

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

914B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
March 2, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 990** – Foundation-Regular – Applicant: VanCal Projects, LLC – Engineer/Representative: DePalatis Associates, Inc - Fourth Supervisorial District - Chuckawalla Zoning Area – Western Coachella Valley Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum) – Location: Easterly of the City of Indio and Harrison Street, westerly of Fillmore Street, southerly of 42<sup>nd</sup> Avenue and northerly of Landfill Road – 807.59 Gross Acres - Zoning: Controlled Development Areas- 10 Acre Minimum (W-2-10) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Community Development and to amend the General Plan land use designation of the subject site from Rural (OS:RUR) (20 Acre Minimum) and Estate Density Residential (CD:EDR) (2 Acre Minimum) to Specific Plan (CD:SP) – APN(S): 601-300-006, 601-320-005, 601-320-006, 601-320-007, 601-320-008, 601-320-009, 601-330-001, 601-330-002, 601-330-003, 601-340-001, 601-340-002, 601-340-001, 601-340-012 and 601340-014

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors **tentatively decline** to 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

Ron Goldman  
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE 2/10/09  
Tina Grande  
Departmental Concurrence

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

MAR 10 10 58:21

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.7

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 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.: 6.10  
Area Plan: Western Coachella Valley  
Zoning District: Chuckawalla  
Supervisory District: Fourth  
Project Planner: Tamara Harrison  
Planning Commission: September 17, 2008

General Plan Amendment No. 990  
Applicant: VanCal Projects, LLC  
Engineer/Representative: DePalatis Assoc.

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

### RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors **tentatively decline** to adopt an order initiating proceedings for GPA00990 from Open Space: Rural to Community Development: Specific Plan and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for GPA00990. 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) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth:** Commissioner Roth questioned the size of the square lots shown to the north of the site. The Planning Director commented that those lots are 5 acre lots. Roth then stated that those lots are still considered rural.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** Commissioner Porras wanted to know whether or not the applicant would have a chance to make his case to the Board of Supervisors. Staff stated that the applicant would be able to speak to the Board once the case appears on the Board agenda. The applicant referred to the "Citrus Ranch" project within the City of Indio as justification for this proposal and Commissioner Porras commented that he was opposed to that project and that the "Citrus Ranch" project is only paper at this time. The applicant also referred to the "Terra Lago" project as justification for the request; however, Commissioner Porras stated that the "Terra Lago" project is quite a distance from the subject site. Commissioner Porras also felt that existing surface mining operations in the area would present potential health hazards due to the dust blowing toward the site because of the prevailing winds. He suggested that the applicant speak to the City of Indio regarding annexation. He also had concerns about the landfill to the south of the site. The applicant stated that the landfill is no longer in operation and it has been capped which has been verified with Waste Management staff.

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 5.12**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Chuckawalla**  
**Supervisorial District: Fourth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 990**  
**E.A. Number 41820**  
**Applicant: VanCal Projects LLC**  
**Engineer/Rep.: DePalatis Associates**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Mixed Use Planning Area (CD:MUPA) for an approximately 807.59-acre site. The project is located northerly of Landfill Road, southerly of 42<sup>nd</sup> Avenue, westerly of Fillmore Street, and easterly of Tyler Street.

### **POTENTIAL ISSUES:**

The proposed site is located within the "Indio Hills" community of the Western Coachella Valley" area plan. The area is characterized per the General Plan as a "sparsely developed" rural residential area. The surrounding general plan foundations are dominated by the Open Space Foundation Component and are very rural in character. The site also falls between the Desert Tortoise Linkage and the East Indio Hills conservation areas with a portion of the site falling within the East Indio Hills conservation area. The Coachella Valley Multi Species Habitat Program calls out measures for avoidance, minimization and mitigation measures for these respective areas which further restrict the development that can take place in those areas. The proposed change is inconsistent with the character/existing land use pattern and the overall vision for the area.

Portions of the site are within the San Andreas Fault zone and within ½ mile of the Indio Hills, Berdoo Canyon, San Andreas and Unnamed faults, thus, creating the increased potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate said hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50 ft. unless otherwise determined by the County Engineering Geologist. Increasing the intensity of the land use at the subject site would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities.

Policy LU 28.4 of the General Plan requires "adequate and available... circulation facilities, water resources and sewer facilities exist to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site and according to the application is approximately a mile or more away.

**RECOMMENDATION:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 990 from Open Space: Rural to Community Development: Mixed Use Planning Area **would not be appropriate.**

**Agenda Item No.: 6.10**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Chuckawalla**  
**Supervisory District: Fourth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: September 17, 2008**  
**Continued from: August 12, 2008**

**General Plan Amendment No. 990**  
**E.A. Number 41820**  
**Applicant: VanCal Projects LLC**  
**Engineer/Rep.: DePalatis Associates**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Specific Plan (CD:SP) for an approximately 807.59-acre site. The project is located northerly of Landfill Road, southerly of 42<sup>nd</sup> Avenue, westerly of Fillmore Street, and easterly of Tyler Street.

### **FURTHER PLANNING CONSIDERATIONS:**

**August 26, 2008**

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held August 21, 2008 between the applicant and the Planning Department to discuss the proposal further.

The proposed site is located in the community of "Indio Hills" within the Western Coachella Valley" area plan. The area is characterized per the General Plan as a "sparsely developed" rural residential area. The surrounding general plan foundations are dominated by the Open Space Foundation Component and are very rural in character. The site also falls between the Desert Tortoise Linkage and the "East Indio Hills" conservation areas with the far northwestern portion of the site (APN 601-300-006) falling within the "East Indio Hills" conservation area. The proposed change is inconsistent with the character/existing land use pattern and the overall vision for the area.

The applicant has provided additional information regarding a large housing development project that has been approved through the City of Indio (see attached). The project lies to the north of the subject site across Dillon Road. According to the applicant, the project will bring sewer and water improvements to the area. Planning staff recognizes that this project has been approved within the City of Indio and may provide some change within the city; however, the unincorporated parcels in the area remain rural in character. Therefore, the City's project does not serve as justification for the proposed change. The applicant also noted other projects (see attached) in the area within the City of Indio limits; again, those developments do not substantiate the request under GPA00990.

Portions of the site are within the San Andreas Fault zone and within ½ mile of the Indio Hills, Berdoo Canyon, San Andreas and Unnamed faults, thus, creating the increased

potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate said hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50 ft. unless otherwise determined by the County Engineering Geologist. Increasing the intensity of the land use at the subject site would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities. The applicant has indicated that a geologic report has been submitted to the County's Chief Engineering Geologist. Currently, the report has outstanding comments from the County's Geologist and has not been approved at this time (see attached).

