



Agenda Item No. 6.1

Riverside County Planning Commission

General Plan Amendment No. 621

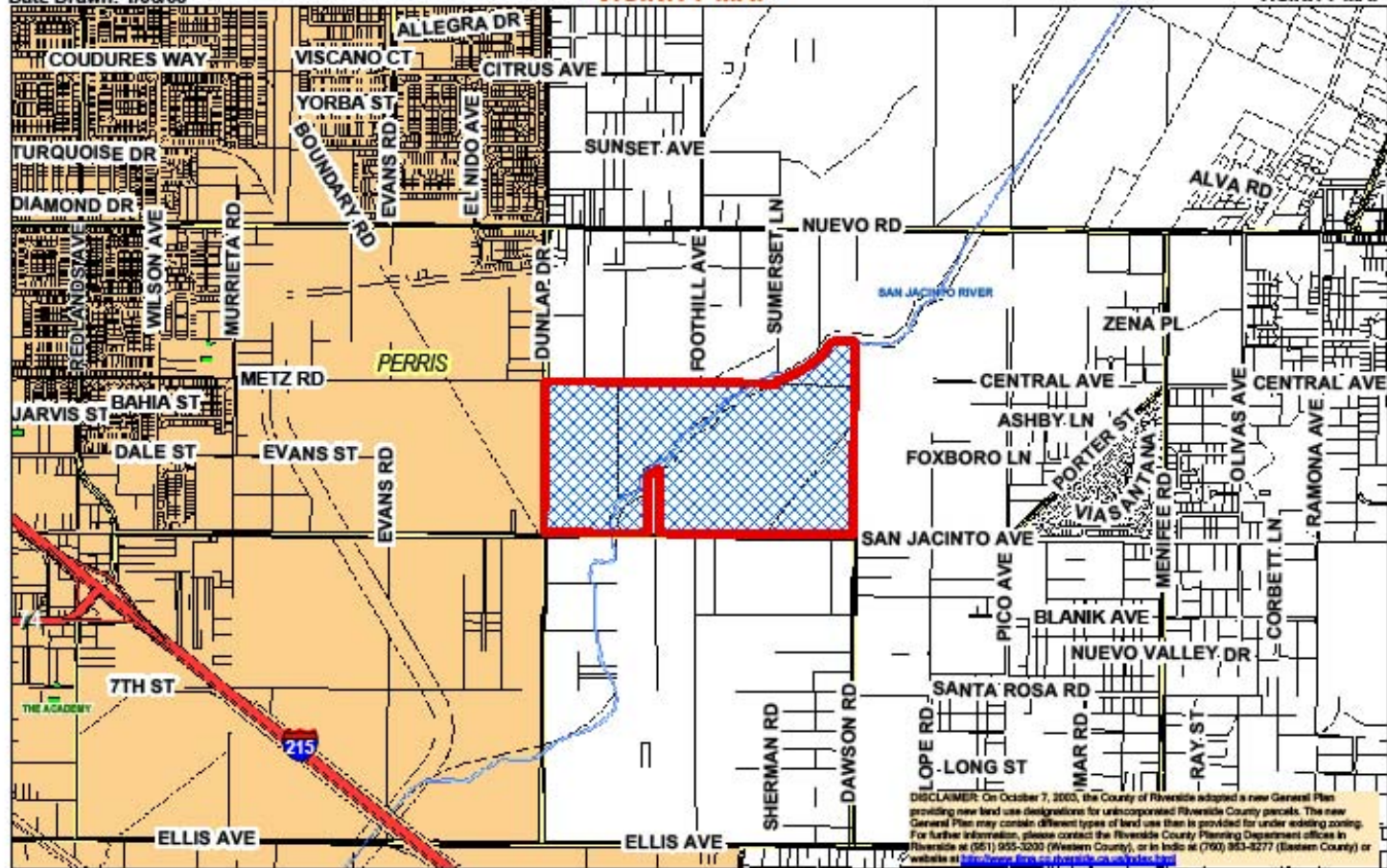


Vicinity Map

Supervisor Ashley
District 5
Date Drawn: 1/06/09

GPA00621 SP00329

Planner: Matt Straite
Date: 1/09/09
VICINITY MAP



Area: Nuevo
Township/Range: T4SR3W
Section: 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 310-23 & 24
Thomas
Bros. Pg. 808 C2





