEST AREA PLAN
(All added text is marked with *italic* font style and highlighted)

1. SWAP 1.2 Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.
2. SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.
3. SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, *and delicatessens*, in conjunction with wineries on 10 acres or more provided that at least:
 - 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
 - The winery facility has a capacity to produce 3,500 gallons of wine annually.
4. Add a policy under Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 24 stating as follows:
SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and ~~Special Occasion Facilities on 10 acres or more~~, provided that at least 75% of the project site is planted in vineyards.
5. SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:
 - 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
 - The winery facility has a capacity to produce 3,500 gallons of wine annually.

Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056
VICINITY MAP

Planner: Mustafa Bahar
Date: 6/23/08
VICINITY MAP

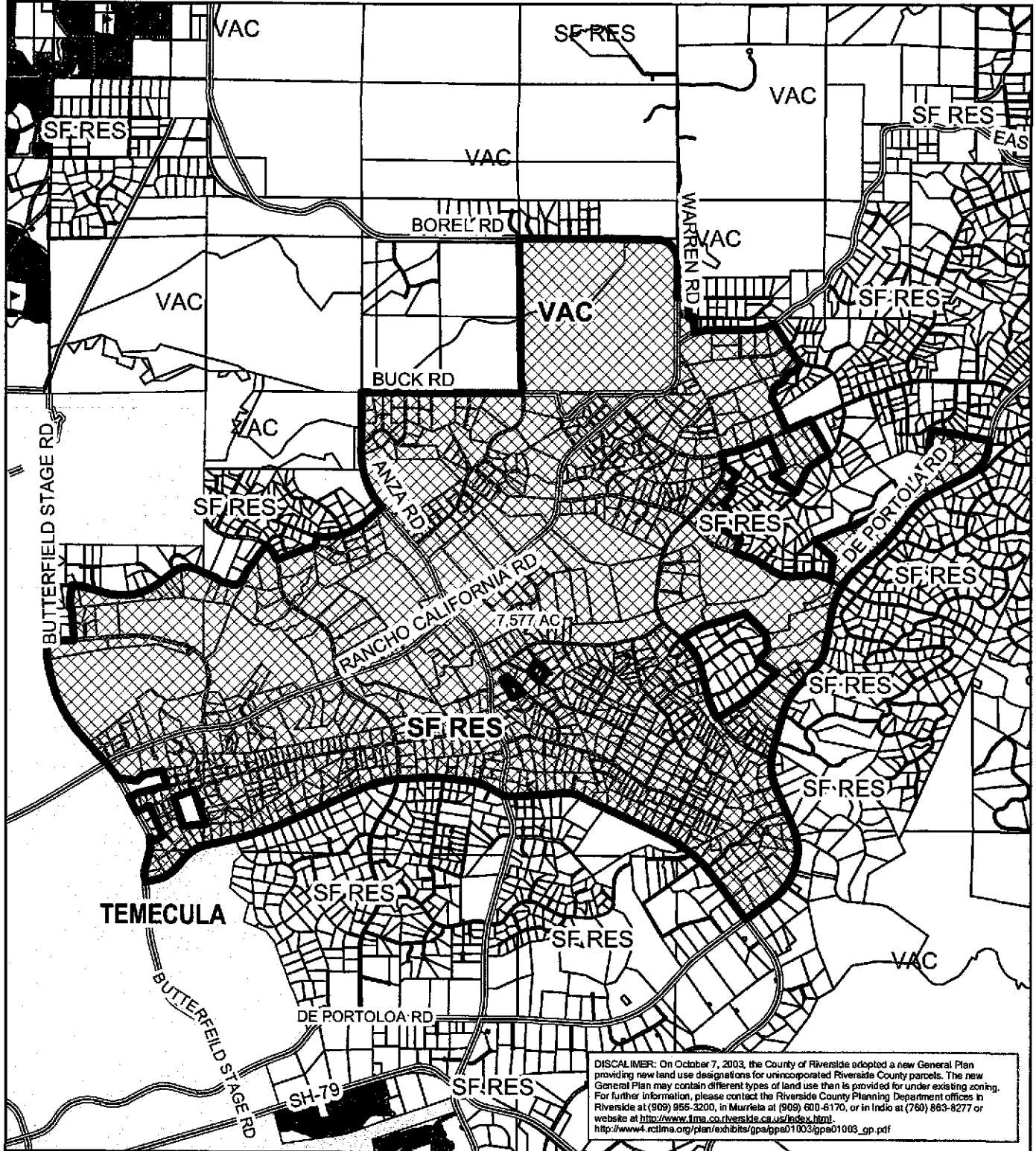


RESOLUTION 2008-05-27-0008: The Board of Supervisors hereby certifies that the preceding map and use designations for unincorporated Riverside County are correct. The use of the word "planning" in the title of this map is for informational purposes only. The use of the word "planning" does not constitute a commitment by the Board of Supervisors. For further information, please contact the Riverside County Planning Department office in Murrieta at (951) 261-1000, or in Indio at (760) 803-8277 or website at <http://www.riverside.ca.gov/planning>.