**RECOMMENDATION:**

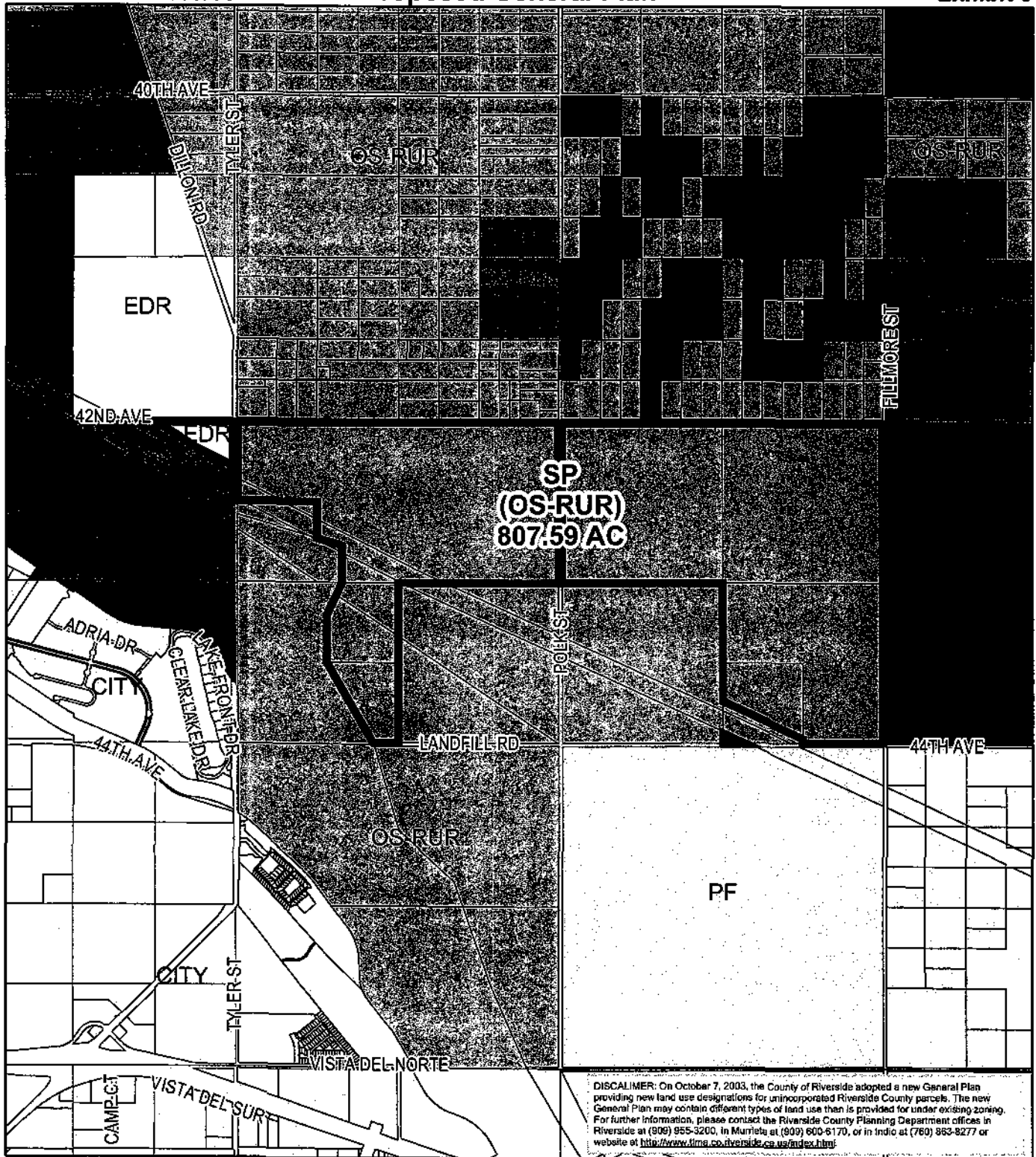
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 990 from Open Space: Rural to Community Development: Specific Plan **would not be appropriate.**

Supervisor Wilson  
District 4  
Date Drawn: 4/09/08

# GPA00990

## Proposed General Plan

Planner: Amy Aldana  
Date: 3/17/08  
Exhibit 6



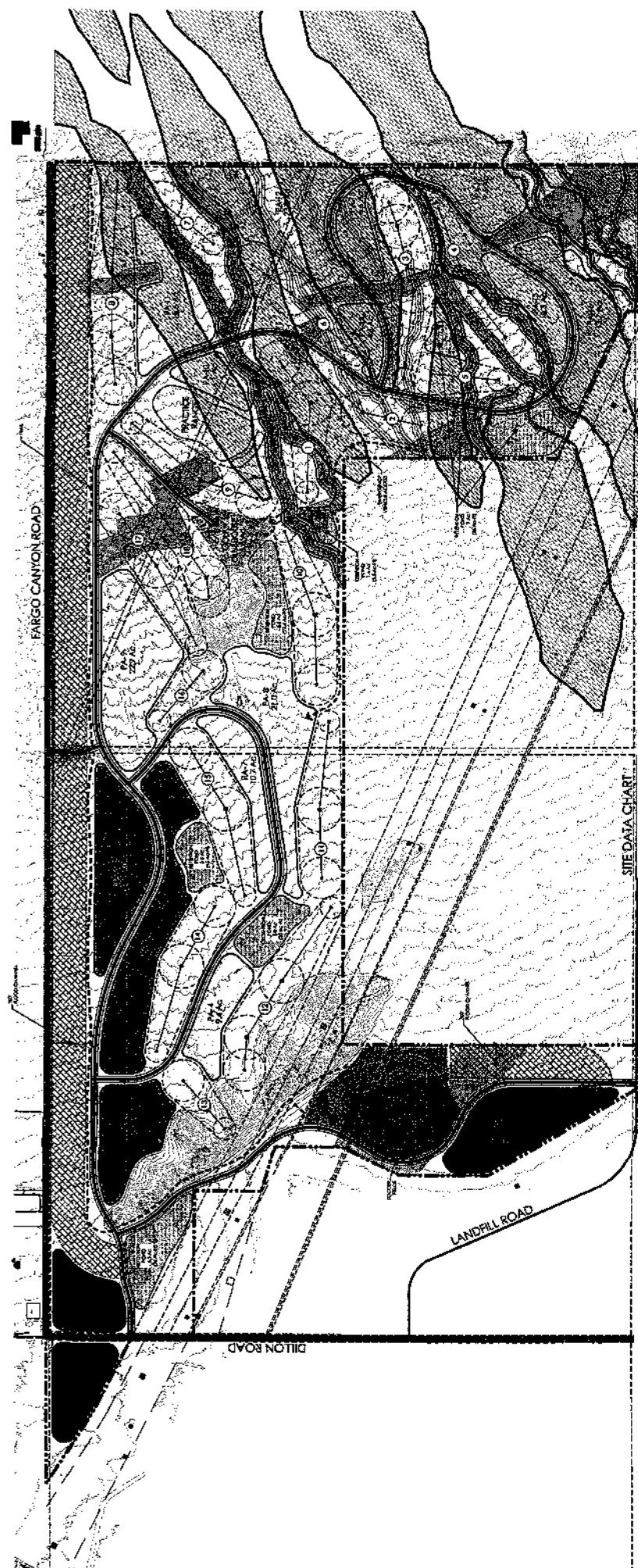
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.plm.ca.gov/riverside.ca.us/index.html>