Development Opportunities

Site Foundation Component:

Community Development and Open Space- Water and Conservation

Surrounding Components:

North:

Community Development

South:

Community Development and Open Space- Water

East:

Open Space- Water

West:

Community Development





General Plan

Current General Plan:

Community Development: Medium Density Residential (MDR) (2-5 DU/AC), Open Space –Water (OS-W), Conservation (OS-C)

Proposed General Plan:

Community Development- Specific Plan

Surrounding Designations:

North:

Community Development: Medium Density Residential (MDR) (2-5 DU/AC)

West:

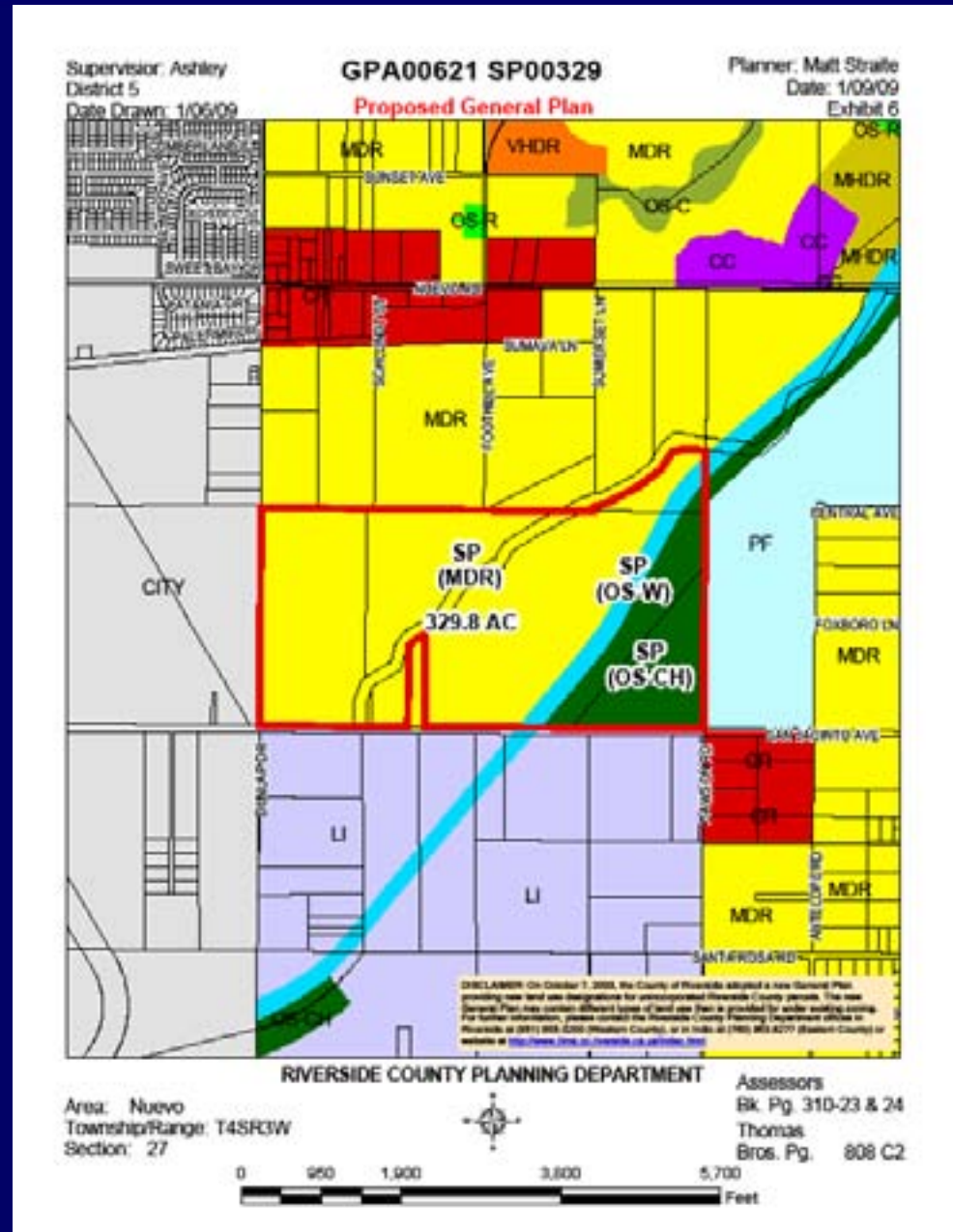
City of Perris

East:

Public Facilities (PF)

South:

Community Development: Light Industrial (LI, Open Space- Water (OS-W)





Zoning

Current Zoning:

Light Agriculture 20 Acre Minimum (A-1-20)

Surrounding Zoning:

North:

Agriculture Poultry (AP) and Rural Residential (RR)

South:

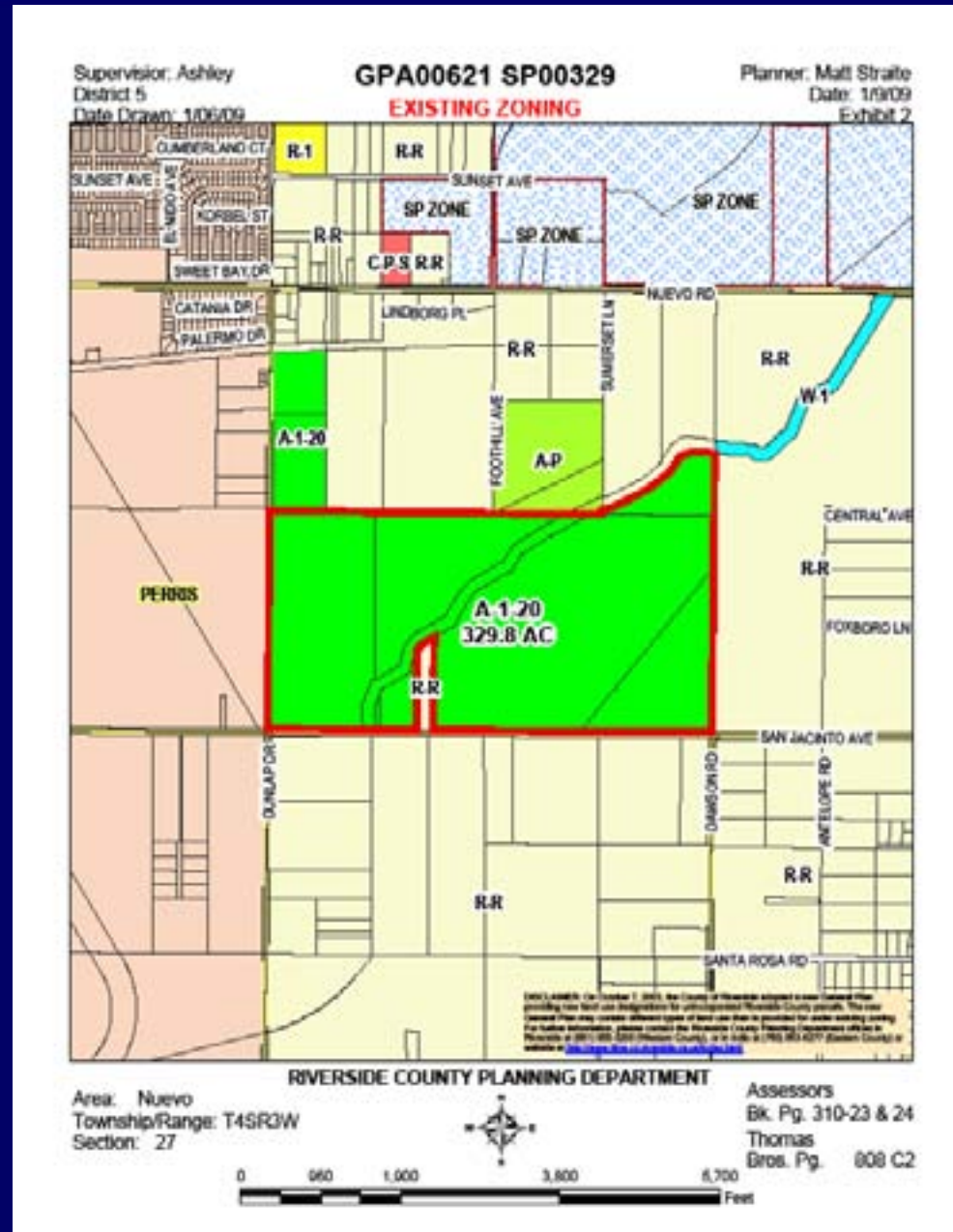
Rural Residential (RR)

