

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



*716 B*

**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
July 17, 2012

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1113** – Applicant: Regent Properties – Third/Third Supervisorial District – Rancho California Zoning Area- Southwest Area Plan: Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 214.58 Gross Acres - Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) and Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-C) and Very High Density Residential (VHDR)(14-20 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan.

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board (see attached Report and Recommendations to the Board of Supervisors.)

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

**(CONTINUED ON ATTACHED PAGE)**

CSL:ms  
*D.M.*

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, **IT WAS ORDERED** that the above matter is approved as recommended.

**Ayes:** Buster, Tavaglione, Benoit, and Ashley  
**Nays:** None  
**Absent:** Stone  
**Date:** August 28, 2012  
**xc:** Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

**Prev. Agn. Ref.**

**District:** 3/3

**Agenda Number:**

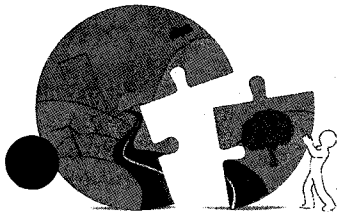
**15.2**

REVIEWED BY EXECUTIVE OFFICE  
 DATE *8/29/12*  
 Tina Grande  
 Departmental Concurrence  
 ATTACHMENTS FILED WITH THE CLERK OF THE BOARD  
 Dept't Recomm.:  Consent  
 Per Exec. Ofc.:  Policy

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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

716 B

DATE: July 17, 2012

TO: Clerk of the Board of Supervisors

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

SUBJECT: General Plan Amendment No. 1113

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

**No AD Required**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



**PLANNING COMMISSION  
4080 LEMON STREET, RIVERSIDE  
MINUTE ORDER JULY 18, 2012**

**I. AGENDA ITEM 2.2**

**GENERAL PLAN AMENDMENT NO. 1113** - Applicant: Regent Properties - Engineer/Representative: Webb and Associates - Third Supervisorial District - Rancho California Zoning Area- Southwest Area Plan: Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) - Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal - 214.58 Gross Acres - Zoning: Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10).

**II. PROJECT DESCRIPTION:**

The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-C) and Very High Density Residential (VHDR)(14-20 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan - Concurrent Cases: SP382, GPA1013, GPA1014, CZ 7775. (Legislative)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

**NO DECISION** was made by the Planning Commission.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Matt Straite  
Planning Commission: July 18, 2012

GENERAL PLAN AMENDMENT NO. 1113  
Applicant: Regent Properties  
Engineer/Rep.: Webb and Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

### RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings could be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings could be made. 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:** Indicated that he believed the San Diego Canal was the dividing line between urban and rural.

**Commissioner John Snell:** No comments

**Commissioner John Petty:** Indicated that given the low threshold of this review, he felt it was appropriate to let the project proceed.

**Commissioner Jim Porras:** No comments

**Commissioner Jan Zappardo:** No comments

Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Matt Straite  
Planning Commission: July 18, 2012

GENERAL PLAN AMENDMENT NO. 1113  
Applicant: Regent Properties  
Engineer/Rep.: Webb and Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1113** is one portion of a proposed Specific Plan. This application proposes to create a portion of the boundary of a new Specific Plan (SP382, the Belle Terre Specific Plan) and change the designations for a portion of the Specific Plan site, specifically APN's 472-170-001, 472-180-001, 476-010-045, and 476-010-040 from Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Open Space- Recreation (OS-R), and Open Space- Conservation (OS-C). The proposed Specific Plan is broken into three parts, only one portion is proposed for consideration in this staff report, the other two have been initiated already:

- GPA1113 is the *Northwestern Site*. This is the General Plan Initiation Process (GPIP) up for review in this staff report and as stated above, this is a standard inter-foundation change because all acreage in this proposal is already within the Community Development Foundation. It is 214.58 gross acres and represents the majority of the proposed Specific Plan.
- GPA1013 is the *Northeastern Site*. This is a Foundation level change that was initiated by the Board of Supervisors on May 18, 2010. At the time it was not proposing a Specific Plan. The Board initiated the application to go from Rural: Rural Mountainous (R:RM) to Rural Community: Very Low Density Residential (RC:VLDR). The applicant purchased the property and now desires to incorporate this into the Proposed Specific Plan. The site is 73.56 gross acres and is currently proposed in the Specific Plan to be all Open Spec Conservation. GPA1013 is not going back through the GPIP process at this time, this is simply added for background.
- GPA1014 is the *Southeastern Site*. This is a Foundation level change that was initiated by the Board of Supervisors on May 8, 2010. At the time it was not proposing a Specific Plan. The Board initiated the application to go from Rural: Rural Mountainous (R:RM) to Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). The applicant purchased the property and now desires to incorporate this into the Proposed Specific Plan. The



site is 55.20 gross acres. GPA1014 is not going back through the GPIP process at this time, this is simply added for background.