Zone  
Area: Chuckwalla  
Township/Range: T5SR8E  
Section: 15 & 16

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 601-30,32>34  
Thomas  
Bros. Pg. 727 C3





SITE DATA CHART

ITEM	DESCRIPTION	QUANTITY	UNIT	PERCENT	AREA (SQ. FT.)	PERCENT	AREA (SQ. FT.)
P-1	Open Space	100	Acres	100%	100.00	100%	100.00
P-2	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-3	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-4	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-5	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-6	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-7	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-8	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-9	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-10	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-11	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-12	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-13	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-14	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-15	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-16	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-17	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-18	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-19	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-20	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-21	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-22	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-23	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-24	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-25	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-26	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-27	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-28	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-29	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-30	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-31	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-32	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-33	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-34	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-35	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-36	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-37	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-38	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-39	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-40	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-41	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-42	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-43	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-44	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-45	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-46	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-47	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-48	Single Family Attached	100	Units	100%	100.00	100%	100.00
P-49	Single Family Detached	100	Units	100%	100.00	100%	100.00
P-50	Single Family Attached	100	Units	100%	100.00	100%	100.00

- NOTES:
1. PARK DEDICATION REQUIREMENT IS 17.7 ACRES.
  2. PA-1 IS SUBJECT TO FURTHER GEOLOGIC STUDIES.
  3. PA-1 IS LOCATED ON A CONSERVATION AREA AN
  4. PERIODS IN PLANNING AREA 12 AND 13 HAVE
  5. BEEN REDUCED TO ACCOMMODATE THE DRAINAGE
  6. WHICH WILL BE INCORPORATED INTO FUTURE SITE
  7. PLAN.

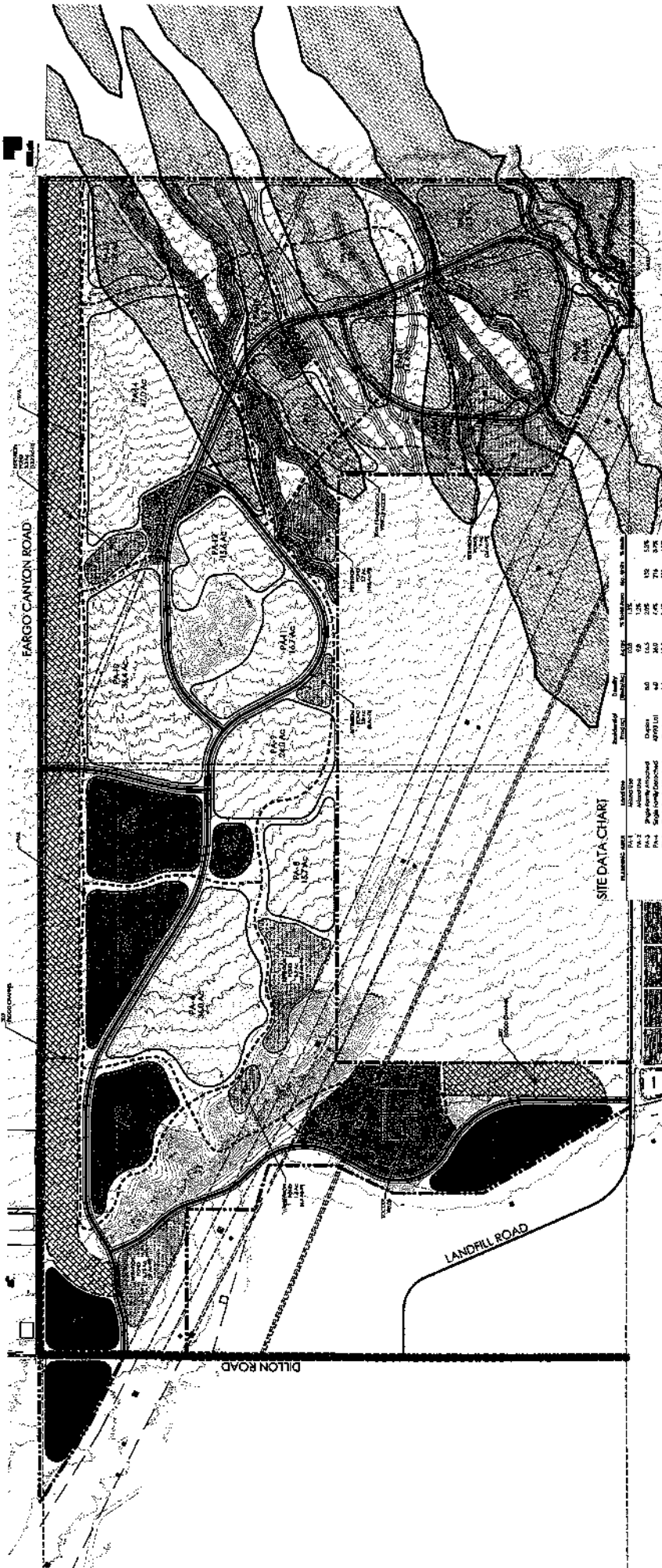
SCALE: 1" = 100'

JANUARY 24, 2008

PROJECT: 415-10-00000 - TRUCK POINT DEVELOPMENT WITH 100' BUFFER

# STONE WATER CONCEPTUAL PLAN - ALTERNATIVE E





**LEGEND**

- DRAINAGE
- FLOOD CHANNEL
- FAHLS
- ROCK AREAS
- RETENTION PONDS
- MIXED USE
- MSR FAMILY
- SINGLE FAMILY ATTACHED (ROWHOUSE)
- SINGLE FAMILY ATTACHED (BUNGALOW)
- SINGLE FAMILY DETACHED (BOTH LOT)
- SINGLE FAMILY DETACHED (SINGLE LOT)
- SINGLE FAMILY DETACHED (WIDE LOT)
- SINGLE FAMILY DETACHED (TWIN LOT)
- PAVE
- OPEN SPACE

