



SJVAP 3.9 Allow existing agricultural uses within the policy area to continue by right. Transition into conservation uses will only occur by acquisition of property from willing owners.

Airport Influenced Policy Area

The Hemet-Ryan Airport is located within the City of Hemet. In order to provide a safety buffer around the airport, the Federal Aviation Administration and Riverside County impose restrictions on the uses and height of proposed development in the vicinity of the Hemet-Ryan Airport. For more information on the airport and the spaces requiring protection, see the Hemet-Ryan Airport Land Use Plan as well as the County and federal regulations regarding regulation of uses and development standards in airport environs


Policies:



SJVAP 4.1 Enhance the safety of land uses within the Hemet-Ryan environs by adhering to the Airports section of the General Plan Land Use Element, as well as those policies of the Hemet-Ryan Airport Land Use Plan.

SJVAP 4.2 Require property owners within the Airport Influenced area to obtain appropriate aviation approvals consistent with applicable airport regulations and the Hemet-Ryan Land Use Plan.

Specific Plans

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

Specific plans are identified in this section as policy areas because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plan in San Jacinto Valley, for specific plan names or numbers that are located in the San Jacinto Valley Area Plan. Policies related to the listed specific plan can be obtained at the Riverside County Planning Department.

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.

Table 3: Adopted Specific Plan in San Jacinto Valley ¹

Specific Plan	Specific Plan #
Mesa Grande	212

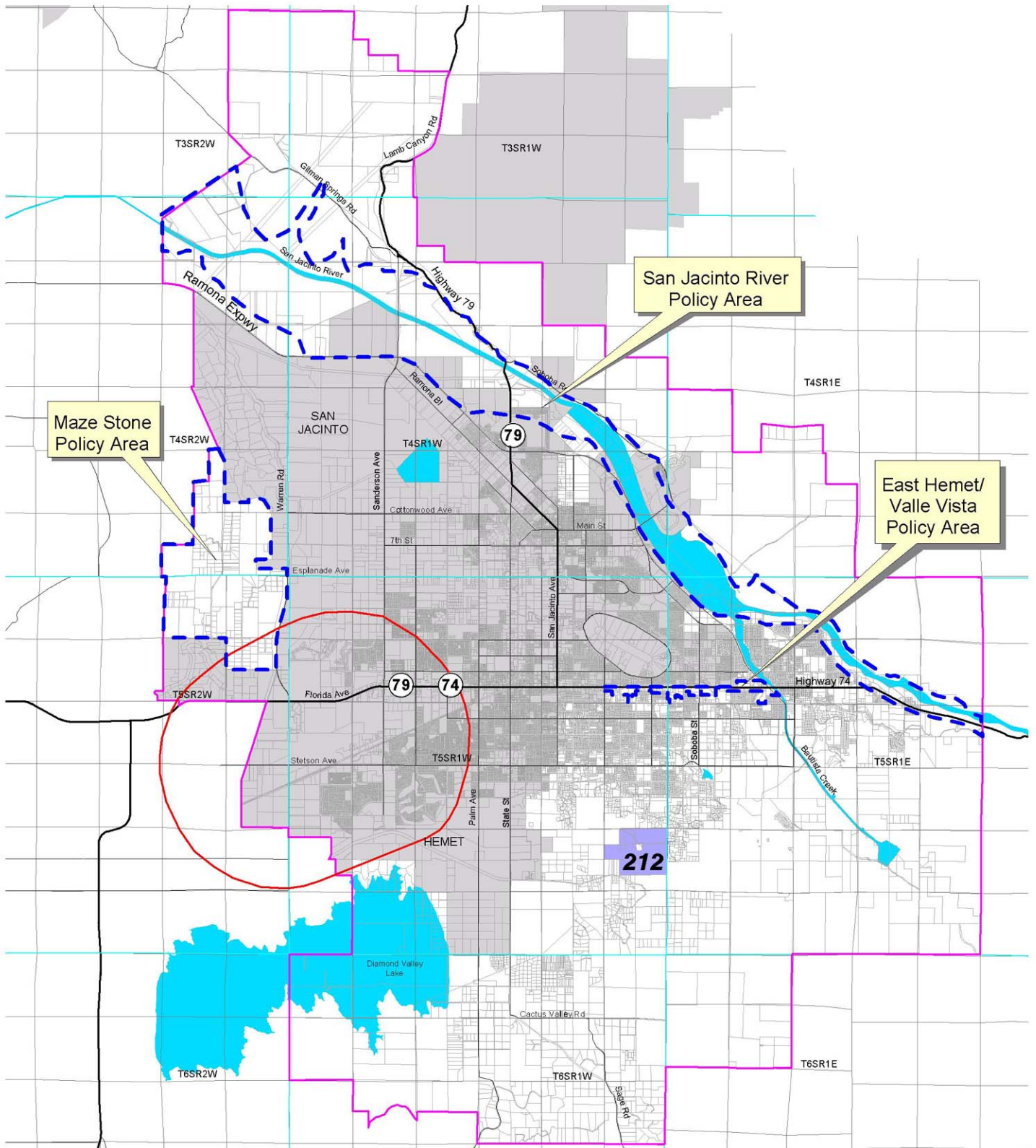
¹ Source: County of Riverside Planning Department.






County of Riverside General Plan - *Hearing Draft*

San Jacinto Valley Area Plan

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-  Policy Areas
-  Airport Influenced Policy Area
-  **212** Specific Plans
-  Area Plan Boundary
-  City

Source Information: Riverside County.
The oldest data shown on this map is 1990.

This map is a draft document only and has yet to be verified by the County of Riverside or their representatives. This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording.

Figure 4



SAN JACINTO VALLEY AREA PLAN POLICY AREAS





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San Jacinto Valley Area Plan

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