The entire Specific Plan is currently proposed to be a Community development Specific Plan.

The proposed Amendment is located in the Community of French Valley in the Southwest Area Plan of Western Riverside County; more specifically, it is westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy and Technical Correction GPA, under Section 2.4.

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

**REQUIRED FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1113 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or,
- (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

- (1) The Riverside County Vision. It is reasonable to assume that a Specific Plan Land Use designation for parcels in question will permit enough flexibility to achieve the future vision of the General Plan. It is possible to make this finding.
- (2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.
- (3) Any Foundation Component designation in the General Plan. The proposed project designation and the current designation are within the same Foundation. Thus, the proposed Amendment is consistent within the Community Development Foundation.



**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The General Plan Amendment is proposing a Specific Plan. Specific Plans afford a significant degree of flexibility. It is too early at this stage of the projects review to compare the project to all of the purposes of the General Plan; however, because of the flexibility afforded by Specific Plans, it is possible to contend that a Specific Plan on this site could contribute to the purposes of the General Plan. The findings can be made, at this stage, that the proposed Amendment may contribute to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The proposed development plan for the subject property was devised in response to special circumstances or conditions that were not anticipated when the General Plan was approved in 2003.

The applicant has provided the following circumstances which have occurred since the adoption of the General Plan Update in 2003 and warrant the further consideration of GPA 1113. Specifically:

- i. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Northwestern Site.

New residential developments on the western boundary of the Northwestern Site have been approved and constructed since 2003. These subdivision tracts are depicted on the attached Exhibit A and include the following:

- The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.
- The tract south of Brumfield St. and north of Cottonwood Rd. (TR 29017) was fully built out by August of 2006.
- The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential subdivision to the south of the Northwestern Site, was approved in October of 2004, although it has not yet been constructed.

Accordingly, the area proposed for development pursuant to GPA 1113 is a natural extension of the surrounding residential uses constructed and approved since the General Plan was updated in 2003. By changing the designation from Medium Density Residential to Specific Plan, with actual land uses reflected on the Specific Plan Land Use Plan, GPA 1113 would allow the project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern Site would be an appropriate transition from the residential uses to the west. Other segments of the Specific Plan (by proposed amendments not under review in this Staff Report) would provide a buffer to the more rural areas located to the east of the subject property that would not normally be possible without the ability to cluster development into GPA1113.

- ii. New information about the Northwestern Site's characteristics and the propriety of a specific plan overlay, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted.

As background, the General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

The applicants detailed examination of the Northwestern Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Northwestern Site. The proposed Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. More generally, the proposed Specific Plan would preserve the Northeastern Site for open space (by proposed amendments not under review in this Staff Report), as discussed below. Accordingly, development density would be clustered in the Northwestern Site and Southeastern Site where topography and access are most suitable for development. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that could help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting further consideration of GPA 1113.

- iii. The current proposal to preserve the Northeastern Site of the proposed Specific Plan (made possible only by the clustering of development on the property through a specific plan on all three sites) is a new circumstance.

Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies. (Southwest Area Plan, p. 57) Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants further consideration of GPA 1113. Again, the Northeastern site is part of a different General Plan Amendment application, but will ultimately be considered with this Specific Plan. Further consideration of GPA1113 will allow clustering throughout the entire Specific Plan, including GPA1113.

- iv. The adoption of AB 32 and SB 375 since the last General Plan Update warrant consideration of the proposed GPA 1113 as a means to achieve various smart growth principles.