**SITE DATA CHART**

PLANNING UNIT	LAND USE	AREA (AC)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ MI)
PA-1	Single Family Attached	150	10,440,000	11,500,000	0.26
PA-2	Single Family Detached	120	8,400,000	9,200,000	0.21
PA-3	Single Family Detached	100	7,000,000	7,700,000	0.18
PA-4	Single Family Detached	80	5,600,000	6,100,000	0.14
PA-5	Single Family Detached	60	4,200,000	4,600,000	0.11
PA-6	Single Family Detached	40	2,800,000	3,100,000	0.07
PA-7	Single Family Detached	20	1,400,000	1,500,000	0.04
PA-8	Single Family Detached	10	700,000	770,000	0.02
PA-9	Single Family Detached	5	350,000	385,000	0.01
PA-10	Single Family Detached	2.5	175,000	192,500	0.005
PA-11	Single Family Detached	1.25	87,500	96,250	0.002
PA-12	Single Family Detached	0.625	43,750	48,125	0.001
PA-13	Single Family Detached	0.3125	21,875	24,062	0.0005
PA-14	Single Family Detached	0.15625	10,937	12,031	0.0002
PA-15	Single Family Detached	0.078125	5,468	6,015	0.0001
PA-16	Single Family Detached	0.0390625	2,734	3,008	0.00005
PA-17	Single Family Detached	0.01953125	1,367	1,504	0.00002
PA-18	Single Family Detached	0.009765625	683	752	0.00001
PA-19	Single Family Detached	0.0048828125	341	376	0.000005
PA-20	Single Family Detached	0.00244140625	170	188	0.000002
PA-21	Single Family Detached	0.001220703125	85	94	0.000001
PA-22	Single Family Detached	0.0006103515625	42	47	0.0000005
PA-23	Single Family Detached	0.00030517578125	21	23	0.0000002
PA-24	Single Family Detached	0.000152587890625	10	11	0.0000001
PA-25	Single Family Detached	0.0000762939453125	5	5	0.00000005
PA-26	Single Family Detached	0.00003814697265625	2	2	0.00000002
PA-27	Single Family Detached	0.000019073486328125	1	1	0.00000001
PA-28	Single Family Detached	0.0000095367431640625	0	0	0.000000005
PA-29	Single Family Detached	0.00000476837158203125	0	0	0.000000002
PA-30	Single Family Detached	0.000002384185791015625	0	0	0.000000001
PA-31	Single Family Detached	0.0000011920928955078125	0	0	0.0000000005
PA-32	Single Family Detached	0.00000059604644775390625	0	0	0.0000000002
PA-33	Single Family Detached	0.000000298023223876953125	0	0	0.0000000001
PA-34	Single Family Detached	0.0000001490116119384765625	0	0	0.00000000005
PA-35	Single Family Detached	0.00000007450580596923828125	0	0	0.00000000002
PA-36	Single Family Detached	0.000000037252902984619140625	0	0	0.00000000001
PA-37	Single Family Detached	0.0000000186264514923095703125	0	0	0.000000000005
PA-38	Single Family Detached	0.00000000931322574615478515625	0	0	0.000000000002
PA-39	Single Family Detached	0.0000000046566128730773928125	0	0	0.000000000001
PA-40	Single Family Detached	0.00000000232830643653869640625	0	0	0.0000000000005
PA-41	Single Family Detached	0.000000001164153218269348203125	0	0	0.0000000000002
PA-42	Single Family Detached	0.0000000005820766091346741015625	0	0	0.0000000000001
PA-43	Single Family Detached	0.00000000029103830456733705078125	0	0	0.00000000000005
PA-44	Single Family Detached	0.000000000145519152283668525390625	0	0	0.00000000000002
PA-45	Single Family Detached	0.0000000000727595761418342626953125	0	0	0.00000000000001
PA-46	Single Family Detached	0.000000000036379788070917131319140625	0	0	0.000000000000005
PA-47	Single Family Detached	0.0000000000181898940354585656576953125	0	0	0.000000000000002
PA-48	Single Family Detached	0.00000000000909494701772928282884765625	0	0	0.000000000000001
PA-49	Single Family Detached	0.00000000000454747350886414141414141414140625	0	0	0.0000000000000005
PA-50	Single Family Detached	0.000000000002273736754432070707070707070707070703125	0	0	0.0000000000000002
PA-51	Single Family Detached	0.0000000000011368683772160353535353535353535353265625	0	0	0.0000000000000001
PA-52	Single Family Detached	0.00000000000056843418860176767676767676767676762109375	0	0	0.00000000000000005
PA-53	Single Family Detached	0.000000000000284217094300883838383838383838383810546875	0	0	0.00000000000000002
PA-54	Single Family Detached	0.0000000000001421085471504419191919191919191919052734375	0	0	0.00000000000000001
PA-55	Single Family Detached	0.00000000000007105427357522095959595959595959590263671875	0	0	0.000000000000000005
PA-56	Single Family Detached	0.000000000000035527136787612479797979797979797901318359375	0	0	0.000000000000000002
PA-57	Single Family Detached	0.0000000000000177635683938062398989898989898989006591796875	0	0	0.000000000000000001
PA-58	Single Family Detached	0.00000000000000888178419690311994949494949494949003295896875	0	0	0.0000000000000000005
PA-59	Single Family Detached	0.000000000000004440892098454997474747474747474749016479484375	0	0	0.0000000000000000002
PA-60	Single Family Detached	0.0000000000000022204460492274987373737373737373745082397421875	0	0	0.0000000000000000001
PA-61	Single Family Detached	0.000000000000001110223024613749368686868686868682254119871875	0	0	0.00000000000000000005
PA-62	Single Family Detached	0.0000000000000005551112123068746943434343434343411270599359375	0	0	0.00000000000000000002
PA-63	Single Family Detached	0.0000000000000002775556061532347471717171717171705635496796875	0	0	0.00000000000000000001
PA-64	Single Family Detached	0.00000000000000013877780307661735858585858585858028177483934375	0	0	0.000000000000000000005
PA-65	Single Family Detached	0.000000000000000069388901538308679292929292929290140887219671875	0	0	0.000000000000000000002
PA-66	Single Family Detached	0.00000000000000003469445076915433964646464646460070441098359375	0	0	0.000000000000000000001
PA-67	Single Family Detached	0.00000000000000001734722538457716982323232323230035220496796875	0	0	0.0000000000000000000005
