

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Planning Director

DATE: September 1, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: General Plan Amendment No. 964

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:

(1st and 5th Dist) Press Enterprise

Need Director's signature by 9/1/10

Please schedule on the August 31, 2010 BOS Agenda

file copy

bus sent 9.1.10.

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 964 – Foundation-Regular – Applicant: Infinity Holding, Inc. – Engineer/Representative: Trip Hord Associates - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Rural: Rural Mountainous (RUR-RM) (10 Acre Minimum) – Location: Northerly of Cleveland National Forest, easterly of Landerville Boulevard, and southerly of Bodkin Avenue - 84.21 Gross Acres - Zoning: One Family Dwellings (R-1) and Controlled Development Areas (W-2) - **REQUEST:** This General Plan Amendment (GPA) proposes to amend the General Plan Foundation Component of the subject site from Rural to Open Space and Community Development and to amend the land use designation of the subject site from Rural Mountainous (RUR-RM) (10 Acre Minimum) to Community Development: Very High Density Residential (CD-VHDR) (14-20 D.U./Ac.), Community Development: High Density Residential (CD-HDR) (8 - 14 D.U./Ac.), and Open Space-Conservation (OS-C) - APN: 383-130-001.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff 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 GPA requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and



 Greg Neal
 Deputy Planning Director

Initials:
CSL:th P.M.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICER

DATE

Departmental Concurrence
Tina Grande

Policy

Consent

Dept Re

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

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.

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

I. AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 964 - EA41792 – Applicant: Infinity Holding Inc. – Engineer/Representative: Trip Hord Associates - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Rural: Rural Mountainous (RUR-RM) (10 Ac. Min.) – Location: Northerly of Cleveland National Forest, easterly of Landerville Boulevard, and southerly of Bodkin Avenue - 84.21 Gross Acres - Zoning: One Family Dwellings (R-1) and Controlled Development Areas (W-2).

II. PROJECT DESCRIPTION

Propose to amend General Plan from Rural: Rural Mountainous (RUR-RM) (10 Ac. Min.) to Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac), Community Development: High Density Residential (CD-HDR) (8 - 14 D.U./Ac.), and Open Space-Conservation (OS-C) - APN: 383-130-001.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Mike Harrod, (951) 955-1881 or E-mail mharrod@rctlma.org

The following person(s) spoke in favor of the subject proposal:

Trip Hord, Applicant's Representative, 5029 La Mart Dr., Riverside, CA 92507

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 6.2
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Adam Rush
Planning Commission: July 14, 2010

General Plan Amendment No. 964
Applicant: Infinity Holdings, Inc.
Engineer/Representative: Trip Hord

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:-

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 964 as modified by staff from Rural: Rural Mountainous to Community Development: Medium Density Residential on the northern portion of the subject site and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth commented that the applicant's proposal of Very High Density Residential (VHDR) and High Density Residential (HDR) are not consistent with the City of Lake Elsinore's vision for the area in terms of the City's Hillside Residential designation and that the proposal is not consistent with the surrounding area. Mr. Roth also stated that he may be able to support staff's recommendation of Medium Density Residential on the northern portion of the site depending on what the actual project details may be once the project comes before the Planning Commission for a hearing.

Commissioner John Snell: No Comment

Commissioner John Petty: No Comment

Commissioner Jim Porras: No Comment

Commissioner Jan Zuppardo: No Comment

Agenda Item No.: 6.2
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Mike Harrod
Planning Commission: July 14, 2010

General Plan Amendment No. 964
Applicant: Infinity Holdings, Inc.
Engineer/Rep.: Trip Hord Associates

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from Rural to Open Space and Community Development using a technical amendment to the General Plan. The applicant proposes to amend the land use designation from Rural Mountainous (RM) (10 ac. min. lot size) to Very High Density Residential (VHDR) (14-20 du/ac) on approximately 15.7 acres, High Density Residential (8-14 du/ac) on approximately 33.4 acres, and Open Space Conservation (OS-C) on approximately 35.1 acres. The properties total acreage is approximately 84.21 acres. The project is located northerly of the Cleveland National Forest, easterly of Landerville Boulevard, and southerly of Bodkin Avenue.

ISSUES OF POTENTIAL CONCERN:

The subject parcel is located in the community of Lakeland Village within the Elsinore Area Plan, and is also located within the sphere of influence for the City of Lake Elsinore. The community's proximity to the Santa Ana and Elsinore mountains as well as Lake Elsinore has defined the growth and development in the area. The community is characterized by a mix of urban residential and commercial uses along Grand Avenue in the low lying areas adjacent to the lake. The subject site lies to the south of the lake and Grand Avenue and is directly north of the Cleveland National Forest. The land use designations surrounding the subject site include Rural Mountainous to the east and west, Conservation Habitat to the south, and Medium Density Residential to the north, east, and west. Although the parcel is not within the City of Lake Elsinore, as part of the City's "Preferred" land use plan, the site has been identified as "Hillside Residential." The "Hillside Residential" designation allows single-family detached dwelling units with a minimum lot size of 12,000 square feet.

The applicant is requesting a technical amendment to the land use designation on the subject property. To justify an amendment of this type, the first finding and any one or more of the subsequent findings must be made:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The intent of the General Plan is to apply the Rural Mountainous designation to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25% and that do not have both county maintained access and access to community sewer and water systems.

This site is 84.21 acres in size. According to the applicant's slope analysis, only about 40% of the site has slopes of 25% or greater. This area is immediately adjacent to the Cleveland National Forest and is designated Open Space Conservation on the applicant's proposed general plan amendment. Increasing the density of this area could potentially lead to risks associated with erosion and landslides creating an inconsistency between the Land Use map/Element and the Safety Element of the General Plan.

Nor is the site remote. It is located about one third of a mile south of Grand Avenue, an arterial with a 128 foot right of way. The site is connected to Grand Avenue by a grid of county maintained roadways with more than one point of access to the site. A full range of utilities are also available to the site including water and sewer service at Hays Street. There is also a fire station within one quarter of a mile of the site. Medium Density residential development has occurred immediately north and east of the site as well as farther to the west. This development has occurred on areas with similar slopes to those found on site. According to the applicant's slope analysis, 17 acres of the site have slopes between 0% and 7%.

As described above, the proposed change to the Community Development Foundation would not change any policy direction or intent of the General Plan for this area. It would recognize the slope constraints at the south end of the site, while allowing more intensive development in those areas of the site with less topographic constraints, development which has already occurred on similar properties in the vicinity. It would also recognize the urban character of the area including the availability of utilities, particularly, community sewer and water, county maintained access to the site, and other public services not found in areas designated Rural Mountainous. The change to the Community Development Foundation would more accurately reflect the intent of the general plan to allow higher intensity development in and adjacent to existing urban areas, where urban services are available, topographic and other environmental constraints are less pronounced, and there is county maintained access.