There are other state and regional regulatory developments that have occurred since 2003. The State of California passed the Global Warming Solutions Act (AB 32) in 2006 to mandate that greenhouse gas (GHG) emissions across the State be reduced by 2020. To facilitate in the implementation of AB 32, the California Legislature passed the Sustainable Communities and Climate Protection Act (SB 375) in 2008. SB 375 requires local metropolitan planning agencies to

prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning.

The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012. In general, SCS plans to concentrate future development and provide higher intensity development, including residential development, in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from personal vehicles. Consistency with the SCS will be analyzed in the EIR for the project; what is important to note is that a Specific Plan Land Use Designation affords the flexibility to comply with the State requirements using several tool, including smart growth principals and a mix of land use densities in the project site.

The project's characteristics that achieve smart growth principles include:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.<sup>1</sup> The specific plan designation allows for a comprehensive plan that will preserve the riparian corridor on the Northwestern Site. And, by clustering development on the Northwestern and Southeastern Sites and preserving the Northeastern Site as open space, the project will help achieve smart growth principles.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Northwestern Site is near accessible transportation. Specifically, the site is near Highway 79, as well as the 215, connected via Scott Road.
- The project will provide a wide range of pedestrian trails and interconnectivity.

Finally, the SCS also includes examples of mitigation measures that could reduce impacts from planning, development and transportation projects. (SCS, Appendix G) During the preparation of the Environmental Impact Report, these measures will be considered.

**SUMMARY OF FINDINGS:**

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Vacant/ Scattered single family residential  |
| 2. Surrounding Land Use (Ex. #1): | Scattered large lot single family residential to the east, lot single family residential and smaller single family residential to the west, vacant to the north and south (for entire proposed Specific Plan). The San Diego Canal runs through the middle of the project site and not considered a part of the project. |
| 3. Existing Zoning (Ex. #2):      | Rural Residential (RR), Residential Agricultural – 2½ Acre Minimum (R-A-2½), Light Agriculture-10 Acre Minimum (A-1-10) and Light Agriculture-   |

---

<sup>1</sup> It should be noted that compact development can be built anywhere. It encompasses residential and commercial development and can be adapted to urban, suburban, and rural settings. Single-family houses, townhomes, and apartments all have a place in compact development. (Urban Land Institute, Land Use and Driving: The Role Compact Development Can Play In Reducing Greenhouse Gas Emissions (2010).)

4. Surrounding Zoning (Ex. #2): 5 Acre Minimum (A-5-10) (for entire proposed Specific Plan)  
Specific Plan (SP) to the west and north, Rural Residential (RR) to the east, Agriculture Poultry (A-P) to the south, and One Family Residential (R-1) to the west and south (for entire proposed Specific Plan).
5. Existing General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) (for entire proposed Specific Plan).
6. Proposed General Plan Land Use: Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to the west and south, Low Density Residential (LDR)(1/2 Acre Minimum) to the north, and Public Facilities (PF) through the middle of the site; Rural: Rural Mountainous(RM)(10 Acre Minimum) to the east (for entire proposed Specific Plan)
7. Project Data: Total Acreage: 334.2 Gross (for entire proposed Specific Plan)  
Proposed total unit count: 1,128
8. Environmental Concerns: Not applicable at this time

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1113. 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. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A County Fault zone;
  - b. A Redevelopment Area;
  - c. A County Service Area;
  - d. An Airport Influence Area;
  - e. An Agriculture Preserve; or
  - f. A City of Sphere of Influence.
3. The project site is located within:

- g. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - h. An SKR Fee Area (Ordinance No. 663.10).
  - i. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - j. The Highway 79 General Plan Policy area;
  - a. Diamond Valley Lake Policy area;
  - b. An MSHCP Fee area (Ordinance No. 810);
  - c. A Development Impact Fee area (Ordinance No. 659);
  - d. A West T.U.M.F. Fee area (Ordinance No. 824);
  - e. Temecula Valley Unified and Hemet Unified School District; and,
  - f. Paleontological Low and Undetermined Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-040 and 476-010-045 (for the entire Specific Plan; GPA1113 only is 472-170-001, 472-180-001, 476-010-040, and 476-010-045).