PA-68	Single Family Detached	0.0000000000000000086736126922885849115115115115100176102496796875	0	0	0.0000000000000000000002
PA-69	Single Family Detached	0.0000000000000000043368063461442924545454545454000880512496796875	0	0	0.0000000000000000000001
PA-70	Single Family Detached	0.00000000000000000216840317307214622727272727270004402562496796875	0	0	0.00000000000000000000005
PA-71	Single Family Detached	0.000000000000000001084201586536073113636363636300022012812496796875	0	0	0.00000000000000000000002
PA-72	Single Family Detached	0.0000000000000000005421007932700365568181818181000110064062496796875	0	0	0.00000000000000000000001
PA-73	Single Family Detached	0.00000000000000000027105039663501827844444444440000550320312496796875	0	0	0.000000000000000000000005
PA-74	Single Family Detached	0.000000000000000000135525198317509139222222222200002751601562496796875	0	0	0.000000000000000000000002
PA-75	Single Family Detached	0.00000000000000000006776259915750456961111111111000013757807812496796875	0	0	0.000000000000000000000001
PA-76	Single Family Detached	0.00000000000000000003388129957875228480555555555000006879039062496796875	0	0	0.0000000000000000000000005
PA-77	Single Family Detached	0.00000000000000000001694064978937614040000000000000034395195312496796875	0	0	0.0000000000000000000000002
PA-78	Single Family Detached	0.000000000000000000008470324894687020200000000000000171975976562496796875	0	0	0.0000000000000000000000001
PA-79	Single Family Detached	0.000000000000000000004235162447343510100000000000000085987987812496796875	0	0	0.00000000000000000000000005
PA-80	Single Family Detached	0.0000000000000000000021175812236717575505050505050000429939939062496796875	0	0	0.00000000000000000000000002
PA-81	Single Family Detached	0.0000000000000000000010587906118358787878787878780002149699939062496796875	0	0	0.00000000000000000000000001
PA-82	Single Family Detached	0.000000000000000000000529395305917939393939393939000107499496939062496796875	0	0	0.000000000000000000000000005
PA-83	Single Family Detached	0.000000000000000000000264697652958969696969696969000053749724396939062496796875	0	0	0.000000000000000000000000002
PA-84	Single Family Detached	0.0000000000000000000001323488264794948484848484848000026874862196939062496796875	0	0	0.000000000000000000000000001
PA-85	Single Family Detached	0.00000000000000000000006617441323974724724724724724000013437431096939062496796875	0	0	0.0000000000000000000000000005
PA-86	Single Family Detached	0.00000000000000000000003308720661987362362362362362400000671871548486939062496796875	0	0	0.0000000000000000000000000002
PA-87	Single Family Detached	0.00000000000000000000001654360330993681181181181181200000335935774243486939062496796875	0	0	0.0000000000000000000000000001
PA-88	Single Family Detached	0.00000000000000000000000827180165496844090909090909090000167967871212193486939062496796875	0	0	0.00000000000000000000000000005
PA-89	Single Family Detached	0.0000000000000000000000041359008274842045454545454545000008398393561062193486939062496796875	0	0	0.00000000000000000000000000002
PA-90	Single Family Detached	0.0000000000000000000000020679504137420227272727272727000004199196781031062193486939062496796875	0	0	0.00000000000000000000000000001
PA-91	Single Family Detached	0.0000000000000000000000010339752068710113636363636363600000209958393561062193486939062496796875	0	0	0.000000000000000000000000000005
PA-92	Single Family Detached	0.0000000000000000000000005169876034355056818181818181800000104979196781031062193486939062496796875	0	0	0.000000000000000000000000000002
PA-93	Single Family Detached	0.0000000000000000000000002584938017177528444444444444400000052489598393561062193486939062496796875	0	0	0.000000000000000000000000000001
PA-94	Single Family Detached	0.0000000000000000000000001292469008588764222222222222200000026244799196781031062193486939062496796875	0	0	0.0000000000000000000000000000005
PA-95	Single Family Detached	0.00000000000000000000000006462345042943821111111111111100000013122399598393561062193486939062496796875	0	0	0.0000000000000000000000000000002
PA-96	Single Family Detached	0.00000000000000000000000003231172521471910555555555555500000006561199598393561062193486939062496796875	0	0	0.0000000000000000000000000000001
PA-97	Single Family Detached	0.00000000000000000000000001615586260735955272727272727200000003280599598393561062193486939062496796875	0	0	0.00000000000000000000000000000005
PA-98	Single Family Detached	0.00000000000000000000000000807793130367976363636363636300000001640299598393561062193486939062496796875	0	0	0.00000000000000000000000000000002
PA-99	Single Family Detached	0.000000000000000000000000004038965651839881818181818181000000008201499598393561062193486939062496796875	0	0	0.00000000000000000000000000000001
PA-100	Single Family Detached	0.000000000000000000000000002019482825919940909090909090000000041007499598393561062193486939062496796875	0	0	0.000000000000000000000000000000005
PA-101	Single Family Detached	0.00000000000000000000000000100974141295997045454545454500000000205037499598393561062193486939062496796875	0	0	0.000000000000000000000000000000002
PA-102	Single Family Detached	0.000000000000000000000000000504870706479985227272727272000000001025187499598393561062193486939062496796875	0	0	0.000000000000000000000000000000001
PA-103	Single Family Detached	0.00000000000000000000000000025243535323999263636363636360000000005125937499598393561062193486939062496796875	0	0	0.0000000000000000000000000000000005
PA-104	Single Family Detached	0.000000000000000000000000000126217676619996318			



