

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 16, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 991 (Foundation Regular) – Applicant: Capstone Advisors – Engineer / Representative: T&B Planning - Third Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Open Space - Recreation (OS-R), Low Density Residential with a ½ acre minimum lot size (LDR-RC), Rural Residential with a 5 acre minimum lot size (RR), and Medium Density Residential (MDR) (2-5 du/ac) – Location: South of Sage Road, easterly of Santa Fe Street, northerly of Benji Lane, and westerly of the southern extension of Morse Road – 302.38 Gross Acres - Zoning: One Family Dwellings - 20,000 Square Foot Minimum (R-1-20000), General Residential (R-3), and Open Area Combining Zone Residential Developments (R-5) - **REQUEST:** Propose to amend General Plan foundation component on the subject site from OPEN SPACE (OS), RURAL (RUR), RURAL COMMUNITY (RC), and COMMUNITY DEVELOPMENT (CD) to OPEN SPACE (OS), RURAL COMMUNITY (RC), and COMMUNITY DEVELOPMENT (CD). Proposes to amend the land use designations FROM: Open Space-Recreation (OS-R); Rural- Rural Residential (RUR-RR); Rural Community- Low Density Residential (LDR-RC); and Community Development-Medium Density Residential (MDR-CD) TO: Open Space-Conservation (OS-C); Rural Community-Very Low Density Residential (VLDR-RC); Rural Community- Low Density Residential (LDR-RC); Community Development-Low Density Residential (LDR-CD); and Community Development- Medium Density Residential (MDR-CD). The Assessor's Parcel Numbers are: 469-160-009, 469-160-010, 469-160-011, 469-160-012, 469-160-013, 469-160-023, 469-160-024, 469-160-030, 469-160-036, 469-160-038, 470-040-013, 470-040-014, 470-040-015, 470-040-016, 470-040-017, 470-040-018, 470-040-019, and 470-040-020.

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for 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

Ron Goldman
Planning Director

RG:aja

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Conference

Dep't Recomm.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy
Per Exec. Ofc.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

Ref 4-21-09

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 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.: 6.11
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisorial District: Third
Project Planner: Amy Aldana
Planning Commission: January 7, 2009

General Plan Amendment No. 991
(Foundation – Regular)
Applicant: Capstone Advisors
Engineer/Rep.: T&B Planning

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director is recommending initiation of General Plan Amendment No. 991 as modified and as shown in Exhibit # 4. The applicant's proposal is shown in Exhibit #3. The applicant has agreed to change the 25 acre area in the southwest portion of the site to Open Space Conservation (OS-C). This southern portion of the site is located in a criteria cell of the Multiple Species Habitat Conservation Plan (MSHCP). An informal review by the Environmental Programs Department (EPD) suggests that the proposed designation for this area of OS-C would conserve the area within the criteria cell and would be compatible with the MSHCP. However, prior to any development of the site, a Habitat Assessment and Negotiation Strategy (HANS) application would have to be processed and a full MSHCP consistency analysis would need to be completed. This review might affect the amount of development that could ultimately occur.

Under the Planning Director's recommendation the area south of Sage Road would be designated Open Space Conservation to maintain the rural atmosphere along Sage Road. The applicant's proposal would allow ½ acre lots with a land use designation of Low Density Residential Rural Community. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No comment

Commissioner John Snell: No comment

Commissioner John Petty: Commissioner Petty agrees with the applicant's proposal for low density residential uses along Sage Road, rather than staff's proposal for Open Space Conservation (OS-C). The area along Sage Road, a potential scenic highway, is an opportunity to develop Sage with its new realignment and also take advantage of the golf course across Sage. Commissioner Petty concurs with staff that the 25 acre area of Low Density Residential shown on the applicant's proposal in the southwest area of the site should be designated OS-C. He also commented that agricultural uses are not viable in the area and have not been for some time.

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Agenda Item No.: 6.11
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisory District: Third
Project Planner: Amy Aldana
Planning Commission: January 7, 2009
Continued from: October 1, 2008/August 12, 2008

General Plan Amendment No. 991
(Foundation – Regular)
E.A. Number: 41821
Applicant: Capstone Advisors
Engineer/Rep.: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from “Open Space: Recreation” (OS:R), “Rural Community: Low Density Residential” (RC:LDR) (1/2 Ac. Min.), “Rural: Rural Residential” (RUR:RR) (5 Acre Minimum), and “Community Development: Medium Density Residential” (CD:MDR) (2-5 du/ac) to “Open Space: Conservation” (OS:C), “Rural Community: Very Low Density Residential” (VLDR:RC) (1 Ac. Min.), “Rural Community: Low Density Residential” (LDR:RC) (1/2 Ac. Min.), “Community Development: Low Density Residential” (CD:LDR) (1/2 ac. min.), and “Community Development: Medium Density Residential” (CD:MDR) (2-5 du/ac) for an approximately 302.38-acre property. The project is located northerly of Benji Lane, easterly of State Street, and southwesterly of Sage Road.

FURTHER CONSIDERATIONS:

December 10, 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 proposal was again discussed at the October 1, 2008 Planning Commission meeting where the case was continued.

The proposed site is located in the communities of Diamond Valley (northern parcels) and Sage (southern parcels) within the San Jacinto Valley Area Plan. The surrounding land uses are diverse and largely fall within the rural community, rural, open space, and agricultural foundation components. Additionally, parcels immediately to the east of the proposed site are within the Agriculture land use designation. Agricultural uses are an integral part of the culture of the San Jacinto Valley. There is a golf course on the north side of Sage Road, across the street from the proposal. Plot Plan 12892, on APN 470-040-015 of the subject site, proposed to construct a golf course, clubhouse, and guest bungalows. This plot plan was approved in 1993. This site was originally planned to be a golf resort with guest bungalows in the early 1990’s. The current proposal rearranges some of these earlier land use designations.

The proposed changes include development of low- and medium-density residential uses within the Community Development Foundation Component as shown in Exhibit #3. According to the San Jacinto Valley Area Plan of the General Plan, “Community Development land uses are generally focused on areas adjacent to the existing urban fabric, and areas where development has already been approved, while rural, agriculture and open space uses lie on the periphery.” Rural Community: Low Density Residential land use designations are to the north and west of the proposed site.

Staff recommends an Open Space: Conservation buffer between Sage Road and the low- and medium-density residential uses proposed in the center of the site. This will shift the development potential of the site to the center while buffering at Sage Road and the golf course to the north. In addition, portions of the site are located within an area with steep topography and are subject to conservation requirements under the Multiple Species Habitat Conservations Plan. Staff recommended eliminating the area at the southwest border proposed for very low density development and replacing it with an Open Space: Conservation designation. This allows for compatibility with the areas to the west that are identified for conservation. It will also shift development to the center of the site. Staff's configuration of land use designations is shown in Exhibit #4.