Although findings can be made to justify a technical amendment to the Community Development Foundation on a portion of the site, the Very High Density Residential (14-20 du/acre) and High Density Residential (8-14 du/acre) would be incompatible with the existing development in the area. Such designations could result in traffic, noise and other potential impacts to a well established residential area. There may also be limited ability to improve existing roadways to meet traffic volumes generated by these potential densities. Staff recommends a land use designation of Medium Density Residential (2-5 du/ac) which is more in keeping with development in the area.

Staff's recommendation also takes into account the fact that the site is located within a State Responsibility Fire area. Limiting the proposed increased density to the northern portion of the lot, where slopes are smaller and the site is more accessible, will maintain consistency with the Safety Element of the General Plan.

The site is not located in or adjacent to a Criteria Cell of the Multiple Species Habitat Conservation Plan (MSHCP), but is subject to the Plan. The development of the site will be required to conform to plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

A fault zone transects the northeast corner of the subject site creating an increased potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate such hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy must be setback a minimum of 50 feet unless otherwise determined by the County Engineering Geologist. The applicant has indicated that this area could be designed in a manner that would restrict any structure used for human occupancy if required, and that any proposed project would meet setbacks and other seismic requirements in order to maintain consistency with the Safety Element of the General Plan.

The County's Economic Development Agency (EDA) has indicated that the subject site does not currently fall within a redevelopment area; however, there is a need for retail businesses here. According to EDA, increased residential density could provide the necessary catalyst for needed retail commercial development in the area.

RECOMMENDATIONS:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 964 as modified by staff from Rural Mountainous to Medium Density Residential. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element, thereof, shall not imply any such amendment will be approved.

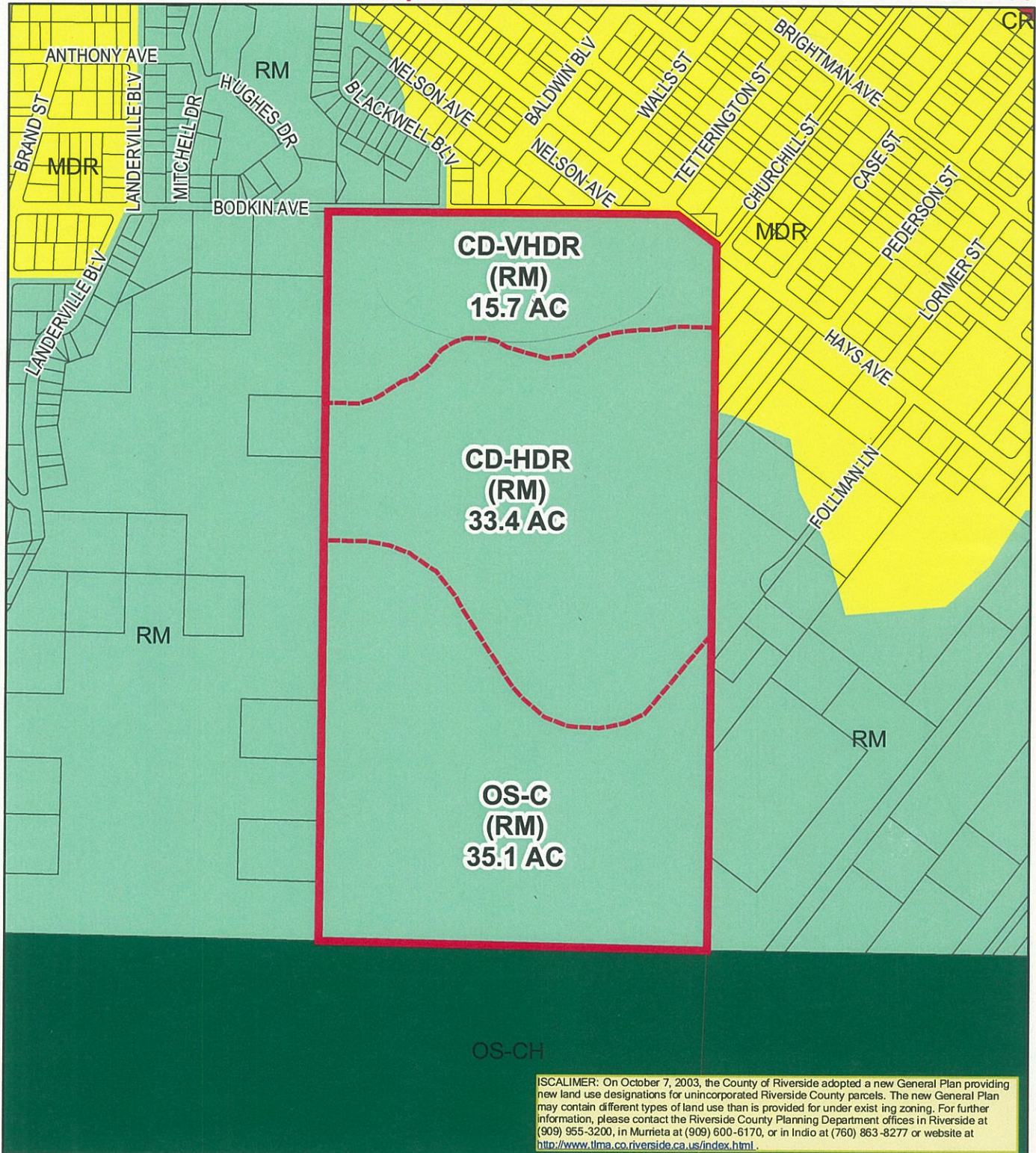
INFORMATIONAL ITEMS:

1. The project was filed with the Planning Department on February 14, 2008.
2. Deposit based fees charged for this project as of June 10, 2010, total, \$ 7,158.87.
3. The project site is currently designated as Assessor's Parcel Numbers 383-130-001.