- LEGEND
- DRAINAGE
  - RETENTION PONDS
  - Aired USE
  - MULTI-FAMILY
  - SINGLE FAMILY ATTACHED (TOWNHOMES)
  - SINGLE FAMILY ATTACHED (DUPLICES)
  - SINGLE FAMILY DETACHED (40'x90' LOT)
  - SINGLE FAMILY DETACHED (50'x100' LOT)
  - SINGLE FAMILY DETACHED (55'x100' LOT)
  - SINGLE FAMILY DETACHED (60'x100' LOT)
  - SINGLE FAMILY DETACHED (70'x110' LOT)
  - PARK


 SCALE: 1" = 100'
 
 JANUARY 24, 2008
 
 0021

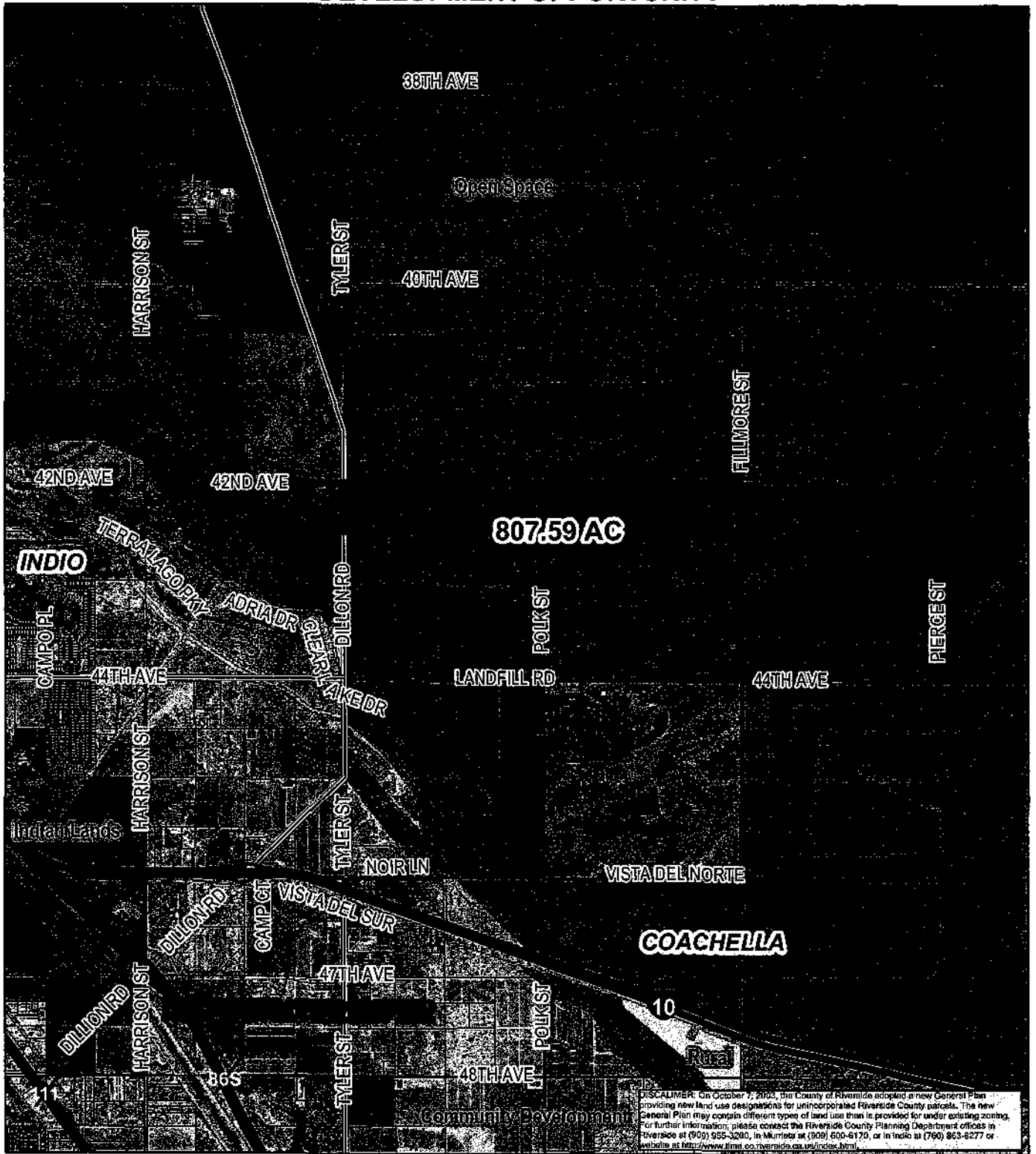
**STONE WATER**  
 ILLUSTRATIVE CONCEPTUAL PLAN - ALTERNATIVE F

Supervisor Wilson  
District 4  
Date Drawn: 4/09/08

# GPA00990

## DEVELOPMENT OPPORTUNITY

Planner: Tamara Harrison  
Date: 3/17/08  
Exhibit Overview



Area  
Plan: Chuckawalla  
Township/Range: T5SR8E  
Section: 15 & 16

RIVERSIDE COUNTY PLANNING DEPARTMENT



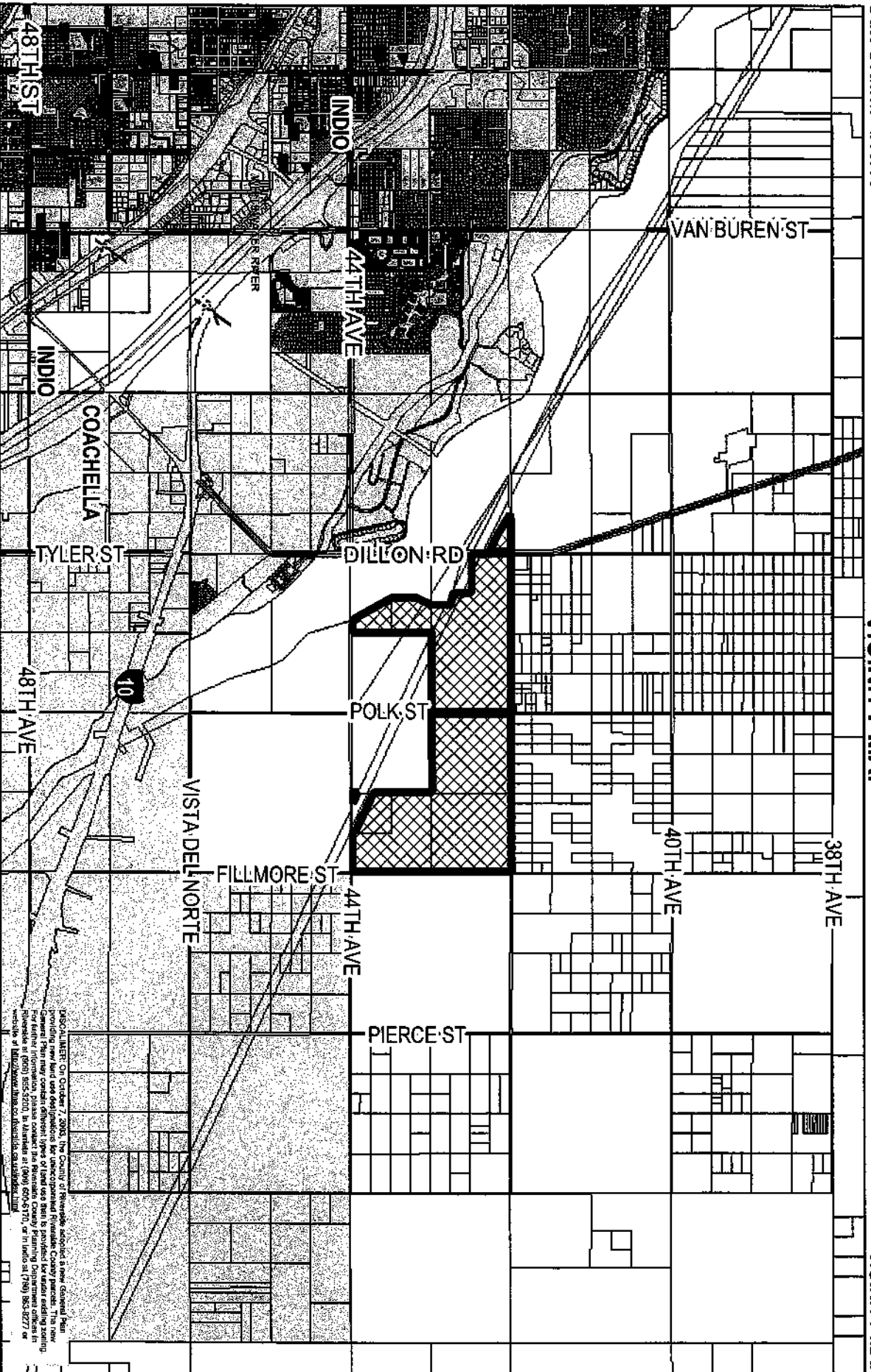
Assessors  
Bk. Pg. 601-30,32>34  
Thomas  
Bros. Pg. 727 C3



Supervisor Wilson  
District 4  
Date Drawn: 4/09/08

# GPA00990 VICINITY MAP

Planner: Amy Aldana  
Date: 3/17/08  
VICINITY MAP



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: Chuckwalla  
Township/Range: T5SR8E  
Section: 15 & 16