Zone: Rancho California
Area: T7SR1W & T8SR1W
Township/Range: T7SR1W & T8SR1W
Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

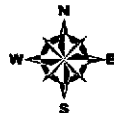
Assessors
Bk. Pg.
Thomas
Bros. Pg. 409 E3



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.lma.co.riverside.ca.us/index.html> http://www4.rctima.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf

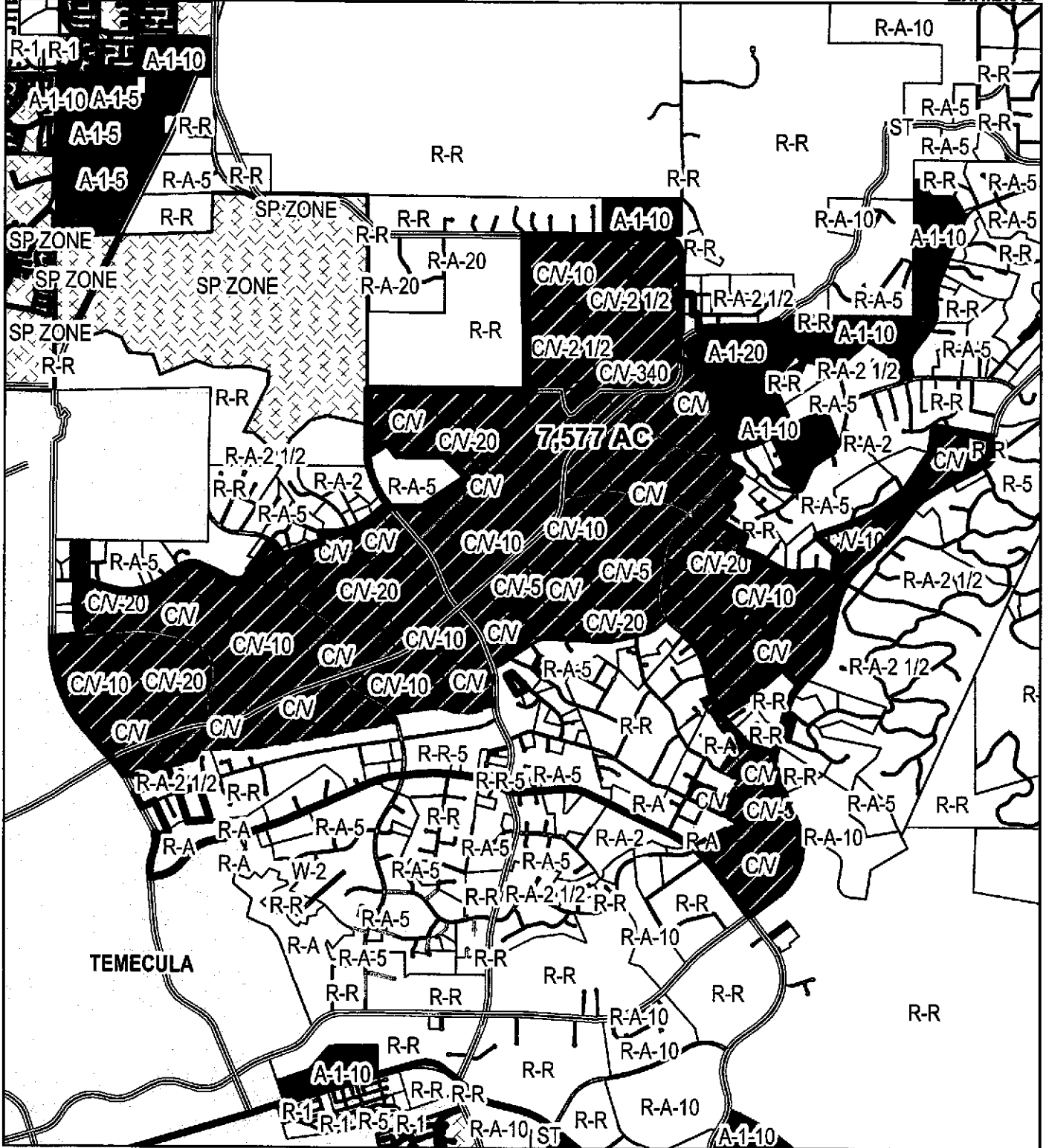
Zone
 District: Rancho California
 Township/Range: T7SR1W & T8SR1W
 Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
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GPA01056
EXISTING ZONING