RIVERSIDE COUNTY PLANNING DEPARTMENT

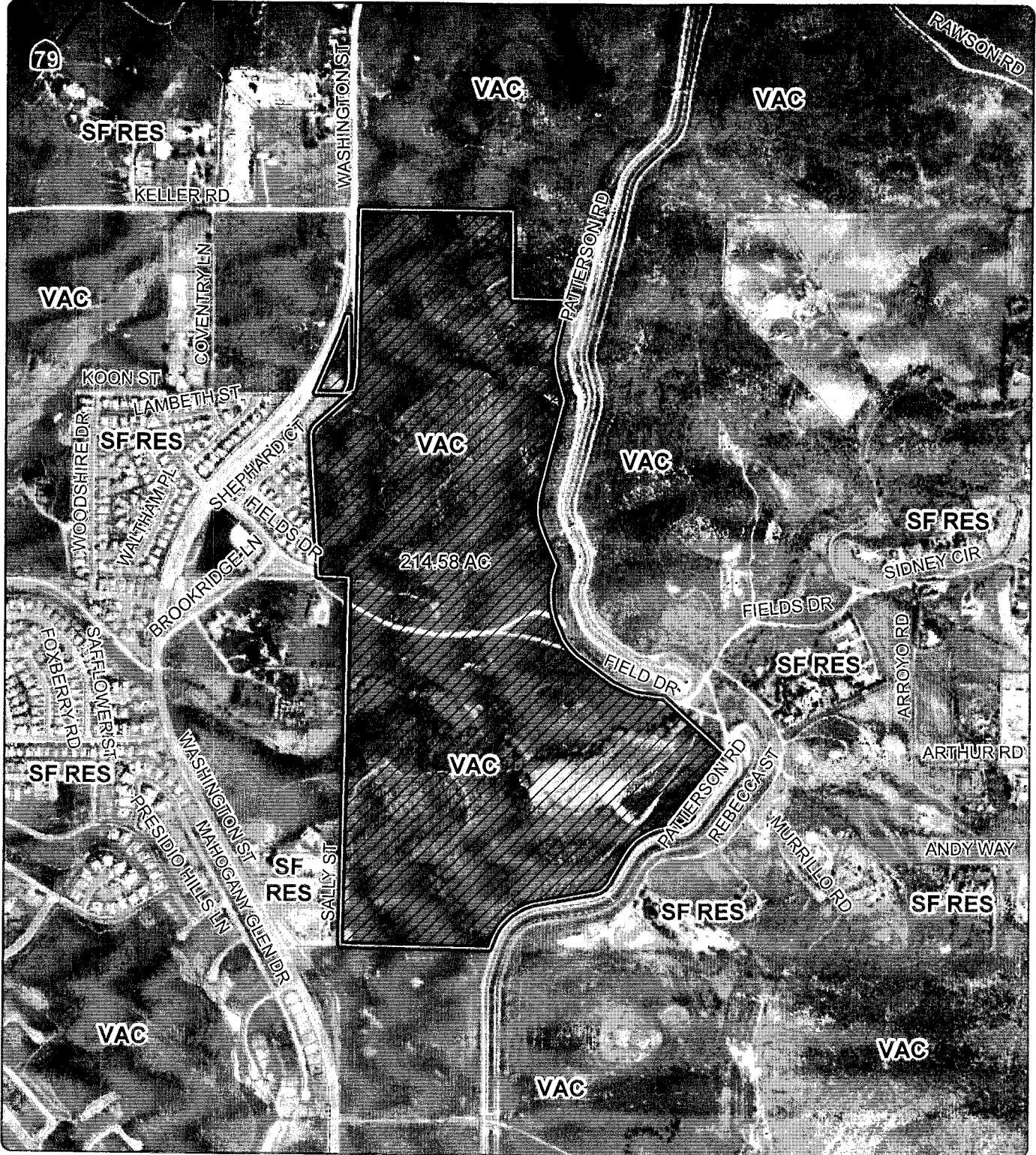
GPA01113

LAND USE

Supervisor Stone  
District 3

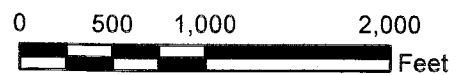
Date Drawn: 05/29/2012

Exhibit 1



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 27

Assessors Bk. Pg. 472 10-17-18  
Thomas Bros. Pg. 899 G4  
Edition 2011



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.fmr.ca.gov/riverside.ca.us/index.html>