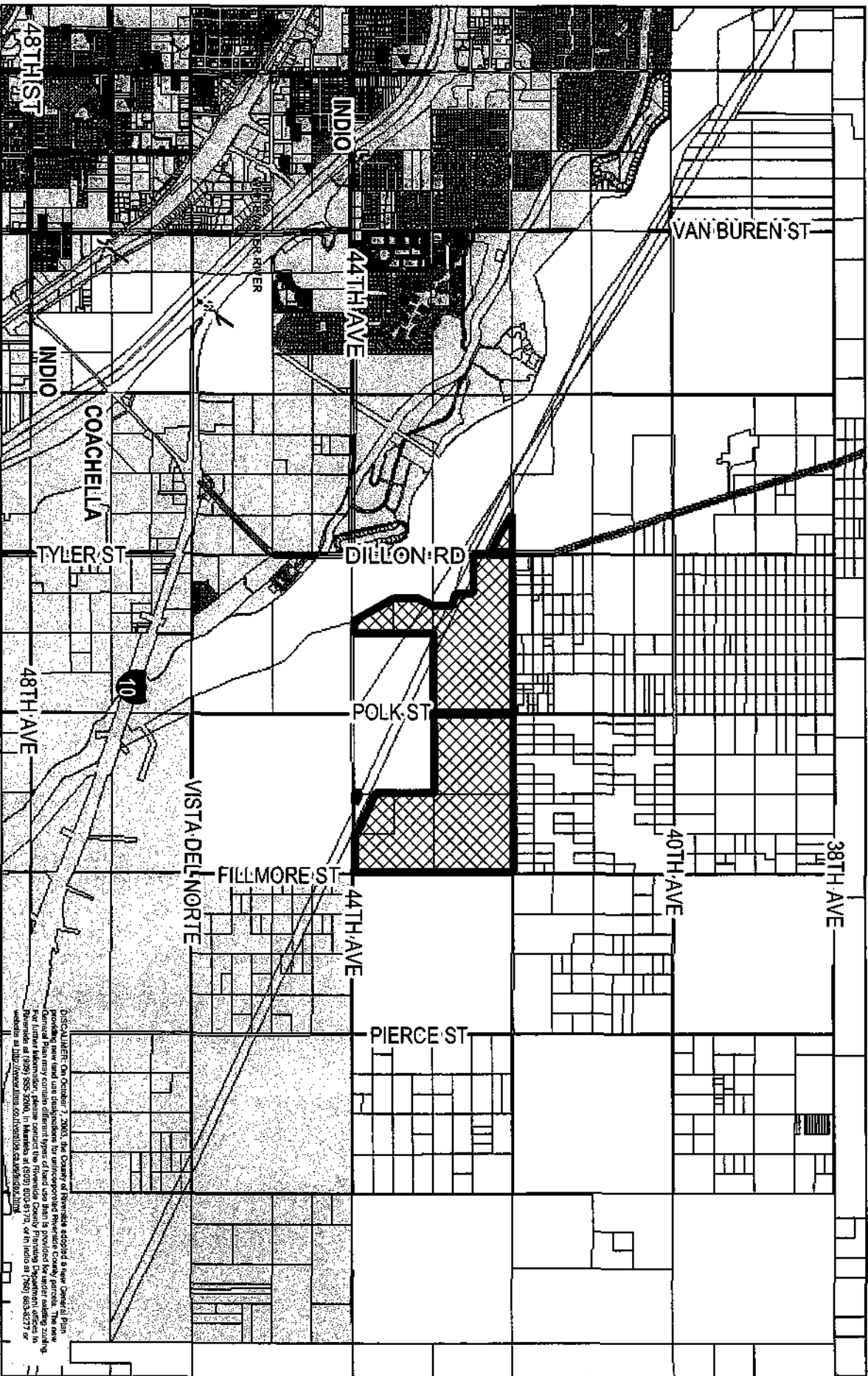
Assessors  
Bk. Pg. 601-30,32>34  
Thomas  
Bros. Pg. 727 C3

RESOLUTION: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan is a long-range policy statement that provides a framework for future development. The map is provided for your information only. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 953-5200, in Anaheim at (714) 600-0170, or in Indio at (760) 953-8277 or website at <http://indio2000.walsh.com/indio2000/indio2000.html>

Supervisor Wilson  
District 4  
Date Drawn: 4/09/08

# GPA00990 POLICY AREAS

Planner: Amy Aldana  
Date: 3/17/08  
Exhibit 8



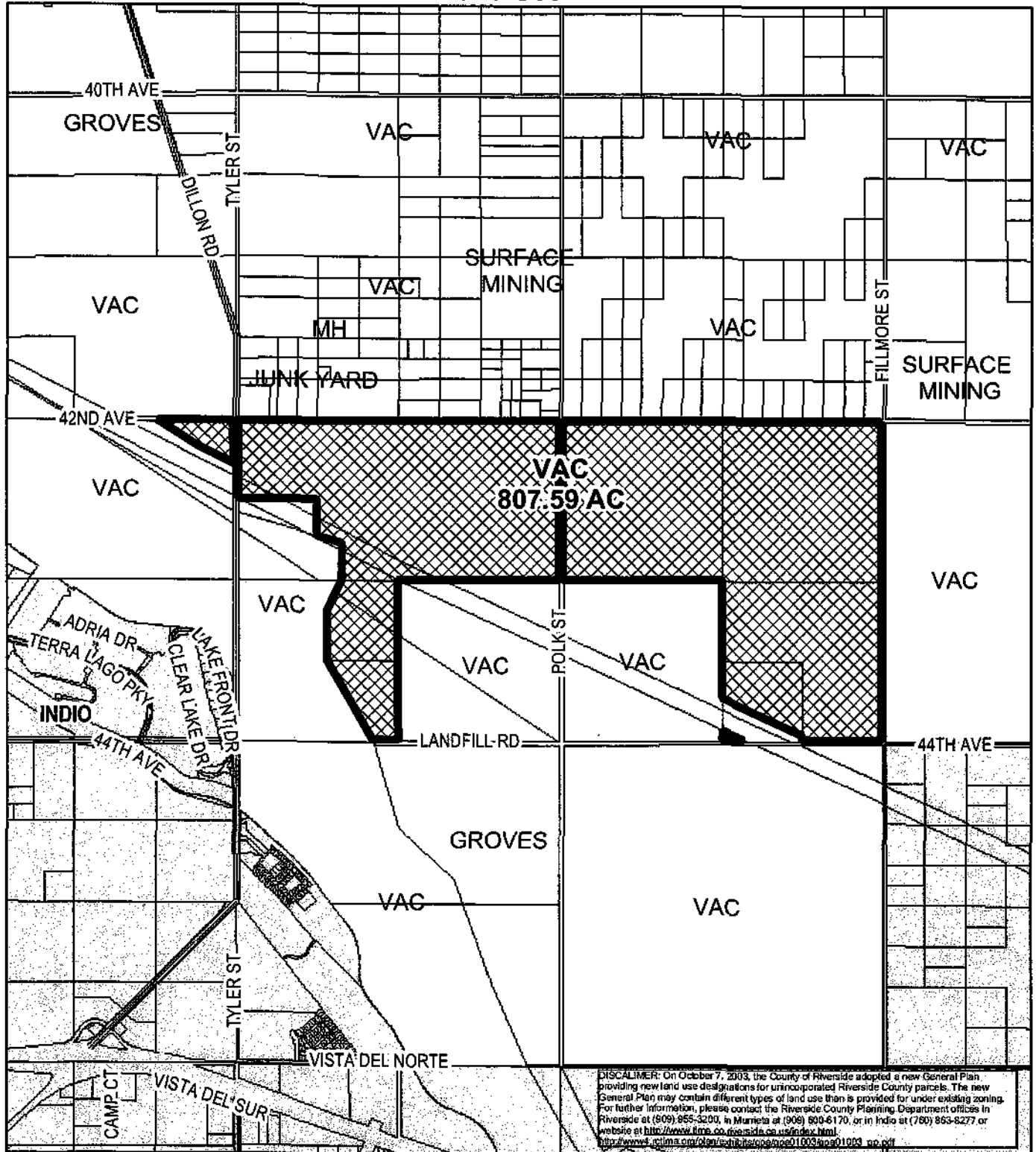
## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: Chuckwalla  
Township/Range: T5SR8E  
Section: 15 & 16