Supervisor Buster
District 1
Date Drawn: 3/03/08

GPA00964
Proposed General Plan

Planner: Amy Aldana
Date: 3/10/08
Exhibit 6



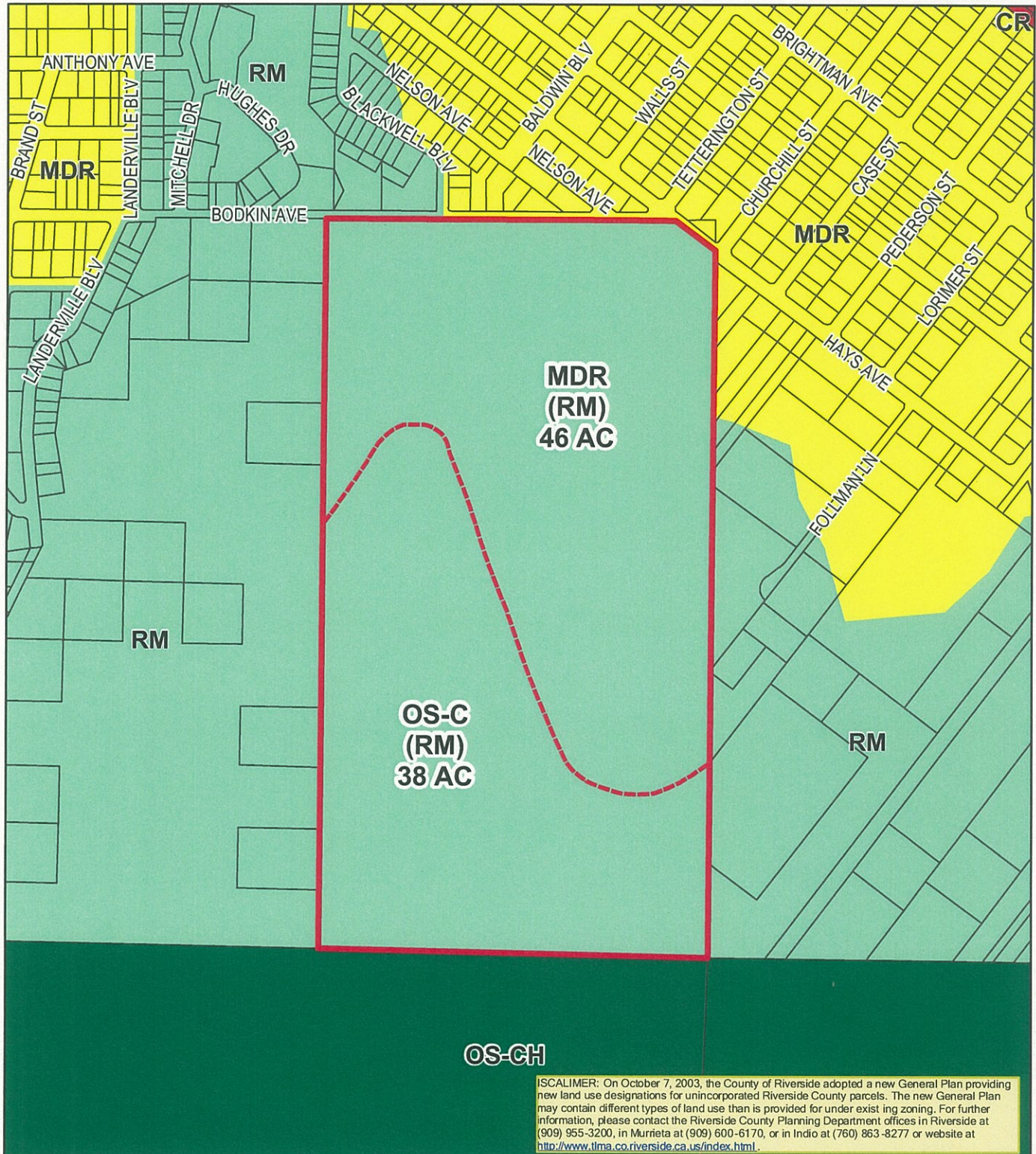
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR5W
Section: 24



Assessors
Bk. Pg. 383-13
Thomas
Bros. Pg. 896 C3





ISCALIMER: 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 exist ing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR5W
Section: 24



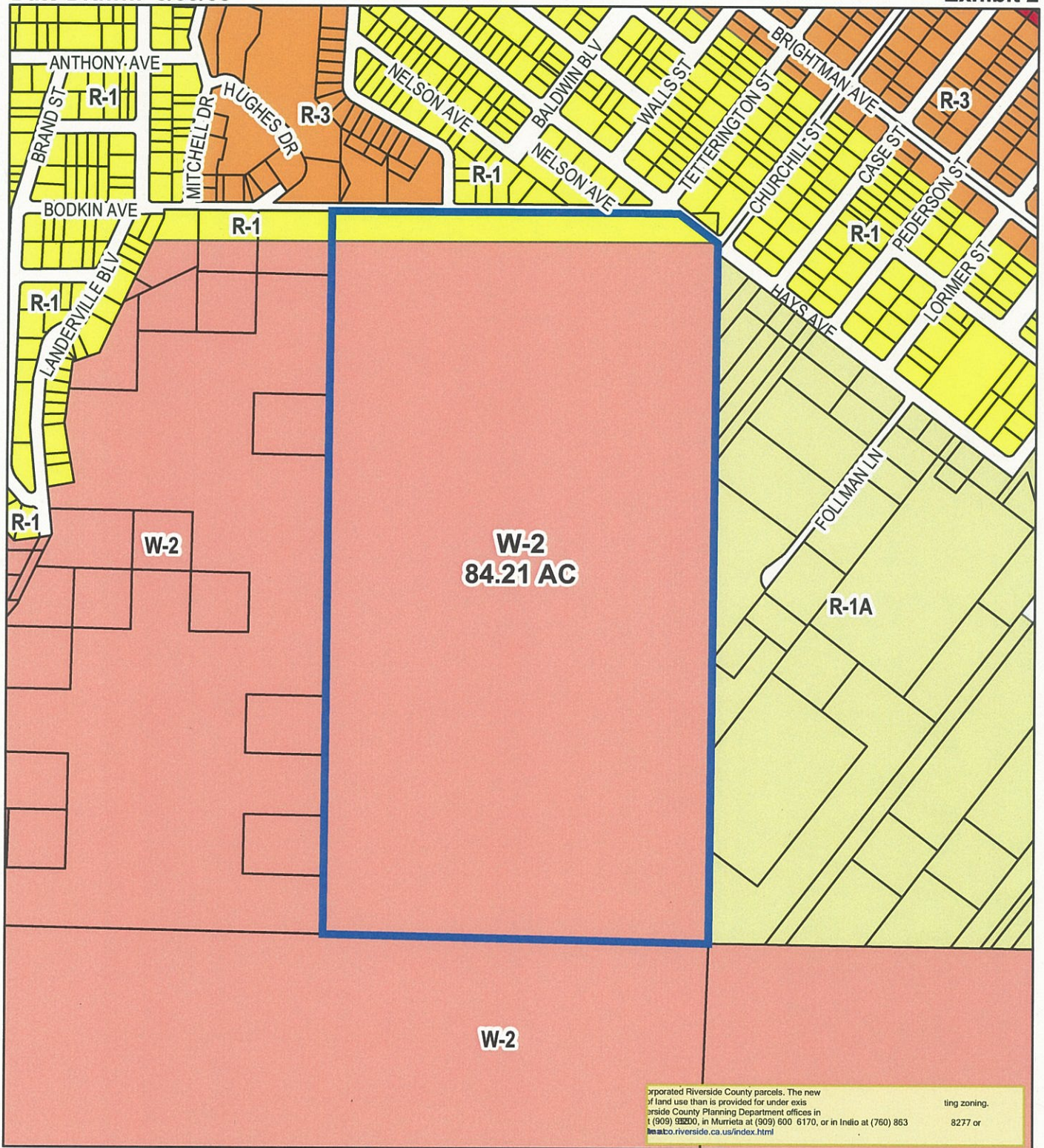
Assessors
Bk. Pg. 383-13
Thomas
Bros. Pg. 896 C3