Portions of the San Jacinto Valley Area are subject to hazards such as flooding. The northern parcels of the subject site fall within the 100-year flood plain where a flood plain management review is required. Increasing the density and intensifying the use of the site would increase the potential for flooding hazards. No information has been provided regarding infrastructure improvements which would protect this site from flooding. According to the General Plan, significant wildland fire hazards exist for the area and are subject to a "high risk" of fire hazards including the parcels in question.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 991 from Open Space – Recreation; Rural Community - Low Density Residential; Rural - Rural Residential; and Community Development - Medium Density Residential to Open Space – Conservation; Rural Community - Very Low Density Residential and Low Density Residential; and Community Development - Low Density Residential and Medium Density Residential **would not be appropriate as proposed** (see Exhibit #3).

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 991 as proposed by staff **would be appropriate** (see Exhibit #4). The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 469-160-009, 469-160-010, 469-160-011, 469-160-012, 469-160-013, 469-160-023, 469-160-024, 469-160-030, 469-160-036, 469-160-038, 470-040-013, 470-040-014, 470-040-015, 470-040-016, 470-040-017, 470-040-018, 470-040-019, and 470-040-020.

SUPPLEMENT TO GENERAL PLAN AMENDMENT APPLICATION FOUNDATION COMPONENT CHANGE

I. JUSTIFICATION FOR AMENDMENT

A. INTRODUCTION

This document is an attachment to a General Plan Amendment application that includes a Foundation Component Change. The proposed General Plan Amendment would change the General Plan Amendment site's (henceforth, "the site") Foundation Component designation from Community Development, Open Space, Rural, and Rural Community to Open Space and Community Development.

Approval of this General Plan Amendment application would allow for development of the site with Medium Density Residential (MDR) and Open Space – Conservation (OS-C) land uses, creating in a community that is compatible with the surrounding land uses and contributes to the Multiple Species Habitat Conservation Plan (MSHCP) Reserve.

As required in the General Plan Amendment application, provided below is a justification of the proposed General Plan Amendment. To summarize, this justification includes:

- Conveyance of approximately 100-acres to the MSCHP, thereby preserving an important wildlife linkage in its natural condition;
- A redistribution of land use, by clustering development in northern areas and allowing for open space preservation in the southern areas; and
- Providing consistency with the MSHCP by changing the southern portion of the site's land use designation to OS-C. The current General Plan land use designations for the southern portion of the site (Low Density Residential – Rural Community (LDR-RC), Rural Residential (RR), and Open Space – Recreation (OS-R) are not consistent with the MSHCP.

B. CONCEPTUAL LAND USE PLAN

The site is located within unincorporated Riverside County within the San Jacinto Area Plan. The site is bound to the west by Santa Fe Street (a north/south aligned and paved roadway) and to the south of Sage Road (a northwest/southeast aligned and paved roadway). The total site acreage is approximately 302.4 acres, and the topography ranges from flatter terrain to rolling hills.

1. OPEN SPACE – CONSERVATION

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. The MSHCP is one of several large, multi-jurisdictional habitat-planning efforts in Southern California with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. In total, the MSHCP Area encompasses approximately 1.26 million acres. The MSCHP identifies the southern portion of the site as Criteria Cell No. 4894, Cell Group "R." This Cell Group is part of Proposed Linkage 14, which connects to other conservation areas to the east and south of the site.

Conservation within this Cell Group focuses on preserving chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat in its natural condition.

The current General Plan Land Use designations on the site are a result of approvals associated with the Diamond Valley Golf Club Tentative Tract Map (No. 26917), which permits a combination of residential and golf course development throughout the entire site (see exhibits that follow). TTM No. 26917 and the approved General Plan Land Uses are inconsistent with the MSCHP, which requires portions of the southern area of the site be conserved in its natural state as a part of Linkage 14.

Approval of the proposed General Plan Amendment would re-designate southern portions of the site from LDR-RC, OS-R, and Rural Residential (RR) to Open Space – Conservation (OS-C) in order to fulfill the goals and requirements of the MSHCP. This approximately 100-acre area would be conveyed to the Western Riverside County Regional Conservation Authority (RCA) in order to maintain this important wildlife linkage in its natural condition. The open space area would connect to existing open space to the south and east, thereby facilitating species migration in the area via Proposed Linkage 14.

2. MEDIUM DENSITY RESIDENTIAL

The proposed General Plan Amendment would re-designate a portion of the site from Open Space – Recreation (OS-R), Medium Density Residential (MDR), and Low Density Residential – Rural Community (LDR-RC) to MDR. The MDR land uses would occur in the northern portion of the site, adjacent to Sage Road where development is most feasible and in close proximity to infrastructure.

The clustering of residential land uses to the northern most portions of the site allows for a sensitive implementing project by preserving significant and meaningful areas of open space to the south. The current General Plan designations on the site are in conflict with the goals of the MSHCP and this amendment seeks to resolve the conflict. In addition, any project attempting to implement the current General Plan designations would require development of nearly the entire site. This amendment seeks to modify future development impacts by clustering residential land uses within a smaller development footprint to the north, thereby allowing a larger area open space preservation to the south.

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



6.11 1/7/09

GPA 991

January 4, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
4080 Lemon St.
Riverside, CA 92501

RE: Item 6.0, General Plan Amendment Initiation Proceedings (January 7, 2009)

Dear Chairperson and Commission Members:

The Endangered Habitats League (EHL) wishes to express some general concerns about the landowner-initiated GPA process and then comment about specific items on the January 7 agenda.

General concerns are as follows:

- Given the importance of the Five-Year Update Cycle, there should have been more outreach to interested stakeholders for both the landowner specific and for the County-initiated GPA 960 process.
- There is insufficient coordination between GPA 960 and landowner-initiated GPAs. For example, in the Coachella Valley, 13,000 acres of urban conversion is being initiated through the landowner process, with thousands more acres of such conversion being considered in GPA 960. Landowner initiation is proceeding absent an understanding of the "big picture" of what amount of additional Community Development land is actually needed or a meaningful discussion of where, from an infrastructure and services standpoint, it might best be sited. This non-comprehensive approach defeats the purpose of the Five-Year Cycle.
- The 140 landowner-initiated GPAs are not being presented to the public in a holistic manner, for example in workshops, even though they have the potential to erode the Foundation system.
- Some decisions to date reflect a lack of planning discipline, such as GPA 996 (600 acres of remote Rural land in the Pass/National Forest area, of high fire hazard, initiated as a conversion to Rural Community estates).

Comments on specific items are as follows, with our strongest concern over Item 6.7, GPA 914 (Lake Mathews/Gavilan), which has precedent-setting MSHCP implications.