Zone
 Area: Rancho California
 Township/Range: T7SR1W & T8SR1W
 Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

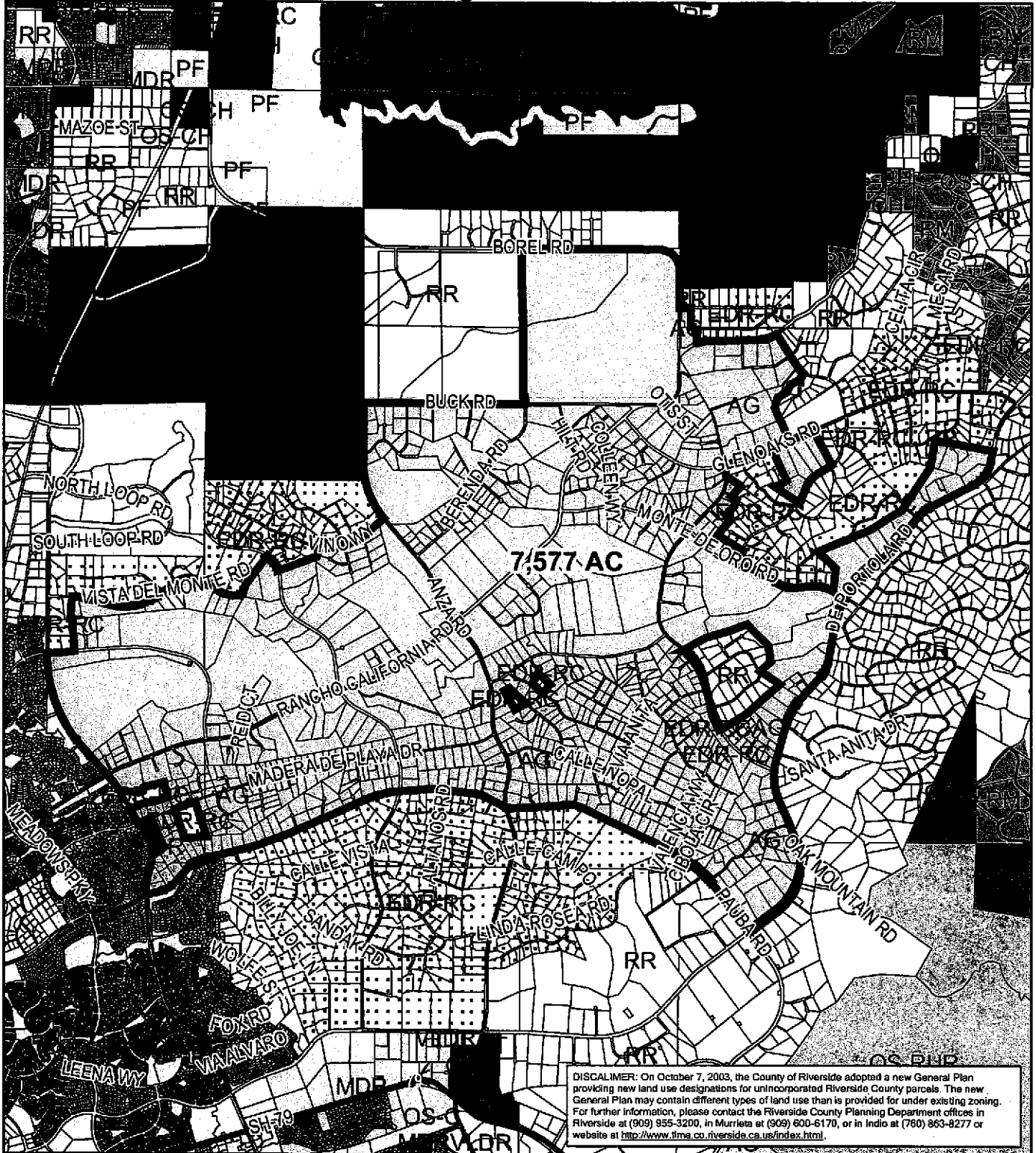
RIVERSIDE COUNTY PLANNING DEPARTMENT

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GPA01056

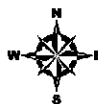