Supervisor Buster
District 1
Date Drawn: 3/03/08

GPA00964
EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibit 2



incorporated Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
1 (909) 95200, in Murrieta at (909) 600 6170, or in Inlilo at (760) 863
esabo.riverside.ca.us/index.html 8277 or

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR5W
Section: 24



Assessors
Bk. Pg. 383-13
Thomas
Bros. Pg. 896 C3

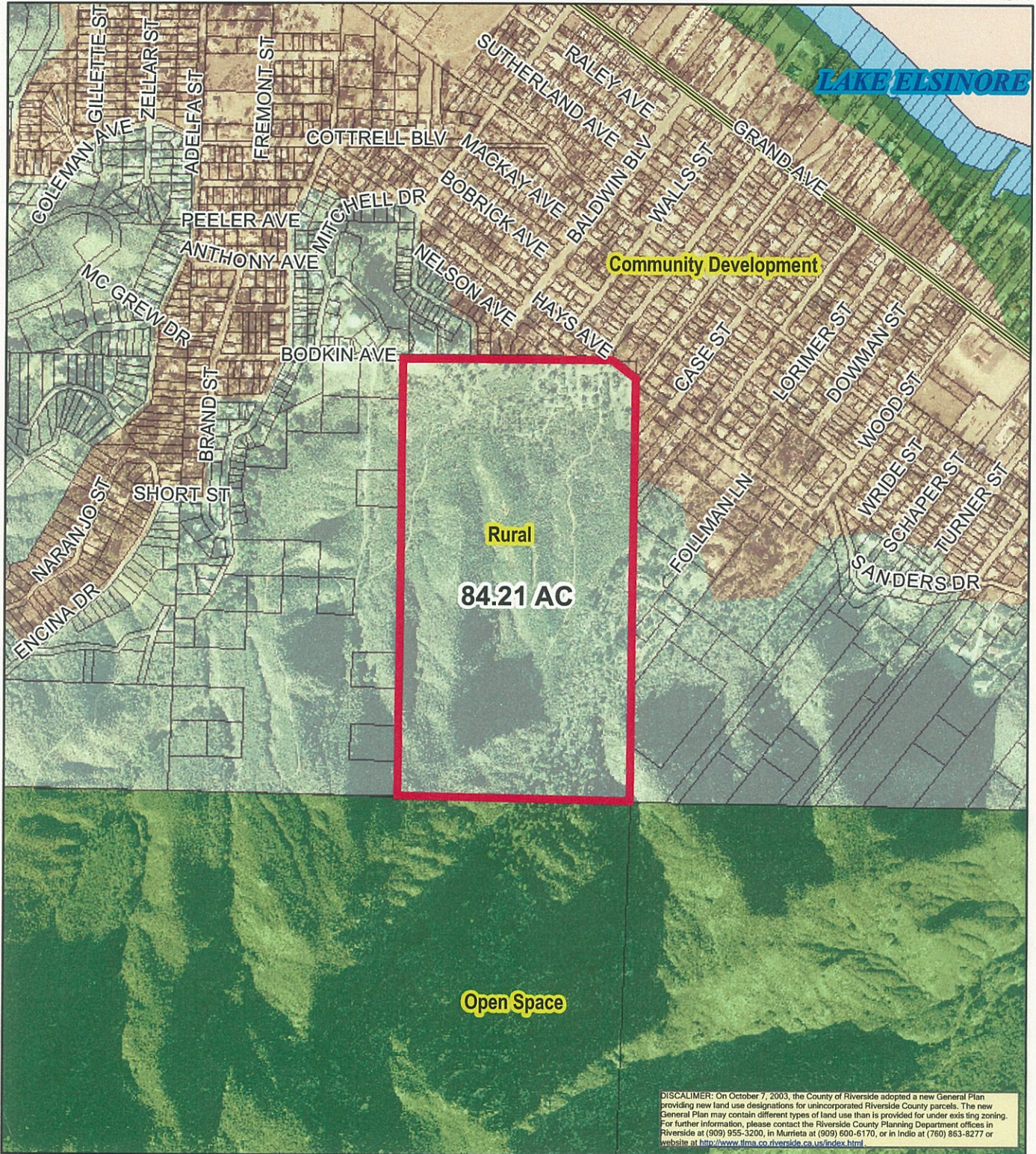


Supervisor Buster
District 1
Date Drawn: 3/03/08

GPA00964

Planner: Amy Aldana
Date: 3/10/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY