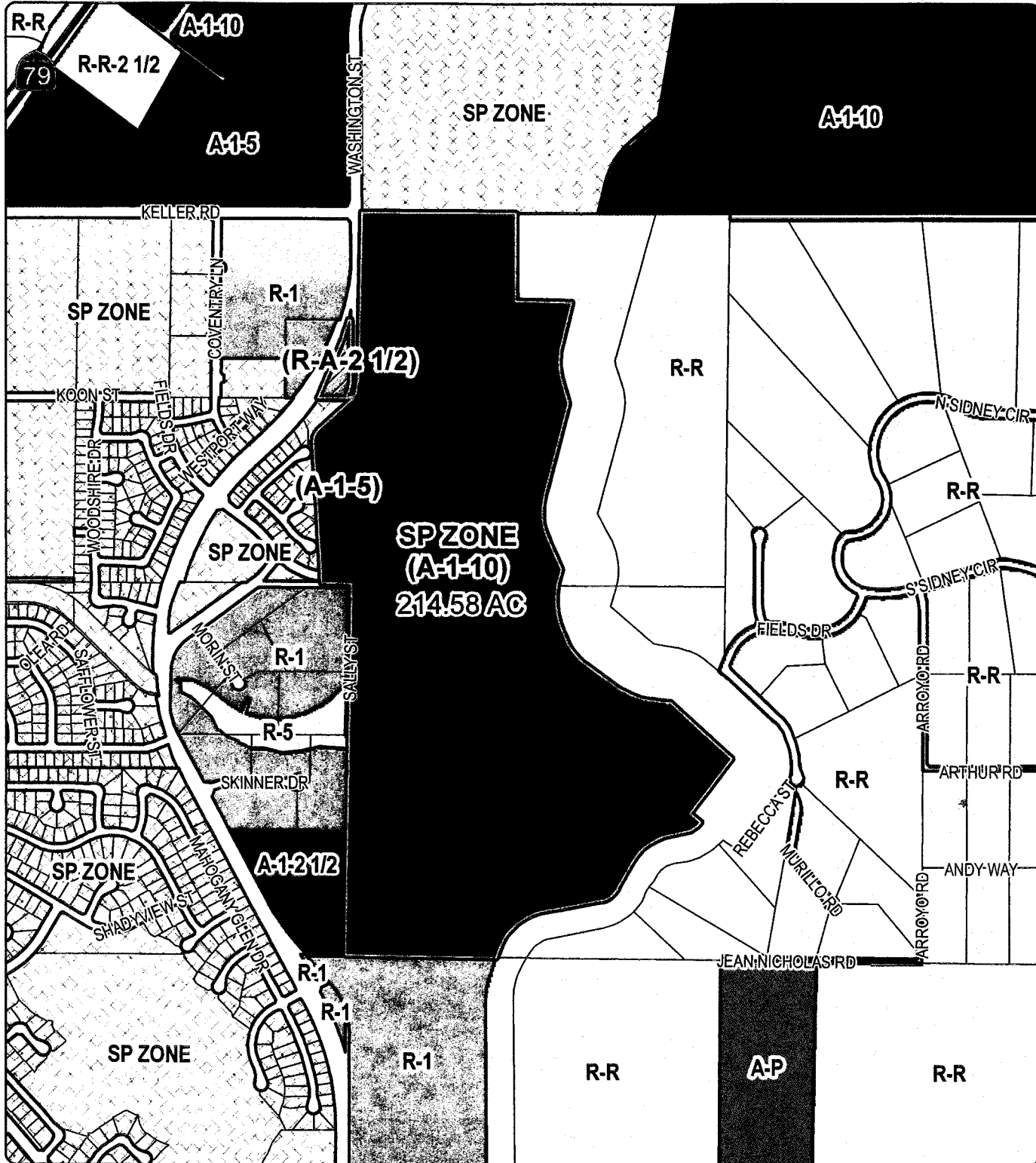
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01113

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 05/29/2012  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 27

Assessors Bk. Pg. 472 10-17-18  
Thomas Bros. Pg. 899 G4  
Edition 2011



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.rtpa.co.riverside.ca.us/index.html>