Existing General Plan



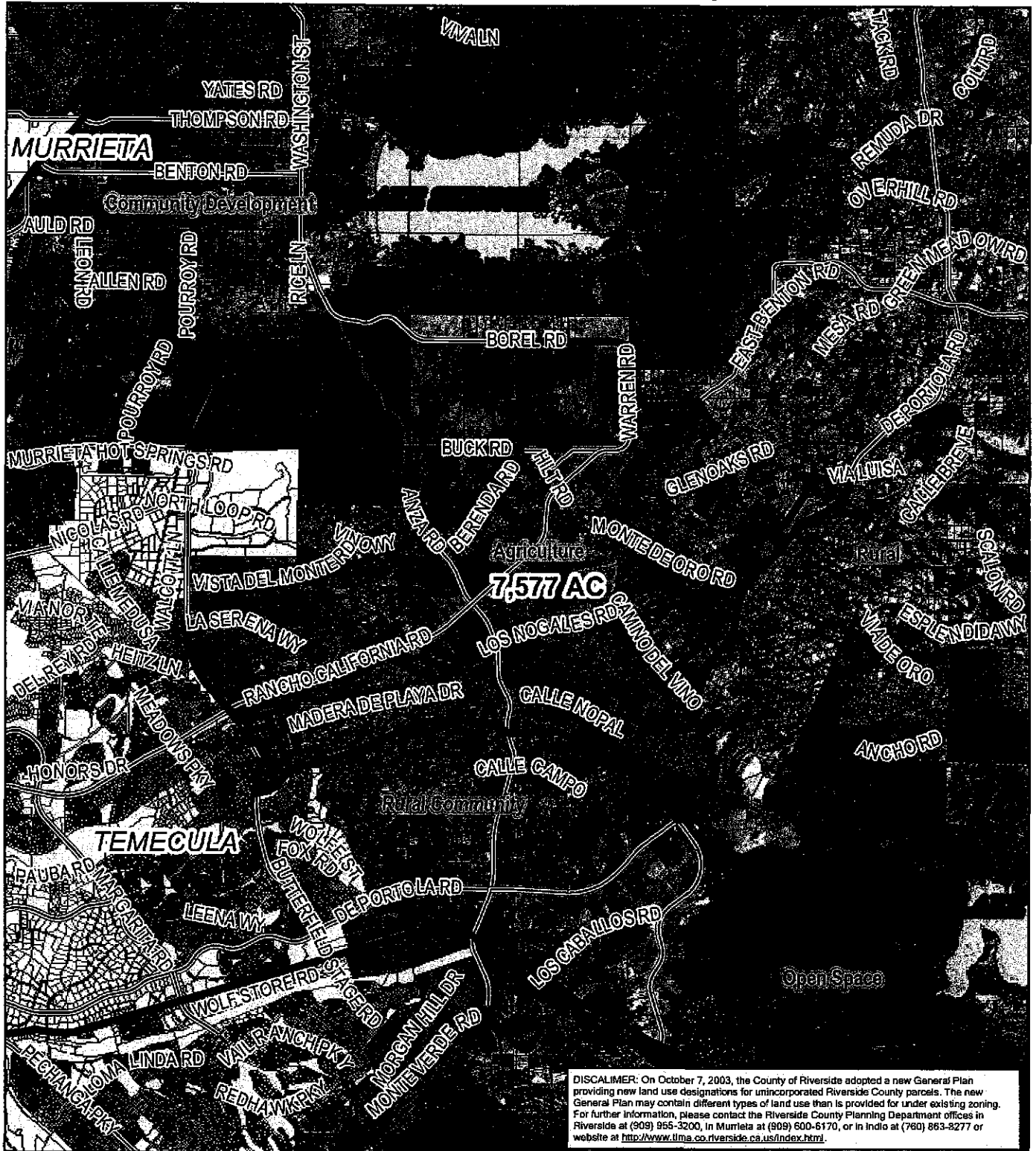
Zone
Area: Rancho California
Township/Range: T7SR1W & T8SR1W
Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg.
Thomas
Bros. Pg. 409 E3



GPA1056
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.tlma.co.riverside.ca.us/index.html>.