Item 6.3, GPA 943 (Winchester)

Concur with the staff recommendation for non-initiation, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 6.4, GPA 973 (Winchester)

Disagree with the staff recommendation to change Rural Community to Community Development (Estates) prior to a coherent plan for urbanization. It appears premature.

Item 6.5, GPA 1001 (Winchester)

Concur with the staff recommendation for non-initiation, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 6.7, GPA 914 (Lake Mathews/Gavilan)

Strongly disagree with the staff recommendation to change 46 acres of unparcelized Rural land to 2-acre Rural Community. The property is surrounded on 2 sides by similarly unparcelized Rural land, and at the southeast corner touches a large area of Open Space: Conservation. As Rural, the parcel now forms a good edge for the existing Rural Community. There is no planning justification – such as correcting a “spot zone” – for any change. Borders are always needed between Rural Community and Rural, and this one isn’t “broken.” Fire hazard also argues strongly against change.

Furthermore, along with adjacent, unsubdivided properties to the south and east, this parcel is part of a *large block of high quality wildlife habitat*. From the aerial, it appears to be highly important Riversidean sage scrub. Indeed, this entire block of land, including the area of the proposed GPA, *is overlain with MSHCP criteria cells*. The analysis contained in the staff report is wholly inadequate from the perspective of the MSHCP, with little sense of preserve needs. For example, there is no discussion of the potential for clustering at different density levels to achieve MSHCP as well as community compatibility goals.

However, any increase in General Plan intensity from the current Rural will make it more difficult to achieve the vital public purposes and infrastructure mitigation obligations of the MSHCP. The County should not “shoot itself in the foot” with *unjustified* conversion of Rural land, and thus set a precedent for uncalled for undermining of the MSHCP.

Item 6.7, GPA 991 (San Jacinto Valley/Sage Rd)

Disagree with the staff recommendation for replanning to partial Community Development but *agree* with placing the southern portion in Open Space: Conservation. Clearly, the designations on this 300-acre property need to be cleaned up, but it is unclear why the same benefits could not be achieved without introducing urbanization into an

area of intact Rural, Rural Community and Agriculture, and which now contains large expanses of unparcelized natural open space.

The property's southern half is overlain with an MSCP criteria cell and staff needs to be more definitive as to whether its modification of the proposed GPA will result in successful MSHCP assembly. If the Commission does accept the staff recommendation, it is crucial that development not create a "hole in the donut" in the southwest border, and that, as staff appropriately recommends, this portion is replaced with Open Space: Conservation. Consistency with on and off-site open space would thus be achieved.

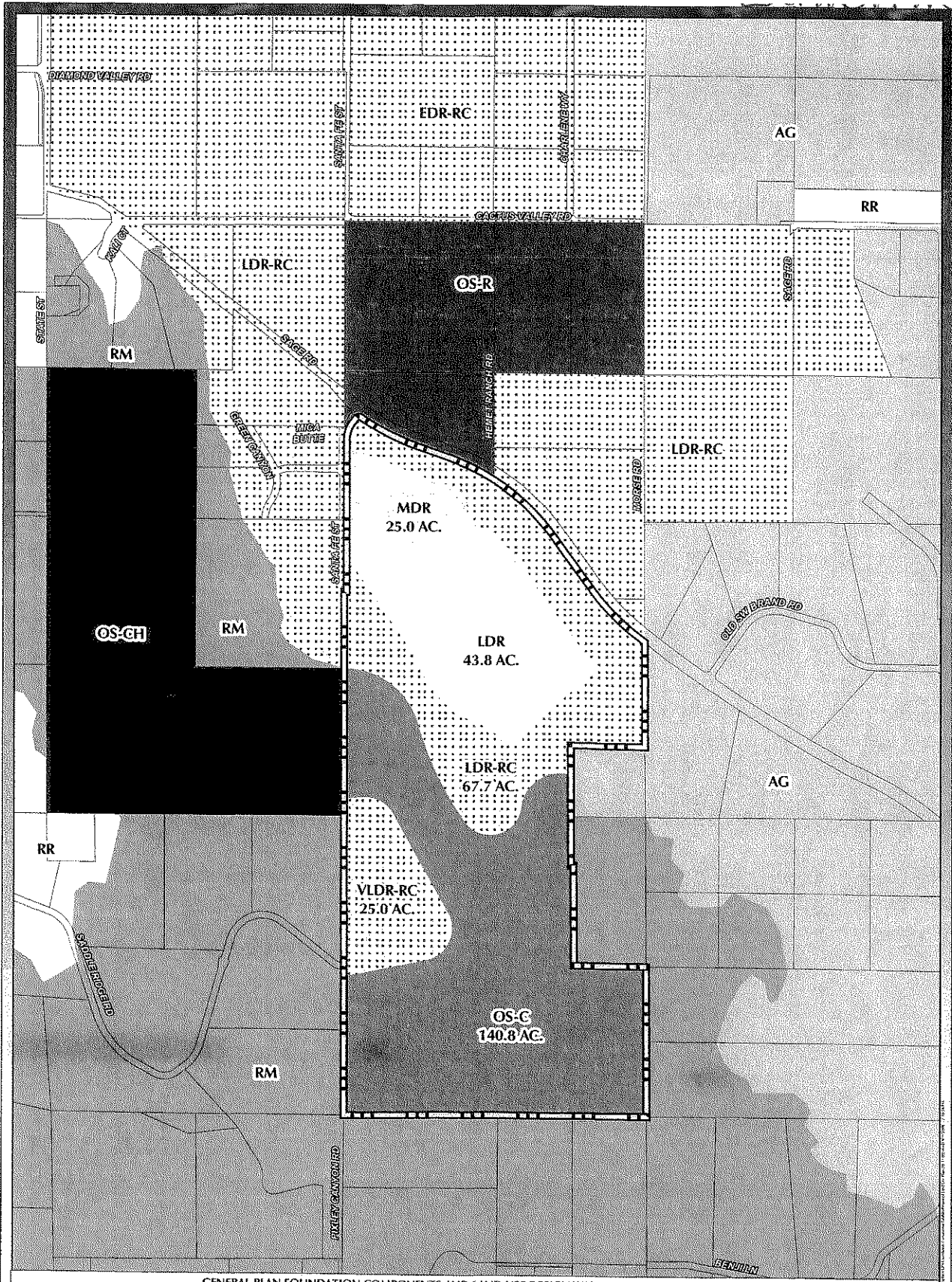
Thank you for considering our views, and we look forward to working with you as the Fire-Year Update Cycle proceeds.

With best wishes for the New Year,

A handwritten signature in black ink, appearing to read "Dan Silver, MD", with a stylized flourish at the end.