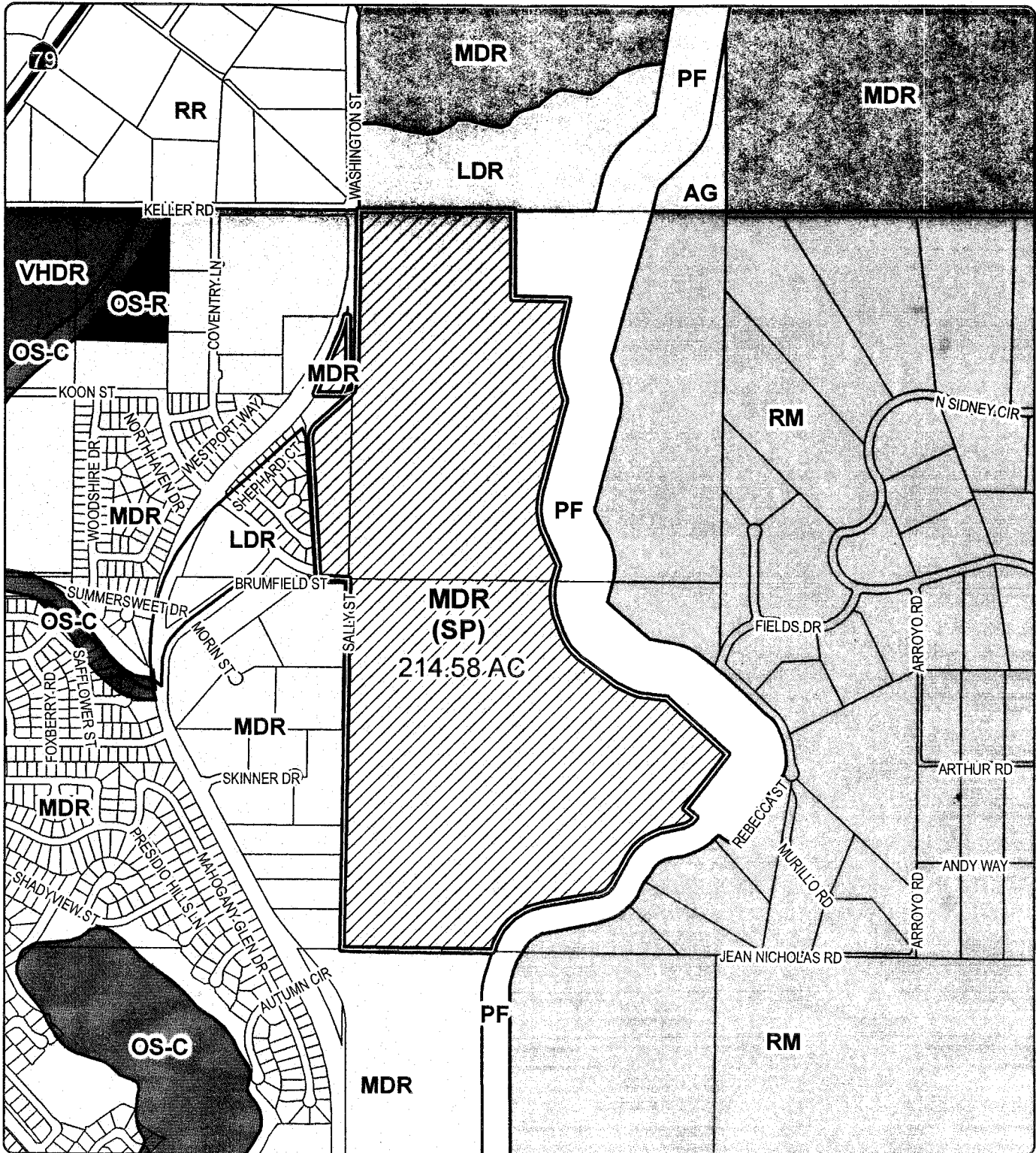
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01113

PROPOSED GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 05/29/2012  
Exhibit 6



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 27

Assessors Bk. Pg. 472 10-17-18  
Thomas Bros. Pg. 899 G4  
Edition 2011



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

Regent Properties  
11990 San Vicente Blvd #200  
Los Angeles, CA 90049

Mr. Bruce Davis  
Webb & Associates  
3788 McCray Street  
Riverside, CA 92506