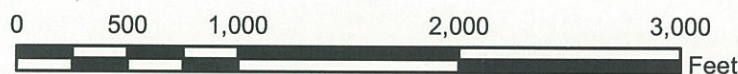


RIVERSIDE COUNTY PLANNING DEPARTMENT

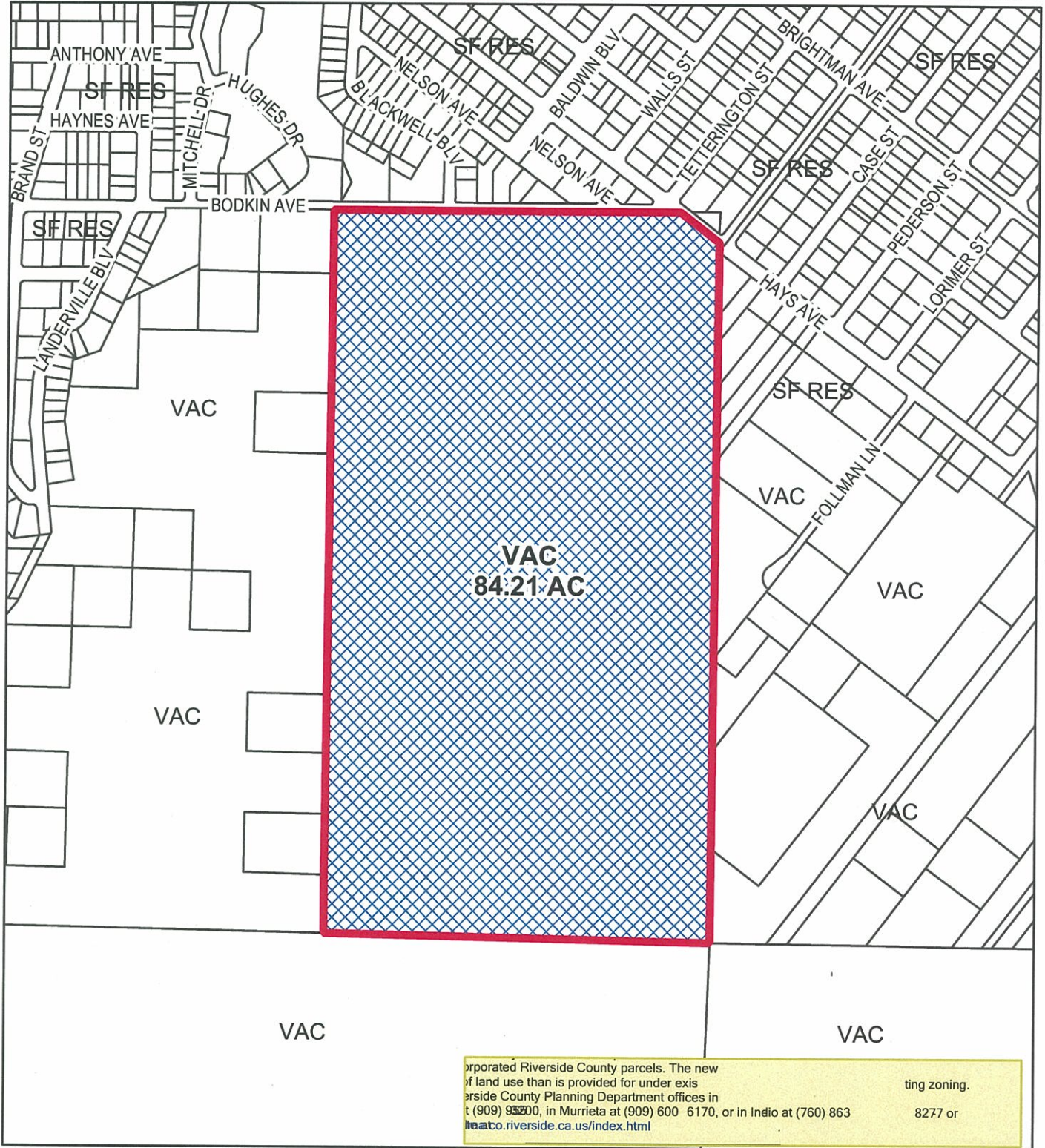
District
Plan: Lakeland Village
Township/Range: T6SR5W
Section: 24



Assessors
Bk. Pg. 383-13
Thomas
Bros. Pg. 896 C3



Land Use



incorporated Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
t (909) 955-2000, in Murrieta at (909) 600 6170, or in Indio at (760) 863 8277 or
reac.co.riverside.ca.us/index.html

Zone
District: Lakeland Village
Township/Range: T6SR5W
Section: 24

RIVERSIDE COUNTY PLANNING DEPARTMENT

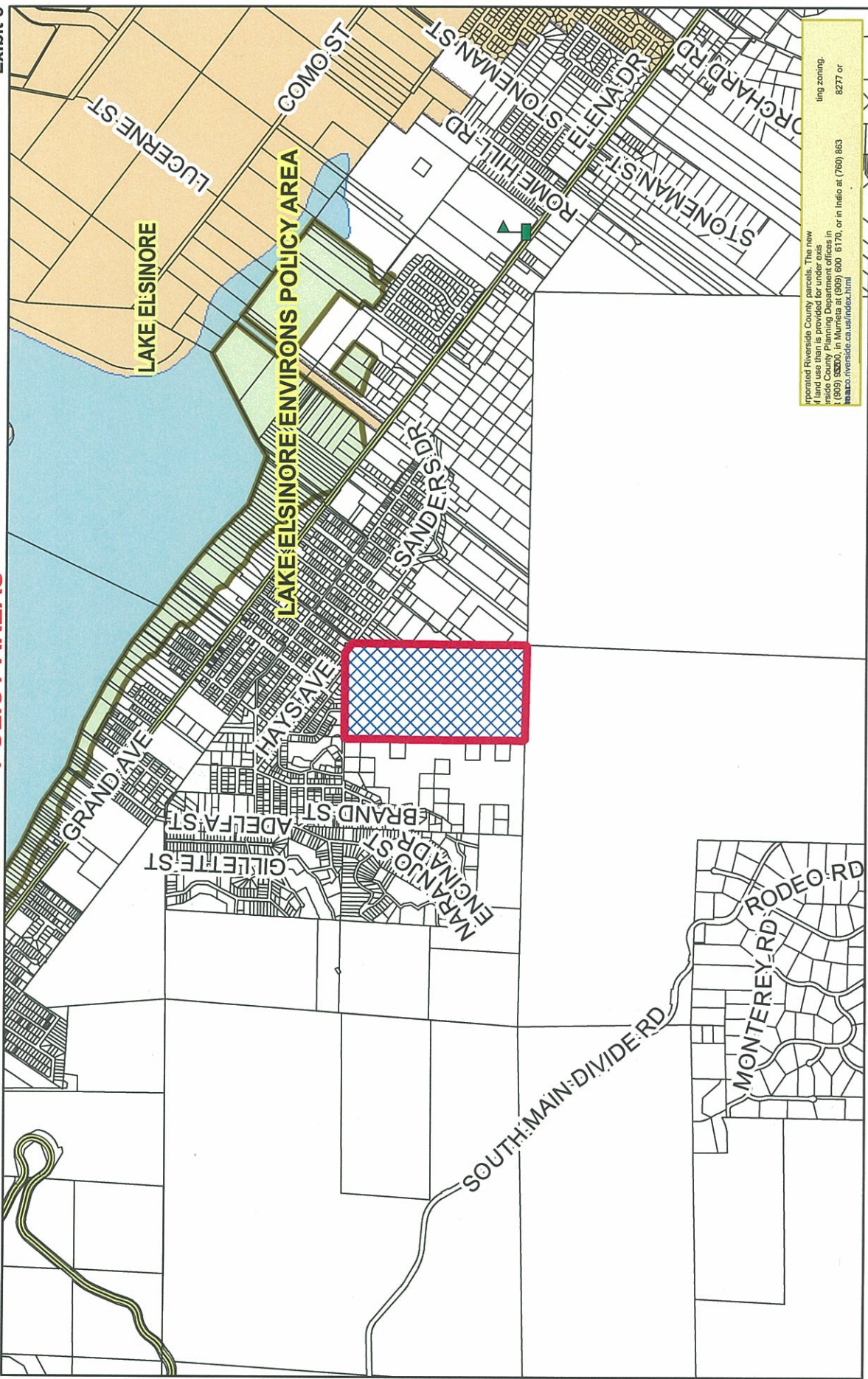
Assessors
Bk. Pg. 383-13
Thomas
Bros. Pg. 896 C3