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 by earlier zoning. For further information, please contact the Riverside County Planning Department offices in the following order: Planning, Riverside County, Riverside, California 92507 or Planning at (951) 353-3300, Riverside, California 92507 or Planning at (951) 353-3300, Riverside, California 92507.

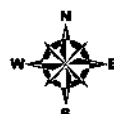
Assessors  
Bk. Pg. 601-30,32>34  
Thomas  
Bros. Pg. 727 C3



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) 865-3200, in Murrieta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.ltrm.ca.gov/riverside.ca.us/index.html>  
<http://www3.rplms.org/plan/submit.asp?page=01003&no=01003> .gov.pdf

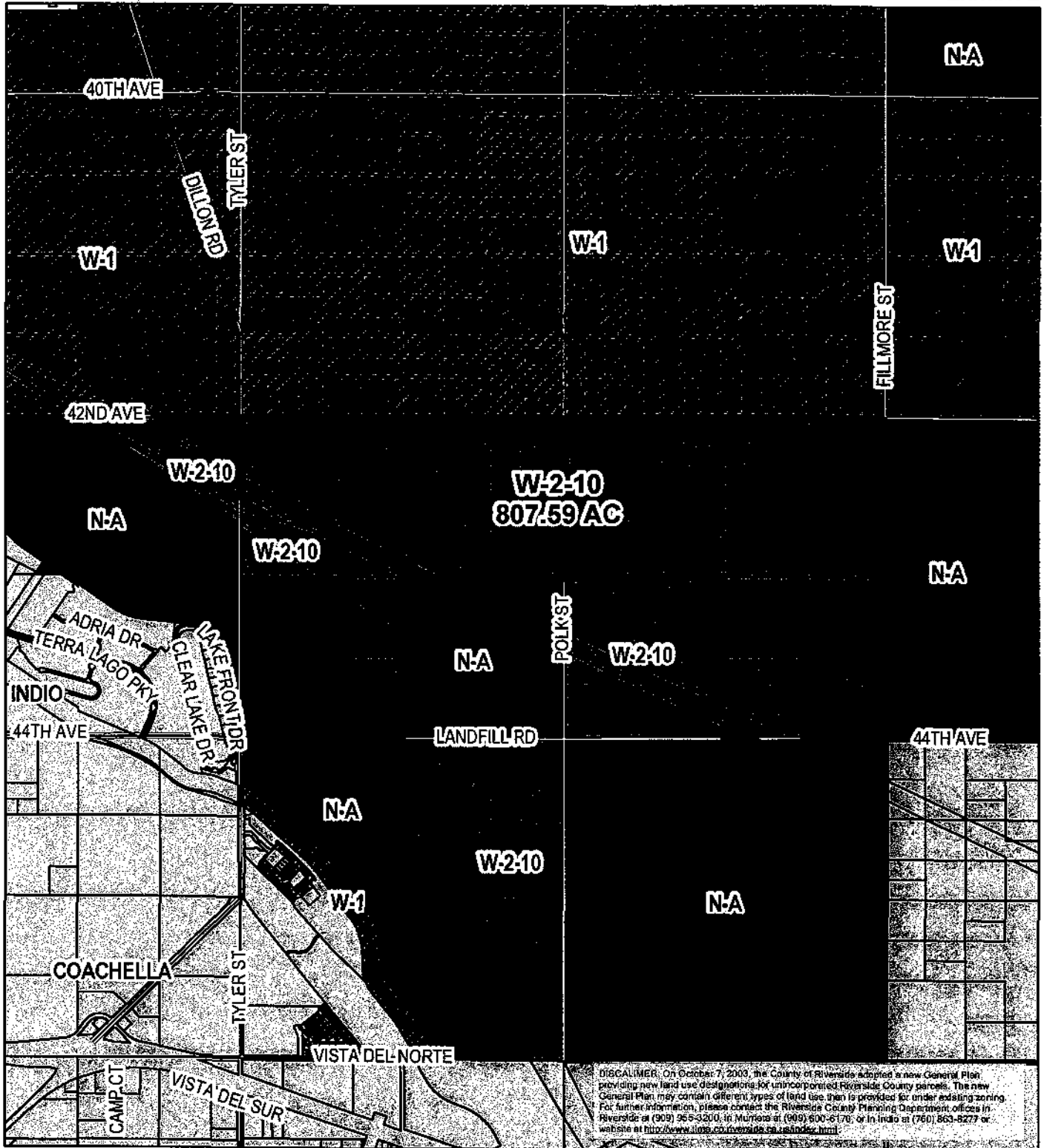
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 Area: Chuckwalla  
 Township/Range: T5SR8E  
 Section: 15 & 16



Assessors  
 Bk. Pg. 601-30,32>34  
 Thomas  
 Bros. Pg. 727 C3





DIGICALIMER: 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) 600-6176, or in Indio at (760) 863-8277 or website at [http://www.lmap.ca.gov/riverside\\_ca\\_usindex.html](http://www.lmap.ca.gov/riverside_ca_usindex.html)

Zone  
 Area: Chuckwalla  
 Township/Range: T5SR8E  
 Section: 15 & 16

**RIVERSIDE COUNTY PLANNING DEPARTMENT Assessors**

Bk. Pg. 601-30,32>34  
 Thomas  
 Bros. Pg. 727 C3