Dan Silver, MD
Executive Director

Electronic cc: Ron Goldman
Carolyn Luna
Charles Landry



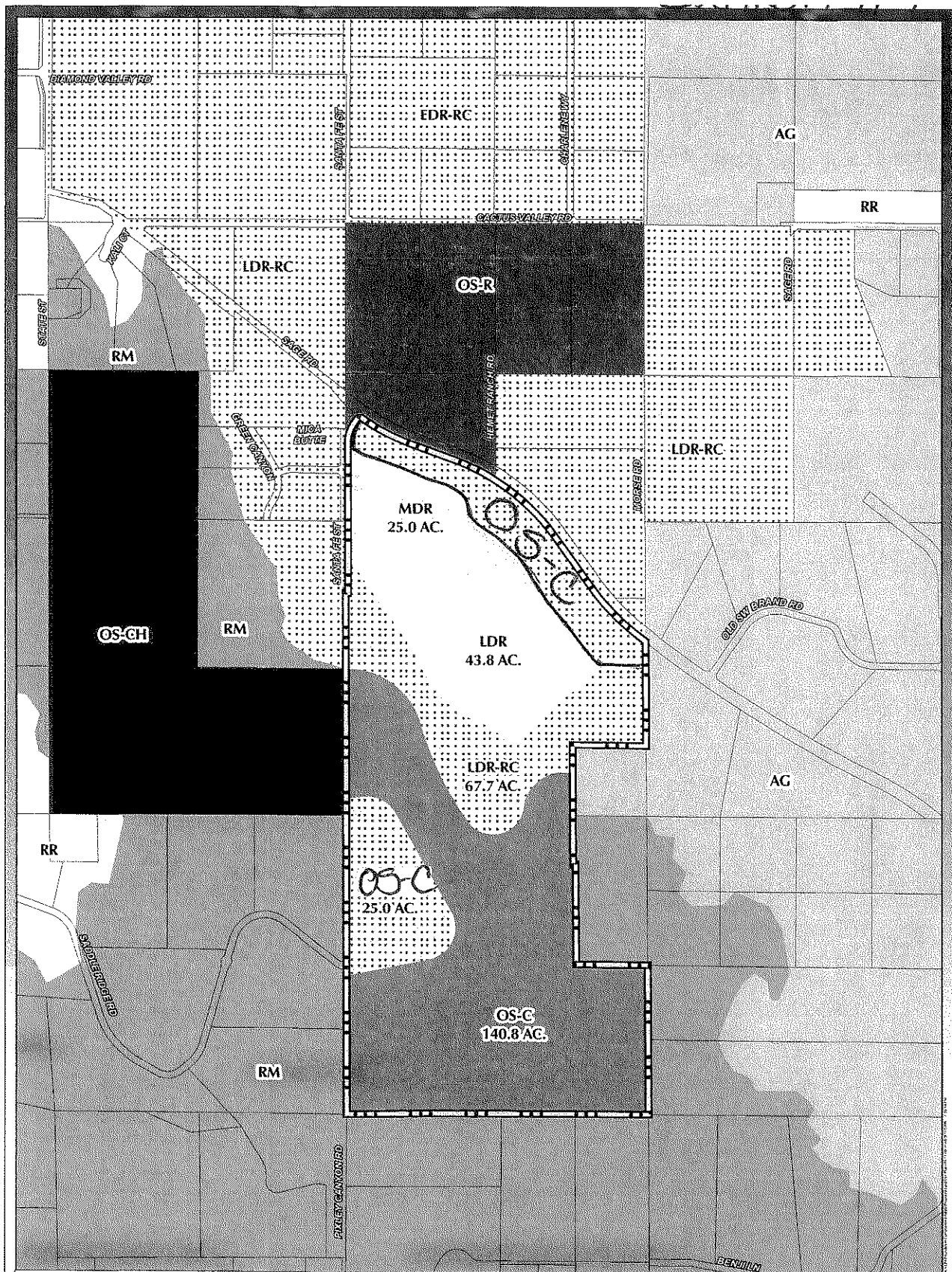
GENERAL PLAN FOUNDATION COMPONENTS AND LAND USE DESIGNATIONS (Adopted October 7, 2003)

Project Boundary Major Roads Local Roads	OVERLAY ZONES Business Park Community Center Community Development Commercial Retail Rural Village & Study Area AGRICULTURE Agriculture	COMMUNITY DEVELOPMENT Estate Residential (2 ac min) Very Low Density Residential (1 ac min) Low Density Residential (5 ac min) Medium Density Residential (2.5 du/ac) Medium High Density Residential (8-14 du/ac) High Density Residential (14-20 du/ac) Very High Density Residential (20+ du/ac) Highest Density Residential (20+ du/ac)	Commercial Retail Commercial Tourist Commercial Office Community Center Light Industrial Heavy Industrial Business Park Public Facilities Mixed Use Policy Area	RURAL COMMUNITY Estate Density Residential (2 ac min) Very Low Density Residential (1 ac min) Low Density Residential (5 ac min) RURAL Rural Residential (5 ac min) Rural Mountainous (10 ac min) Rural Desert (10 ac min)	OPEN SPACE Conservation Conservation - Habitat Open Space - Recreation Open Space - Rural Open Space - Water Open Space - Mineral Resources Areas Subject to Indian Jurisdiction
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DIAMOND VALLEY ESTATES

DATE: 09/11/2008
 TAB PLANNING
 11000 N. CENTRAL EXPRESSWAY, SUITE 100, DENVER, CO 80240
 TEL: 303.755.1100
 WWW.TABPLANNING.COM

**PROPOSED GENERAL PLAN
 LAND USE DESIGNATIONS**



GENERAL PLAN FOUNDATION COMPONENTS AND LAND USE DESIGNATIONS (Adopted October 7, 2003)

<ul style="list-style-type: none"> Project Boundary Major Roads Local Roads 	<ul style="list-style-type: none"> Cities OVERLAY ZONES <ul style="list-style-type: none"> Business Park Community Center Community Development Commercial Retail Rural Village & Study Area AGRICULTURE <ul style="list-style-type: none"> Agriculture 	<ul style="list-style-type: none"> COMMUNITY DEVELOPMENT <ul style="list-style-type: none"> Estate Residential (2 ac min) Very Low Density Residential (1 ac min) Low Density Residential (1.5 ac min) Medium Density Residential (2-5 du/ac) Medium High Density Residential (5-8 du/ac) High Density Residential (8-14 du/ac) Very High Density Residential (14-20 du/ac) Highest Density Residential (20+ du/ac) Commercial Retail Commercial Tourist Commercial Office Community Center Light Industrial Heavy Industrial Business Park Public Facilities Mixed Use Policy Area 	<ul style="list-style-type: none"> RURAL COMMUNITY <ul style="list-style-type: none"> Estate Density Residential (2 ac min) Very Low Density Residential (1 ac min) Low Density Residential (1.5 ac min) RURAL <ul style="list-style-type: none"> Rural Residential (5 ac min) Rural Mountainous (10 ac min) Rural Desert (10 ac min) 	<ul style="list-style-type: none"> OPEN SPACE <ul style="list-style-type: none"> Conservation Conservation - Habitat Open Space - Recreation Open Space - Rural Open Space - Water Open Space - Mineral Resources Areas Subject to Indian Jurisdiction
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DIAMOND VALLEY ESTATES

