



### **Agriculture/Potential Development Special Study Area**

During the course of public hearings regarding the San Jacinto Valley Area Plan, it became apparent that the visions of local residents and landowners for the future of the historically agricultural area of the eastern San Jacinto Valley, especially areas southerly of Florida Avenue and easterly of Soboba Street, are not easily reconciled. Many of the residents in this area would like the surrounding agricultural lands to remain in agricultural use for the foreseeable future, while many of the owners of agricultural land are concerned that agricultural uses will be economically marginal within the next few years, requiring provision for alternative development opportunities.

**SJVAP 6.1** — Following adoption of the RCIP General Plan, the County of Riverside shall initiate a focused study of agricultural and undeveloped areas within the Agriculture/Potential Development Study Area. A committee shall be established including, as available, representatives of the Office of the Agricultural Commissioner, the Cooperative Extension Service, the Natural Resources Conservation Service, the Office of the Third District Supervisor, the Riverside County Farm Bureau, the Lake Hemet Municipal Water District, the City of Hemet, the Riverside County Planning Department, owners of farmland, and residents within and in the vicinity of the study area to assess the viability of continued agricultural use of the area, enhance the long-term preservation of agriculture in the area, and address problems resulting from the interface of agricultural uses with community development and rural community uses.

### **Specific Plans**

Specific plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department.

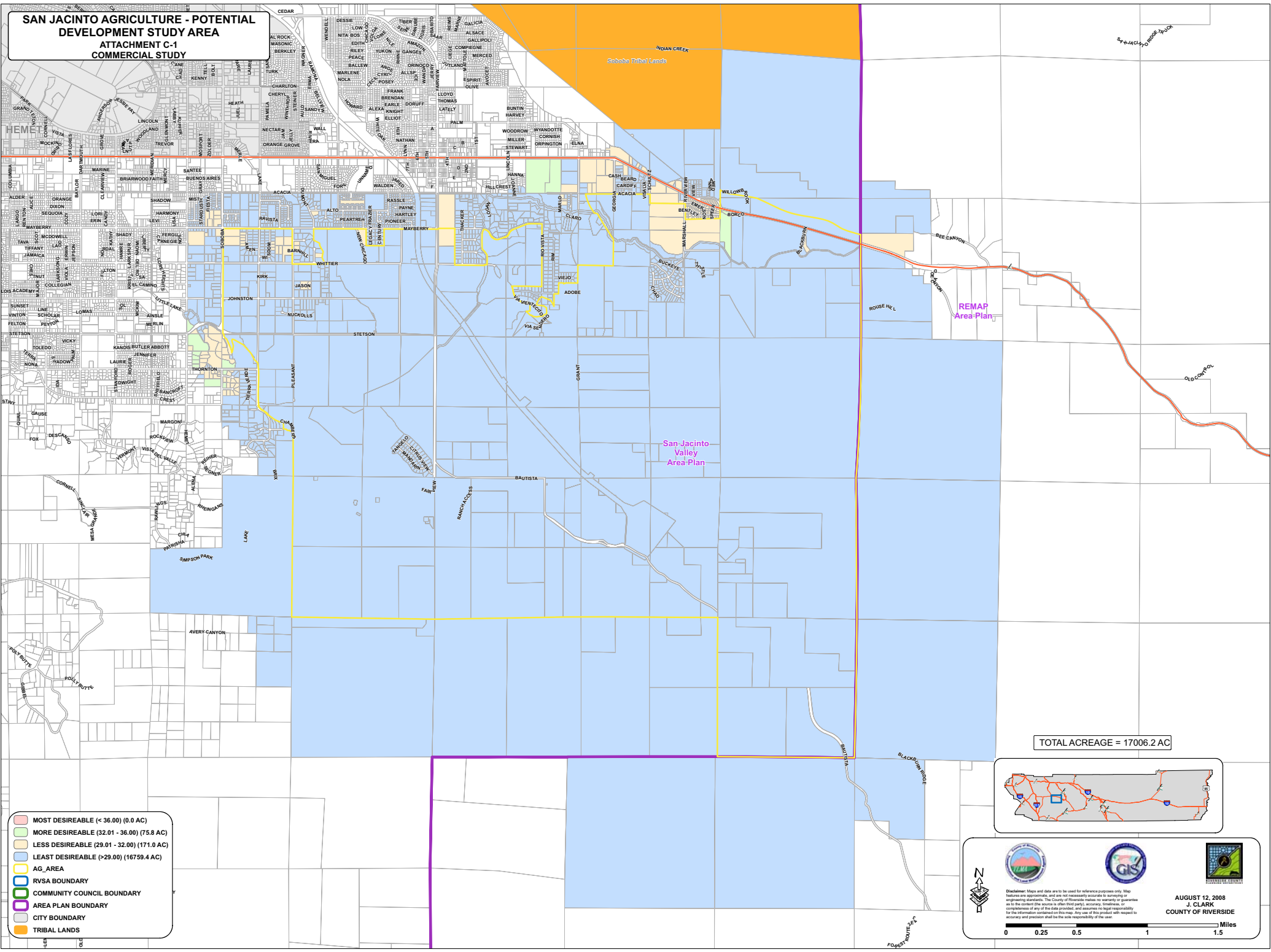
There is one adopted specific plan in the San Jacinto Valley Area Plan, Specific Plan No. 212 (Mesa Grande). This specific plan is determined to be a Community Development Specific Plan.

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual 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 and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.

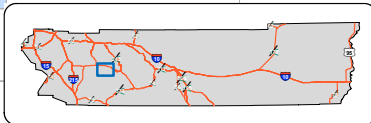


The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

**SAN JACINTO AGRICULTURE - POTENTIAL DEVELOPMENT STUDY AREA**  
**ATTACHMENT C-1**  
**COMMERCIAL STUDY**



TOTAL ACREAGE = 17006.2 AC



- MOST DESIREABLE (< 36.00) (0.0 AC)
- MORE DESIREABLE (32.01 - 36.00) (75.8 AC)
- LESS DESIREABLE (29.01 - 32.00) (171.0 AC)
- LEAST DESIREABLE (>29.00) (16759.4 AC)
- AG\_AREA
- RVSA BOUNDARY
- COMMUNITY COUNCIL BOUNDARY
- AREA PLAN BOUNDARY
- CITY BOUNDARY
- TRIBAL LANDS

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AUGUST 12, 2008  
 J. CLARK  
 COUNTY OF RIVERSIDE