Supervisor Buster
District 1
Date Drawn: 3/03/08

GPA00964 POLICY AREAS

Planner: Amy Aldana
Date: 03/10/08
Exhibit 8



Zone
District: Lakeland Village
Township/Range: T6SR5W
Section: 24

RIVERSIDE COUNTY PLANNING DEPARTMENT

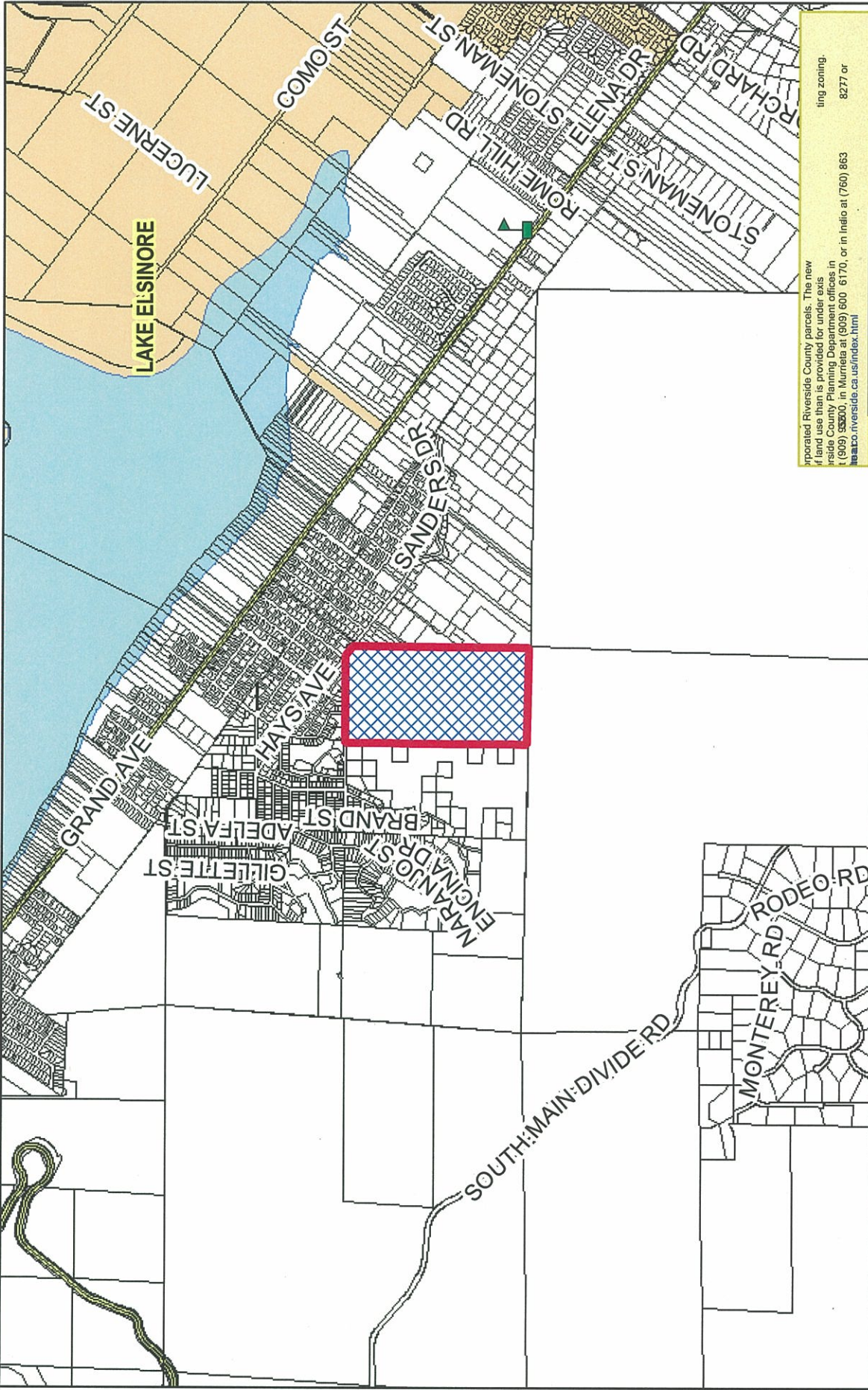
Assessors
Bk. Pg. 383-13
Thomas
Bros. Pg. 896 C3



Supervisor Buster
District 1
Date Drawn: 3/03/08

GPA00964
VICINITY MAP

Planner: Amy Aldana
Date: 03/10/08
VICINITY MAP



Zone
District: Lakeland Village
Township/Range: T6SR5W
Section: 24

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 383-13
Thomas
Bros. Pg. 896 C3



Exhibit A
APN 383-130-001-1

JUSTIFICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN

Justification for Amendment to the Riverside County General Plan

Current

The current General Plan land use designation of our site is MDR (Medium Density Residential), and RM (Rural Mountainous).

Proposed Change

We are requesting a change to VHDR (Very High Density Residential) and in the higher elevations HDR (High Density Residential).

The topography of the subject site is justification for granting the requested amendment.

The subject site of 84.21 acres net contains roughly 50 acres of 25% or less grade clearly not mountainous. The balance of the land is 25% or more. Of the 50 acres, 17 acres of the site is 0-7% (not mountainous). These 17 acres reflect the topography of the contiguous neighborhoods to the north of the subject site. Immediately south of the 17 acres and on the east side of the balance of the property (approximately 33 acres), the property grade is from 7% to 25%, predominantly 15%-20% (the plateaus), again, not mountainous. This 33 acre area has some minor local ravines that would be filled in the developing of probably 2-3 large pad areas for residential development. The request to develop this site is asking no more than what has been previously approved for development on three sides of the subject parcel.