DATE: 09/12/2005
 I&B PLANNING
 1100 W. 10th St., Suite 107
 Phoenix, AZ 85001
 www.iandbplanning.com

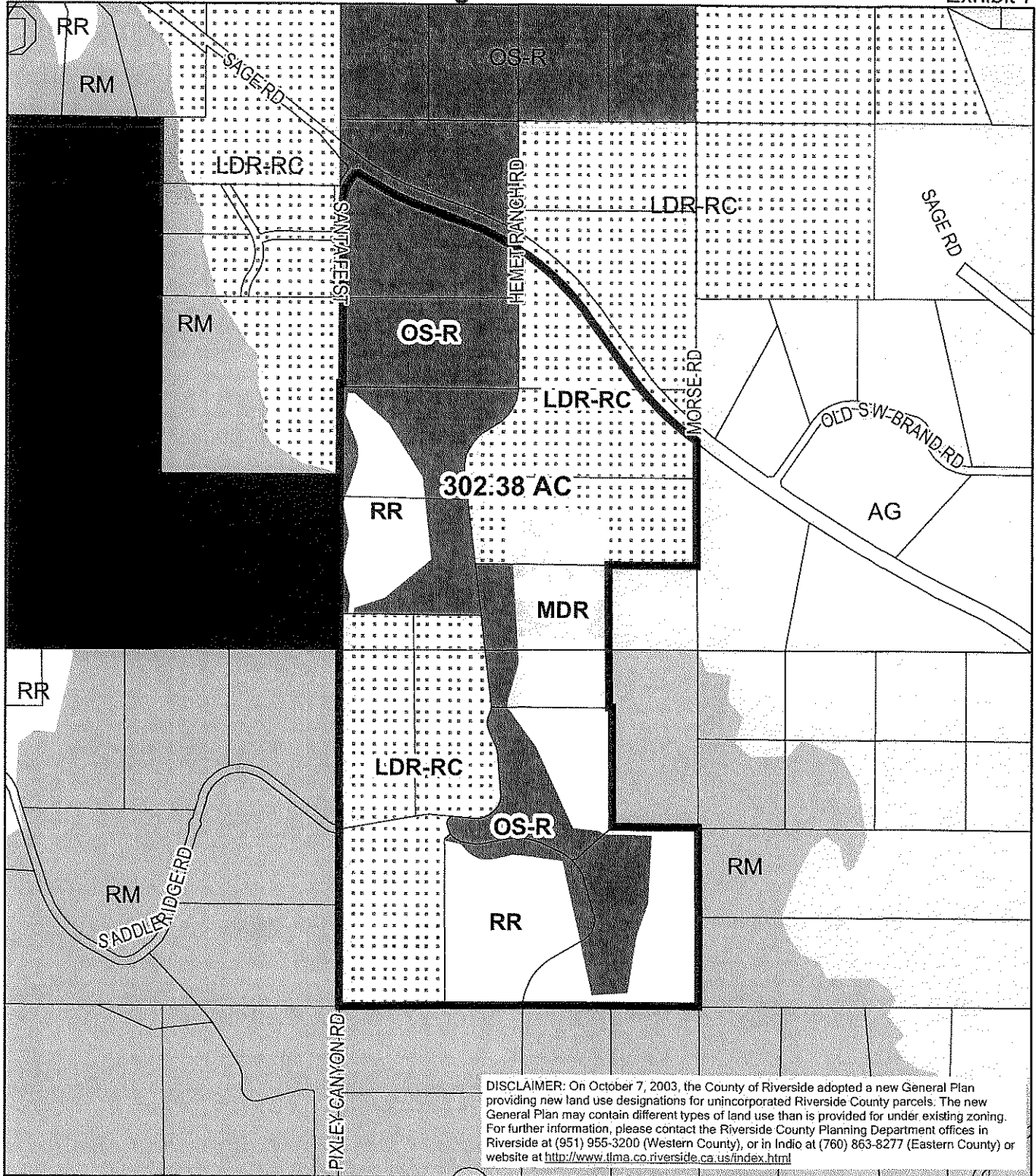
**PROPOSED GENERAL PLAN
 LAND USE DESIGNATIONS**

Supervisor Stone
District 3
Date: 3/17/08

GPA00991

Existing General Plan

Planner: Amy Aldana
Date: 3/12/08
Exhibit 7



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 (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 11 & 14