Area
 Plan: Rancho California
 Township/Range: T7SR1W & T8SR1W
 Section: 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg.
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 Bros. Pg. 409 E3

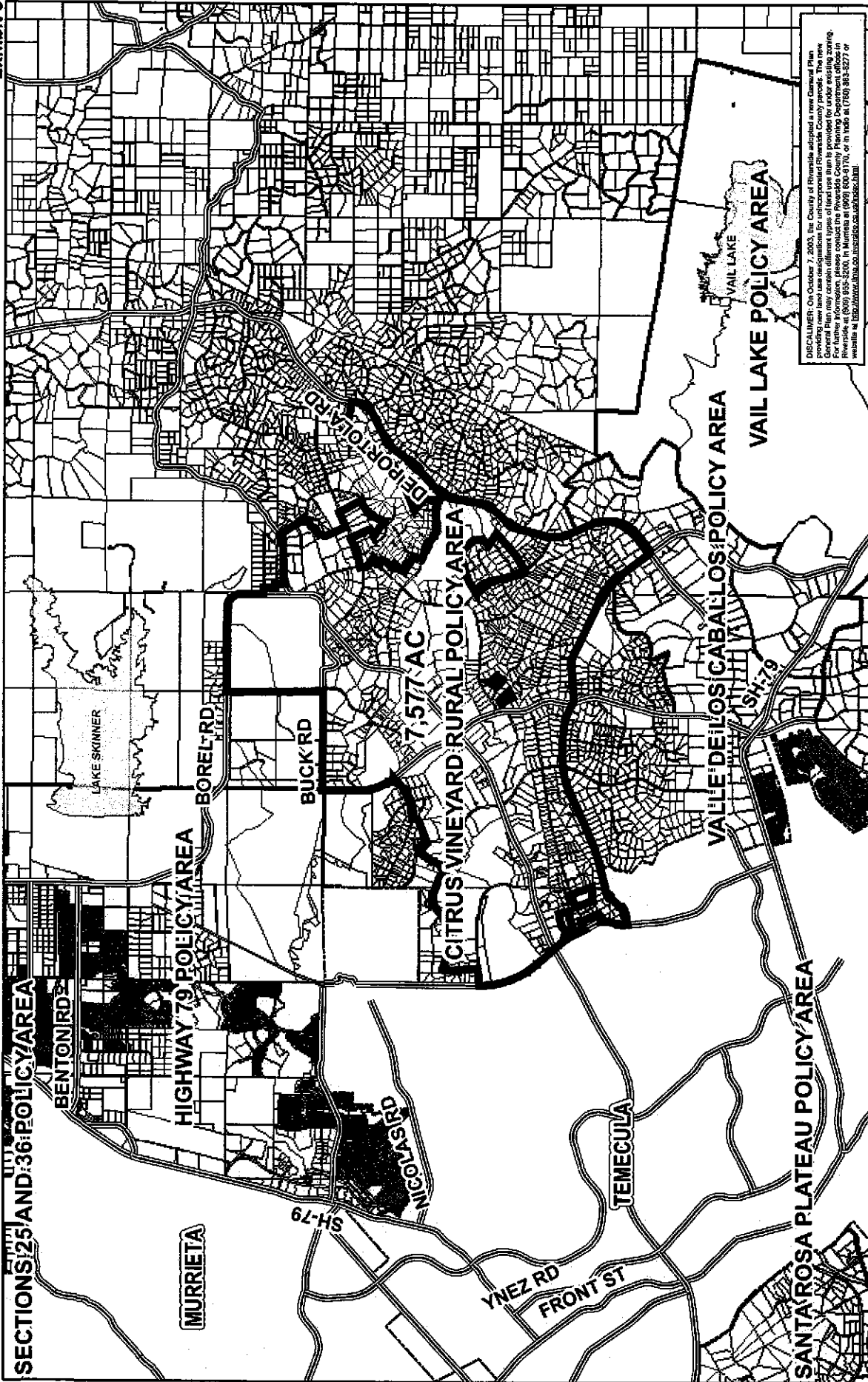


Supervisor Stone
District 3
Date Drawn: 6/11/08

GPA01056

POLICY AREAS

Planner: Mustafa Bahar
Date: 6/23/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan sets the long-term vision for the County and provides a framework for future development. The General Plan also contains different types of land use maps provided for other existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 800-0170, or in Indio at (760) 883-9277 or visit us at <http://planning.riversideca.gov>.

Zone Area: Rancho California
Township/Range: T7SR1W & T8SR1W
Section : 4, 6, 13, 19, 20, 23 > 31, 33 > 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg.
Thomas
Bros. Pg. 409 E3