Additional Justification

- **Firefighting accessibility.** A good part of Riverside County is designated “high fire areas.” The subject site and the surrounding area are all in a high fire area. The circulation that could be achieved on the subject site could go a long way toward opening up access to areas previously not accessible for firefighting.
- **Fire mitigation.** Development of the site itself would provide fire mitigation to the surrounding area. It would be possible to connect to Bodkin from the subject as well as Follman Way, greatly expanding circulation for firefighting.
- **Affordable housing.** Riverside County has a shortfall of affordable housing. The County of Riverside has received a Regional Housing Needs Assessment mandate to provide tens of thousands of units of affordable housing from the Southern California Association of Governments in county areas. The subject site is an excellent candidate to help fill that need, with an unusual bonus - - the amenity of the spectacular views from the site of Lake Elsinore in the foreground and the distant mountains from Mt. Baldy to Mt. San Jacinto in the background. The plan would be to site most units so that they could enjoy the spectacular view resources.
- **Infill site.** The subject site technically is an “infill site,” with housing contiguous on three of the boundaries. All utilities are located in or on Thoreson/Hays Street contiguous to the site.
- **Utility infrastructure.** In a discussion with Elsinore Valley Municipal Water District, there is enough both sewer and water capacity to support as many as 600 units on the subject site. Only minor modifications would be required.

- **Hydrology.** Virtually all runoff including the very wet 2005 (roughly 3 times normal rainfall) was all contained on site. The site enjoys autonomy from contiguous property runoff.
- **No existing major controversy.** In a review of the county GIS, the subject site is essentially without controversy other than the high fire designation. Environmental issues are not significant. The site is not a part of the RCIP, MSHCP.
- **Area revitalization.** The general Lakeland Village area badly needs a real shot in the arm. The additional population the site would generate would positively affect everything from support of small businesses to renewal of existing housing in the area, provide recreational opportunity, etc.
- **Potential park site.** The County of Riverside Economic Redevelopment Agency has an established ongoing project within 5 blocks of the subject site. In those discussions with the director, interest has been expressed by the Agency of acquiring part of the 17 acres as a multi-acre park site for the Lakeland Village residents which would include our proposed development. We have discussed that the H.O.A. to be established for our project would provide maintenance, security and utilities once the infrastructure of the park is completed by the County. These discussions will now accelerate.
- **Recreational element.** Existing topography offers a unique opportunity for trails systems and other recreational activities. Emphasis on recreation would bode well for all residents.

- **Architectural control.** Residences are to be built in such a way that people can both play and age at the same time. The units are to be set up very accessible. One of the great amenities that the site has is spectacular views of the surrounding area. The residential units will be sited in such a way so as to provide views of this spectacular resource of the property. A primary goal will be to keep the disparity of affordable units virtually indistinguishable from higher end units.
- **Specific Plan.** The project is to be developed under the County of Riverside Specific Plan procedure.
- **Integrated community.** There is enormous demand and need for affordable housing in the Western Riverside area. The project envisioned will have a significant element of affordable residences that can address the needs from young families to seniors. The concept will be to provide housing of seniors alongside young families, a fully integrated community. Centers for the young families, centers for seniors, and areas where entire populations can be part of this integrated process. Conceptually, because of high architectural standards, to the naked eye it will be difficult to discern a difference between “affordable” and higher end residences.

The key to the success of such a development lies in the management of the project. Because of the product mix and number of units requested, the project will be a 24/7 fulltime operating business able to provide security, management, on a 24/7 basis. Though a considerable part of the project will be “affordable,” and help address the County’s current shortfall of affordable housing, the

management structure is the key to providing a safe and wholesome environment for residents. Any adverse issues would be dealt with quickly to assure that no problems could ever affect the projected environment of the residents of the project, from personal safety issues through health and safety concerns. The pointedly integrated community of both seniors and young families should be an enormous resource to the community at large. Contiguous with the site will be recreational infrastructure that will support development such as what we are discussing.

- **Circulation.** The streets Churchill, Tettersington and Bodkin would be extended onto the site. There are a number of other north-south streets, 6 blocks long that run south from Grand Avenue to Hays/Thoreson. Hays/Thoreson would act as a “traffic manifold” to distribute traffic. Circulation can be further improved by connecting to Bodkin Avenue as well as connecting to Follmer from the development areas. Circulation to Bodkin and Follmer will be very positive in giving the Fire Department much more flexibility, excellent ingress and egress to combat any fire threats.

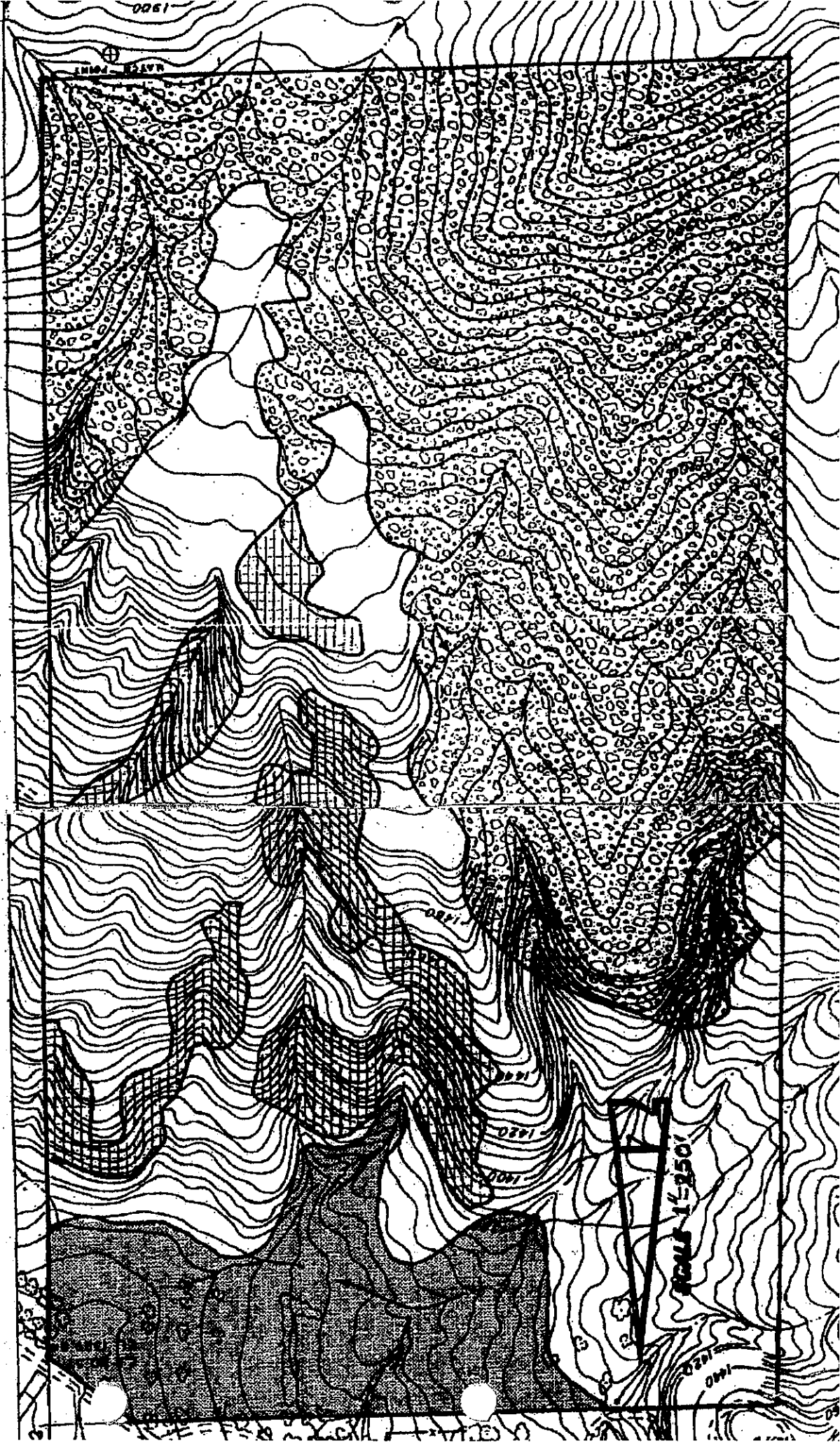
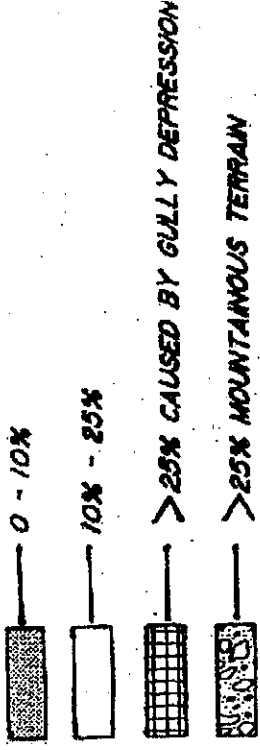
Summary