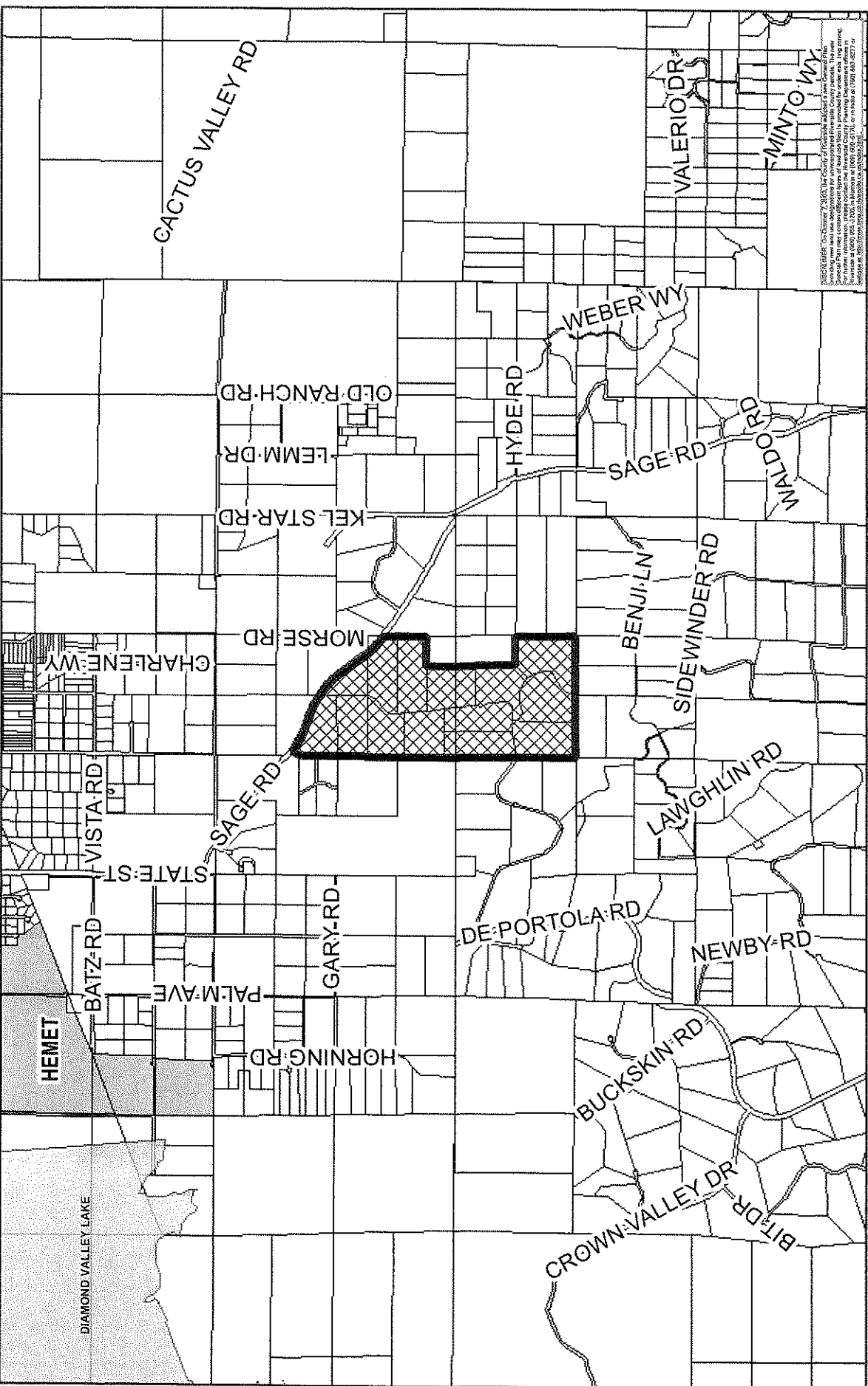


Assessors
Bk. Pg. 469-16
Thomas 470-04
Bros. Pg. 871 C5

Supervisor Stone
District 3
Date Drawn: 03/17/08

GPA00991
VICINITY MAP

Planner: Amy Aldana
Date: 3/12/08
VICINITY MAP



DISCLAIMER: On January 7, 2008, the City of Riverside adopted a new General Plan. The General Plan may contain different parts of land use that is provided for under this map. For future information, please contact the Riverside County Planning Department Office in Orange at 951/760-2200 or Riverside County Planning Department at 951/760-2200.

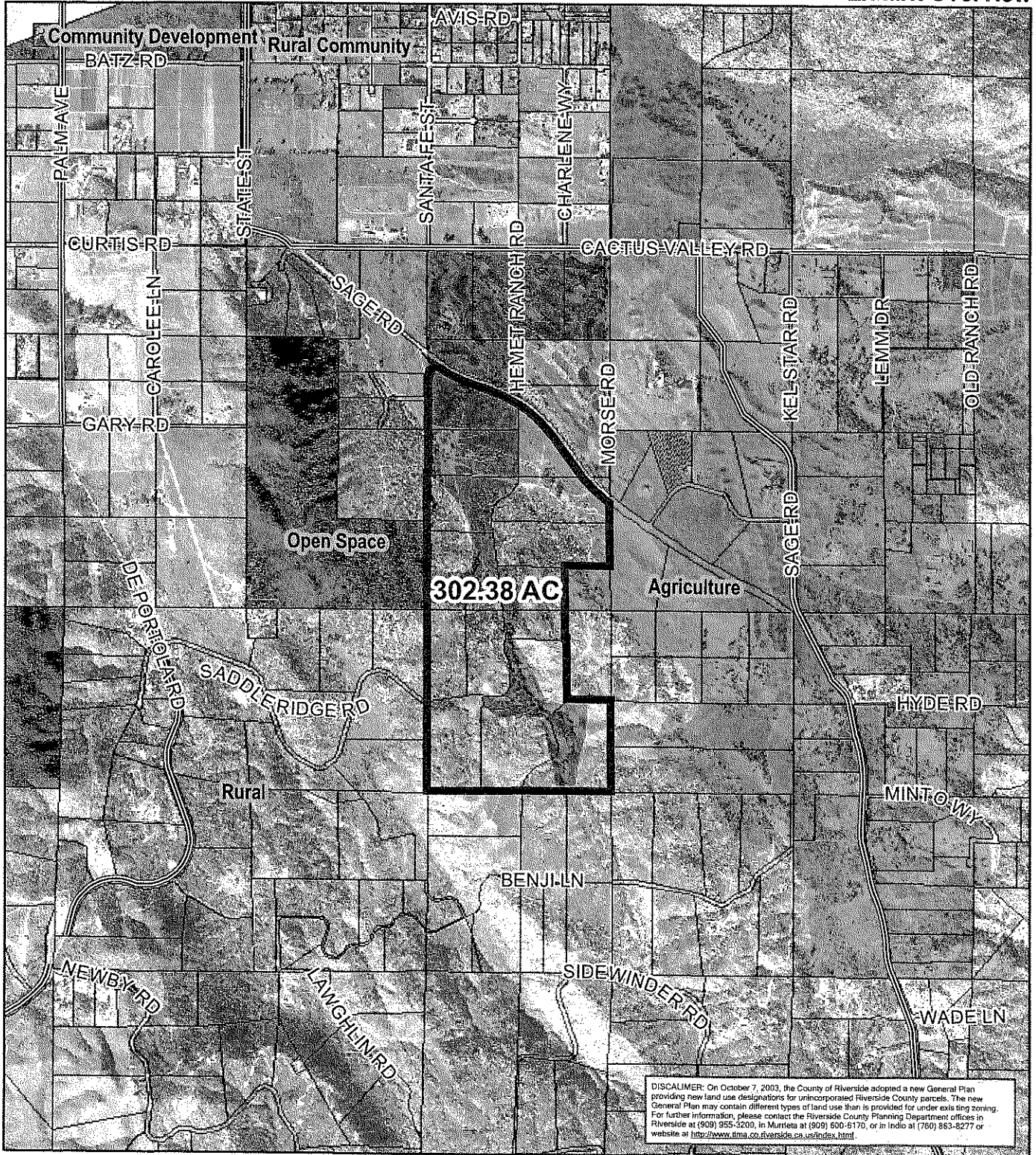
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Hemet-San Jacinto
Township/Range: T6SR1W
Section : 11 & 14