East:

Rural Residential (RR)

West:

City of Perris





Land Use

Current Land Use:

Vacant

Surrounding Land Uses:

North:

Vacant land

South:

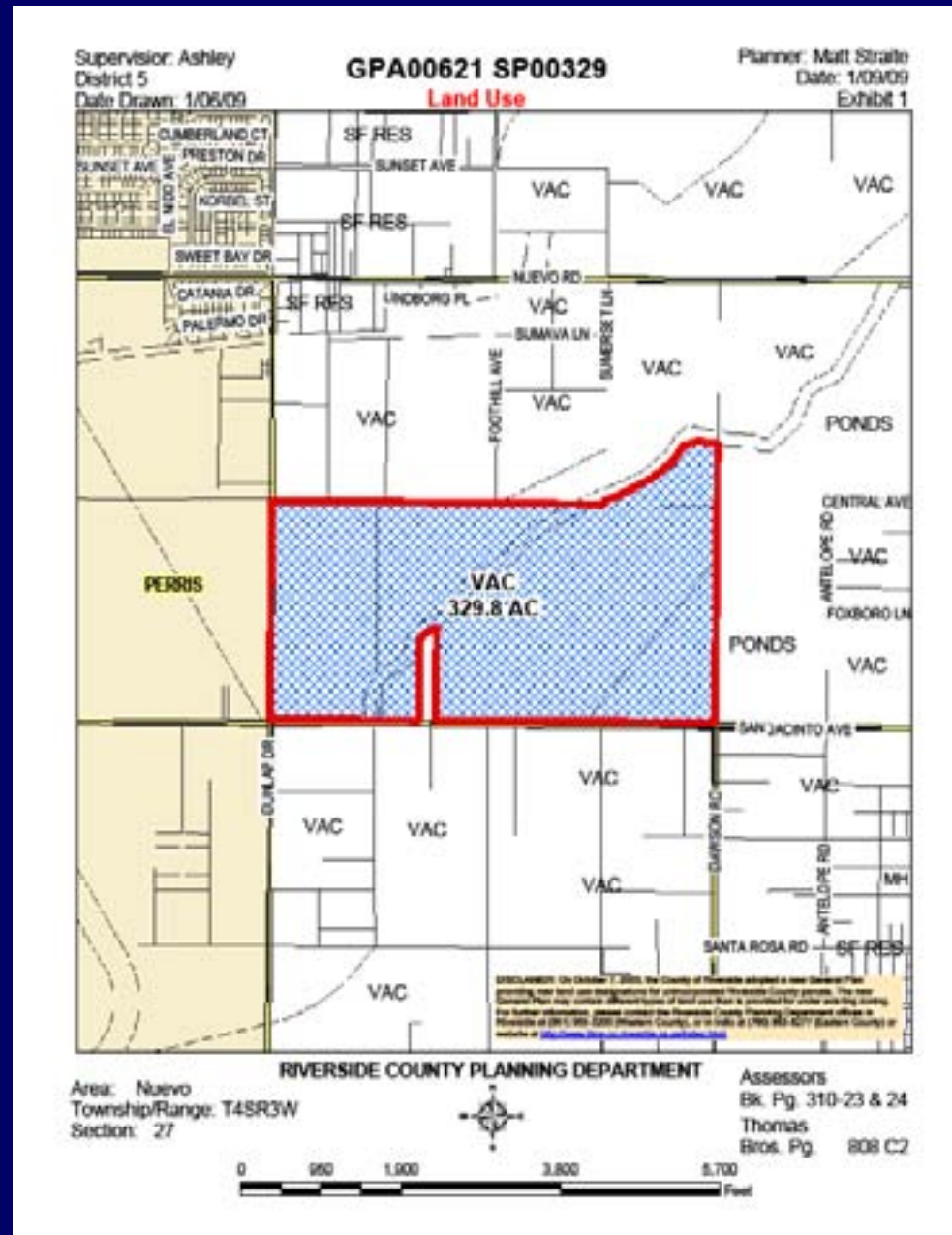
Vacant land

East:

EMWD Holding Ponds/Lakes

West:

City of Perris



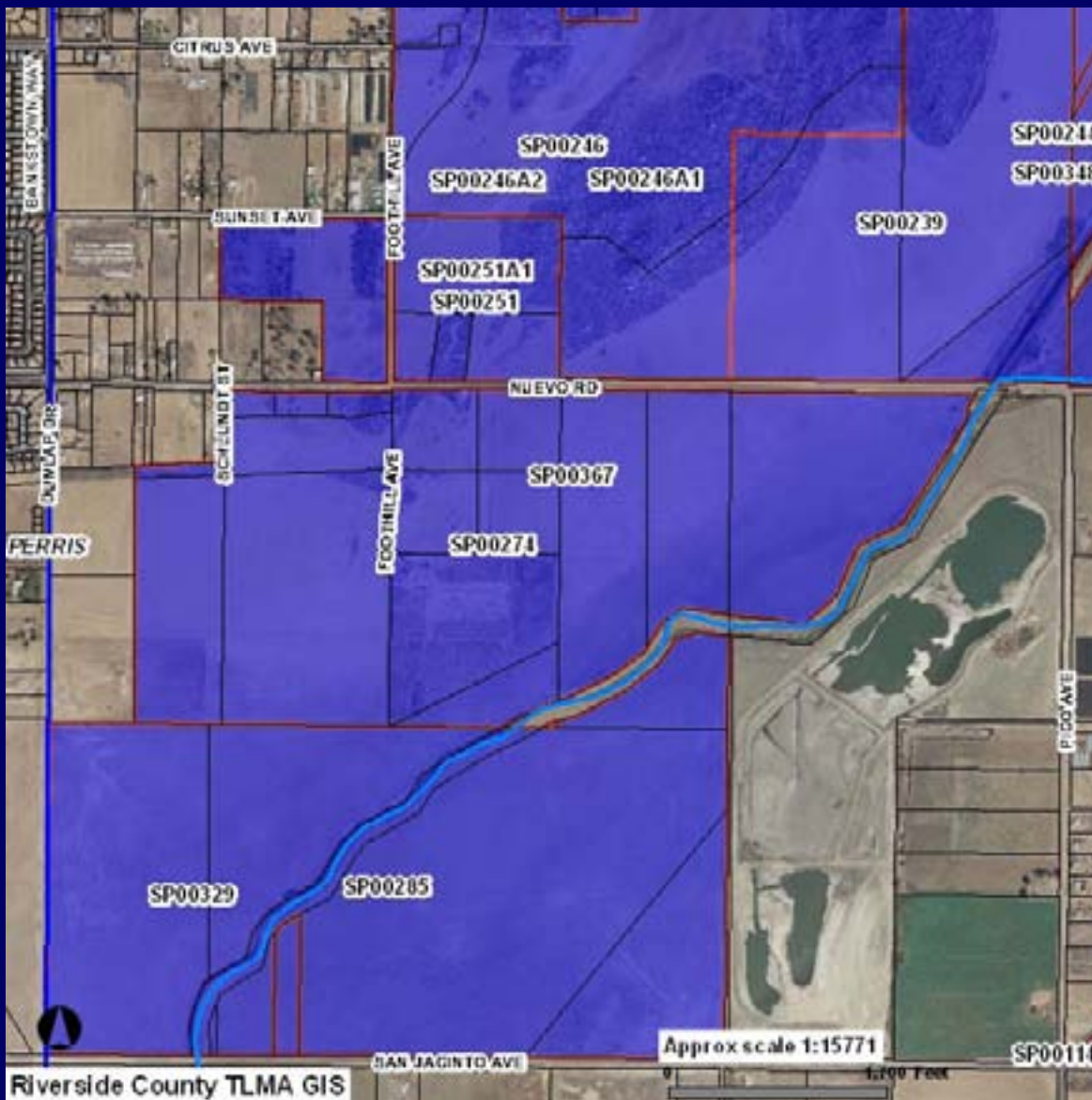


Recommendation

The Planning Director 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. 621. 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.



Neighboring Prop SP



Riverside County TLMA GIS

Approx scale 1:15771

0 1,200 Feet

jw V5.0