In summary, the topography of the site allows development under County of Riverside policies. The lower 17 acres topography is roughly the same as the developed areas between Thoreson/Hays and Grand Avenue contiguous with the site. As to the upper areas, the topography of these areas is, again, similar to the topography of Landeville/Bodkin area and Follmer. In other words, we are not asking for anything that

hasn't already been granted in similar topography. Once our General Plan amendment has been approved, a development plan will be submitted under the County of Riverside Specific Plan process for the entire parcel.

Slope Analysis Map








Apn 383-130-001



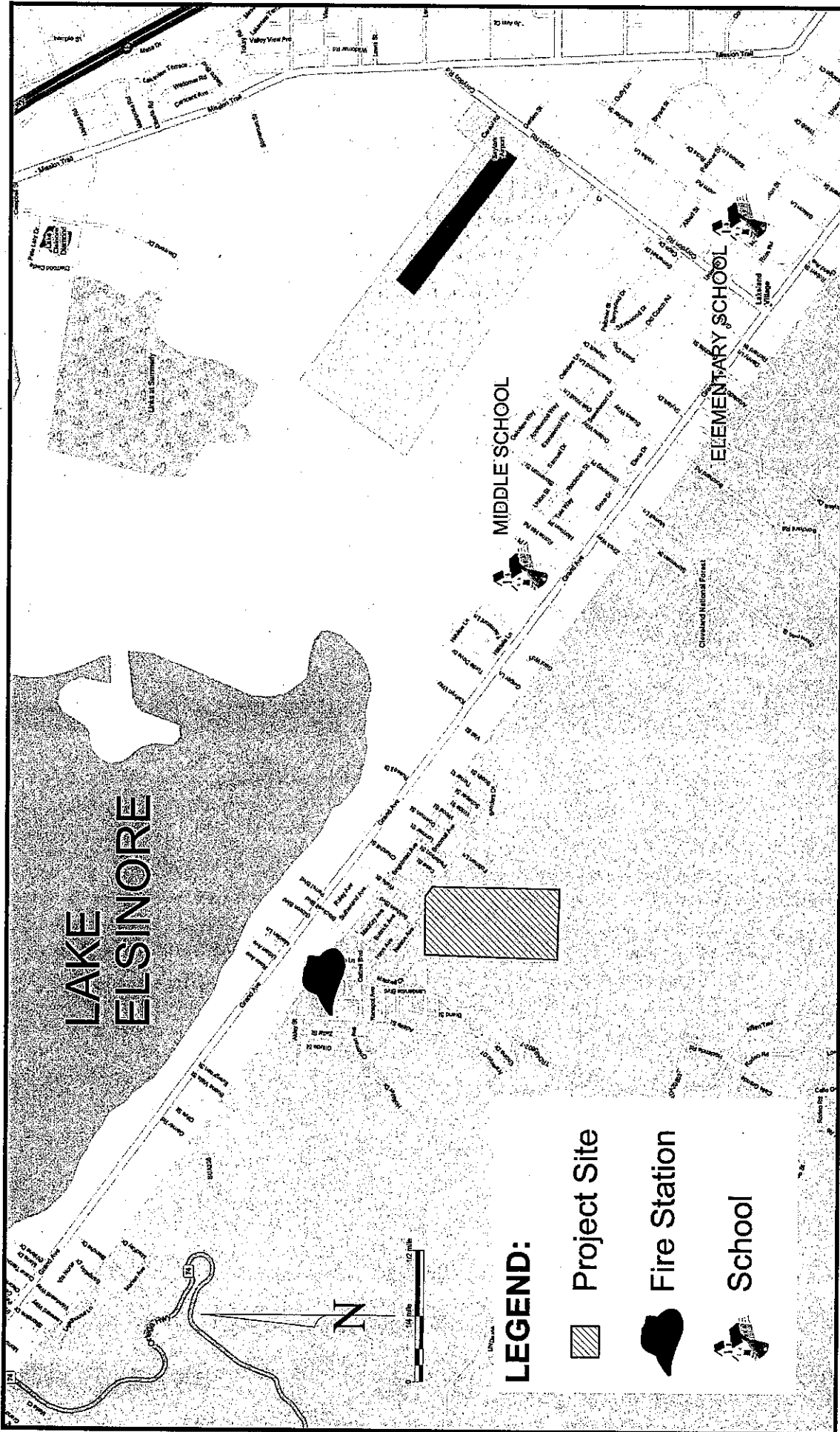


COMMUNITY
DEVELOPMENT
&
OPEN SPACE
84 ACRES

LEGEND:

-  WATER (12")
-  SEWER (8")
-  ELECTRIC/TELEPHONE
-  GAS
-  CATV
-  PROJECT SITE
-  FIRE HYDRANT

**EXISTING
UTILITIES**



FIRE AND SCHOOL FACILITIES

**Infinity Holdings Inc.
41162 Oak Creek Road
Murrieta, CA 92562
Owner/Applicant- GPA964**

**Trip Hord and Associates
P.O. Box 1235
Riverside, CA 92502
Engineer- GPA964**