Assessors
Bk. Pg. 469-16
Thomas 470-04
Bros. Pg. 871 C5



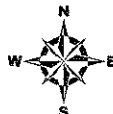
DEVELOPMENT OPPORTUNITY



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 (951) 955-5200, in Murietta at (909) 500-6170, or in Indio at (760) 863-6277 or website at <http://www.lima.co.riverside.ca.us/index.html>

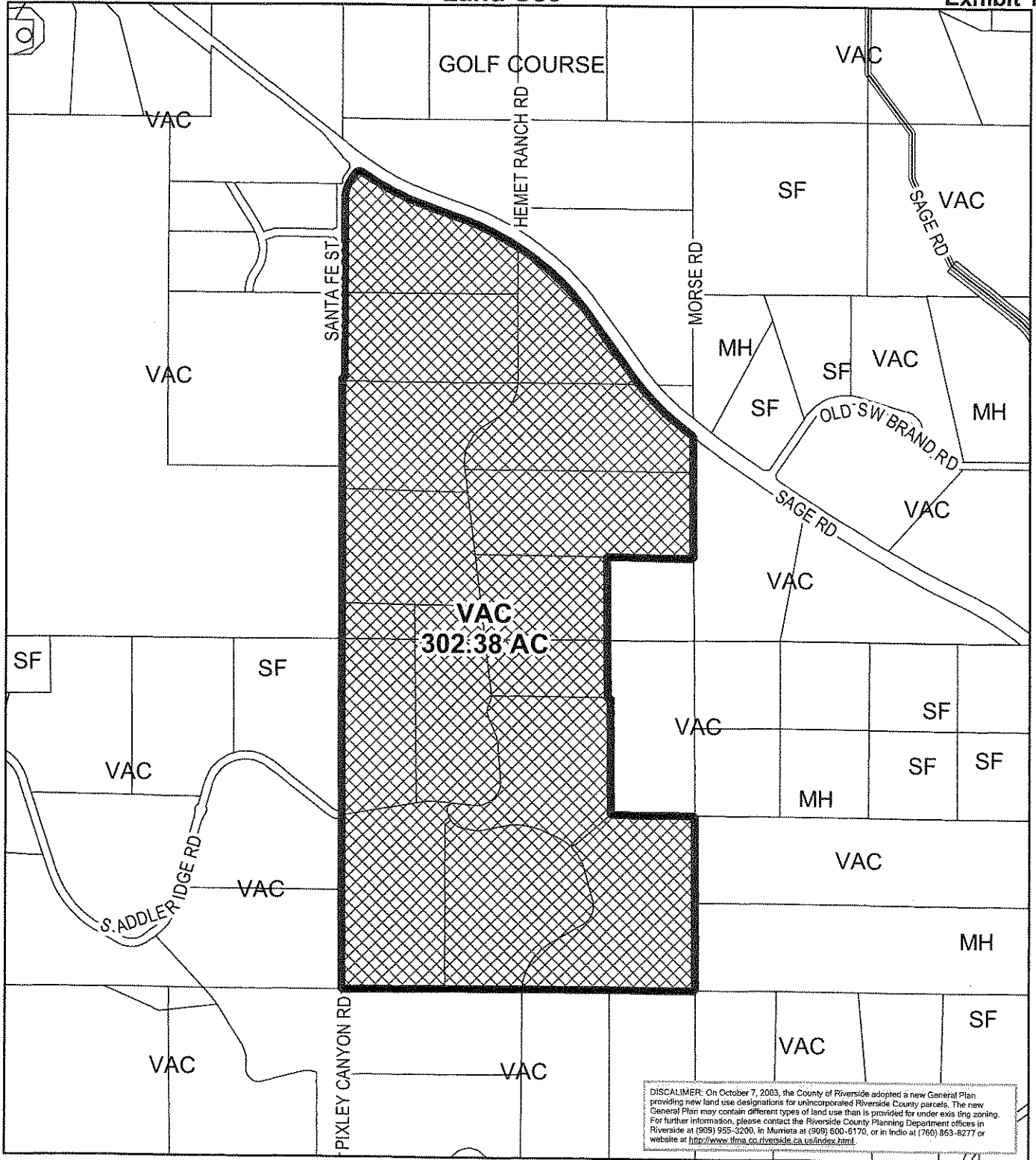
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Hemet-San Jacinto
 Township/Range: T6SR1W
 Section: 11 & 14



Assessors
 Bk. Pg. 469-16
 Thomas 470-04
 Bros. Pg. 871 C5



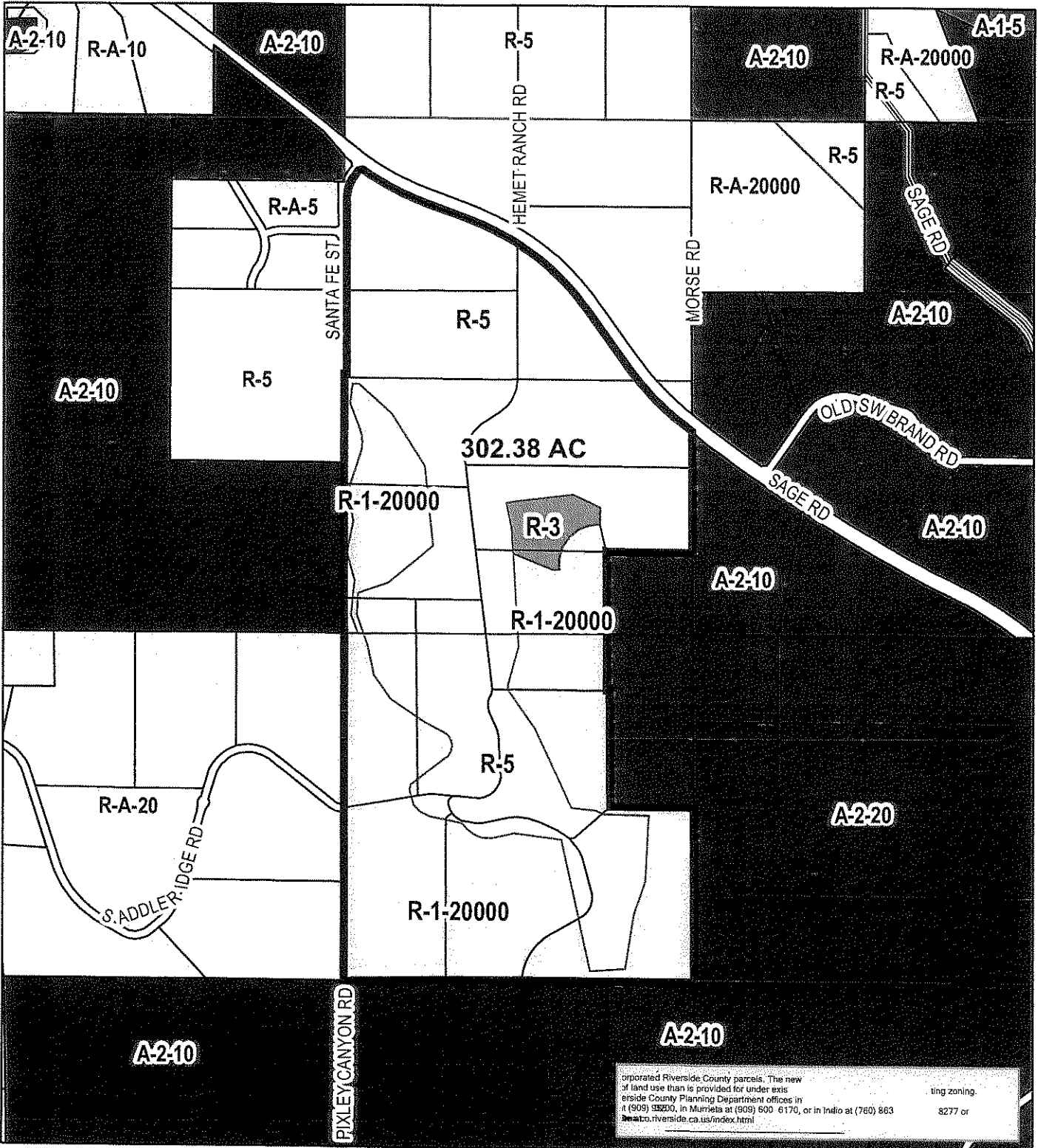


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Hemet-San Jacinto
 Township/Range: T6SR1W
 Section : 11 & 14



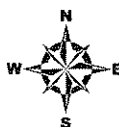
Assessors
 Bk. Pg. 469-16
 Thomas 470-04
 Bros. Pg. 871 C5



incorporated Riverside County parcels. The new
 of land use than is provided for under exist
 ing zoning.
 Riverside County Planning Department offices in
 it (909) 938600, in Murrieta at (909) 600 6170, or in Indio at (760) 863 8277 or
<http://www.co.riverside.ca.us/index.html>

Zone
 District: Hemet-San Jacinto
 Township/Range: T6SR1W
 Section : 11 & 14

RIVERSIDE COUNTY PLANNING DEPARTMENT

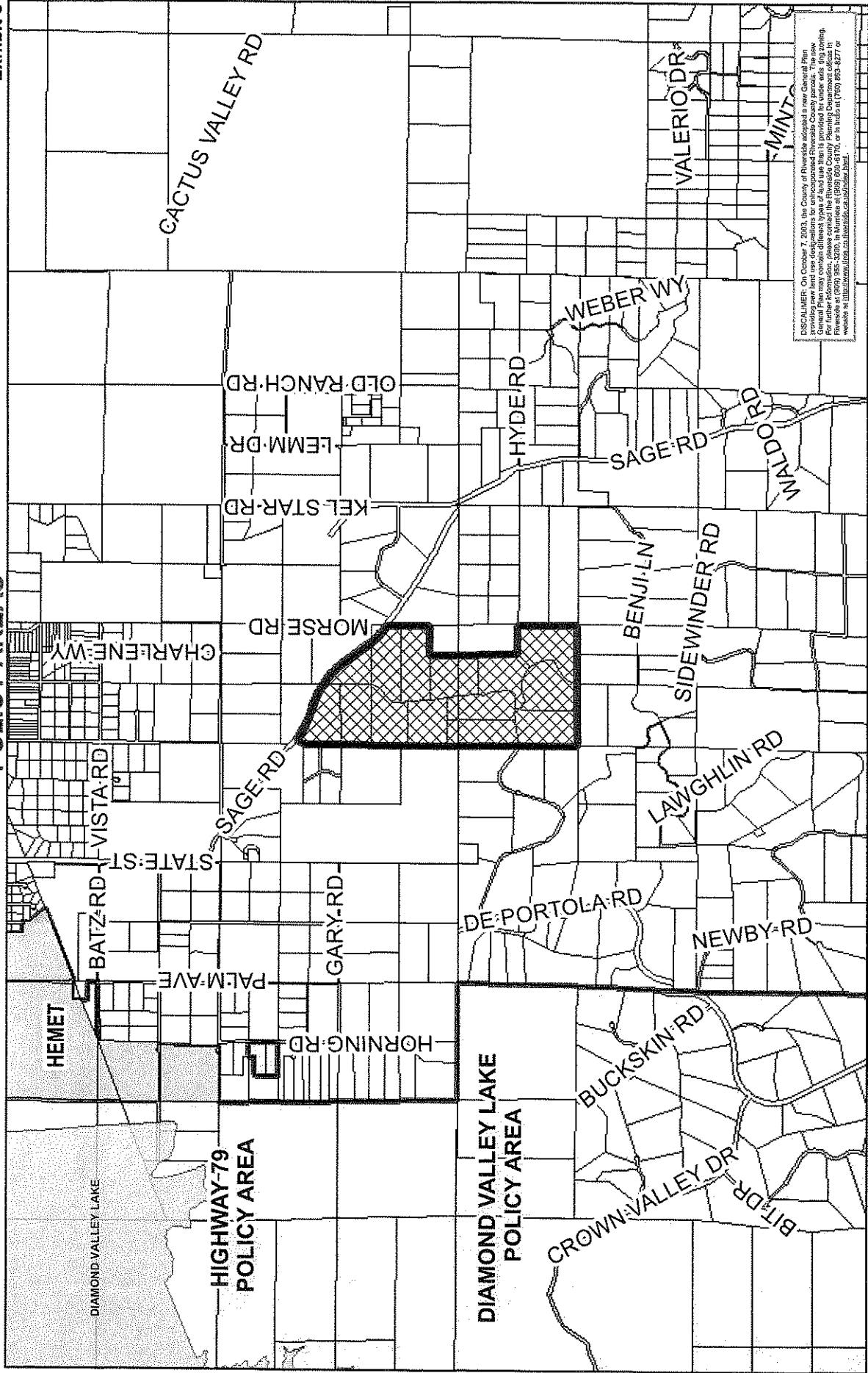


Assessors
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 Thomas 470-04
 Bros. Pg. 871 C5

Supervisor Stone
District 3
Date Drawn: 03/17/08

GPA00991 POLICY AREAS

Planner: Amy Aldana
Date: 3/12/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. General Plan may contain different types of land use than is provided for under this 100 zoning. For further information, please contact the Riverside County Planning Department office in Hemet at (951) 953-7770, or in Indio at (760) 933-3277 or website at <http://www.ripc.org>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Hemet-San Jacinto
Township/Range: T6SR1W
Section : 11 & 14

Assessors
Bk. Pg. 469-16
Thomas 470-04
Bros. Pg. 871 C5