



# Agenda Item No. 8.2

Riverside County Planning Commission

General Plan Amendment No. 1071

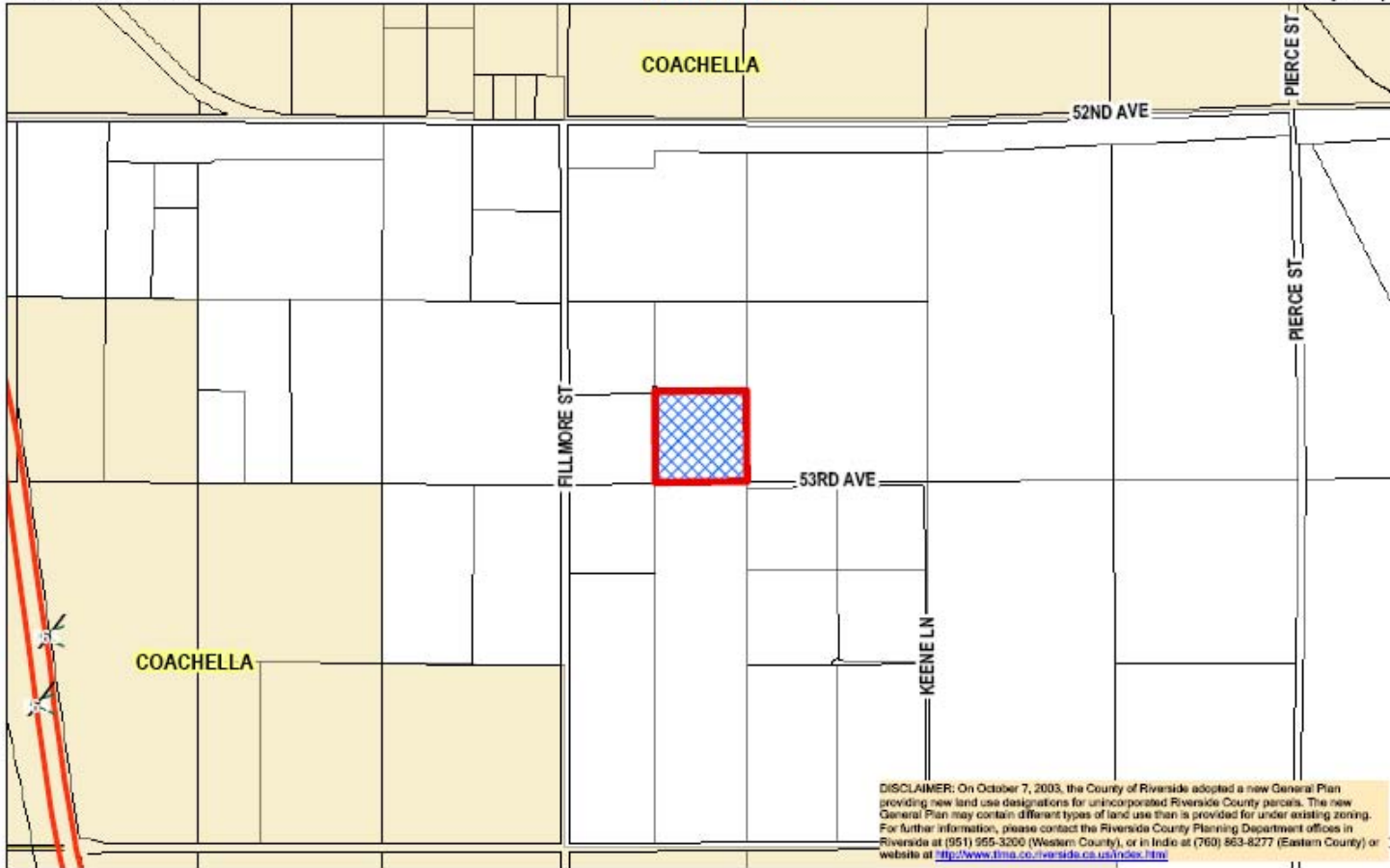


# Vicinity Map

Supervisor Wilson  
District 4  
Date Drawn: 12/9/08

**GPA01071**  
**VICINITY MAP**

Planner: Maurice Borrows  
Date: 12/18/08  
Vicinity Map



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.trma.co/riverside.ca.us/index.htm>

District: Lower Coachella Valley  
Township/Range: T6SR8E  
Section : 11

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 763-17  
Thomas  
Bros. Pg. 5531 J1





# Development Opportunities

## Site's Foundation Component:

Agriculture (A)

## Proposed Foundation Component:

Rural Community (RC)

## Surrounding Components:

### North:

Agriculture (A)

### South:

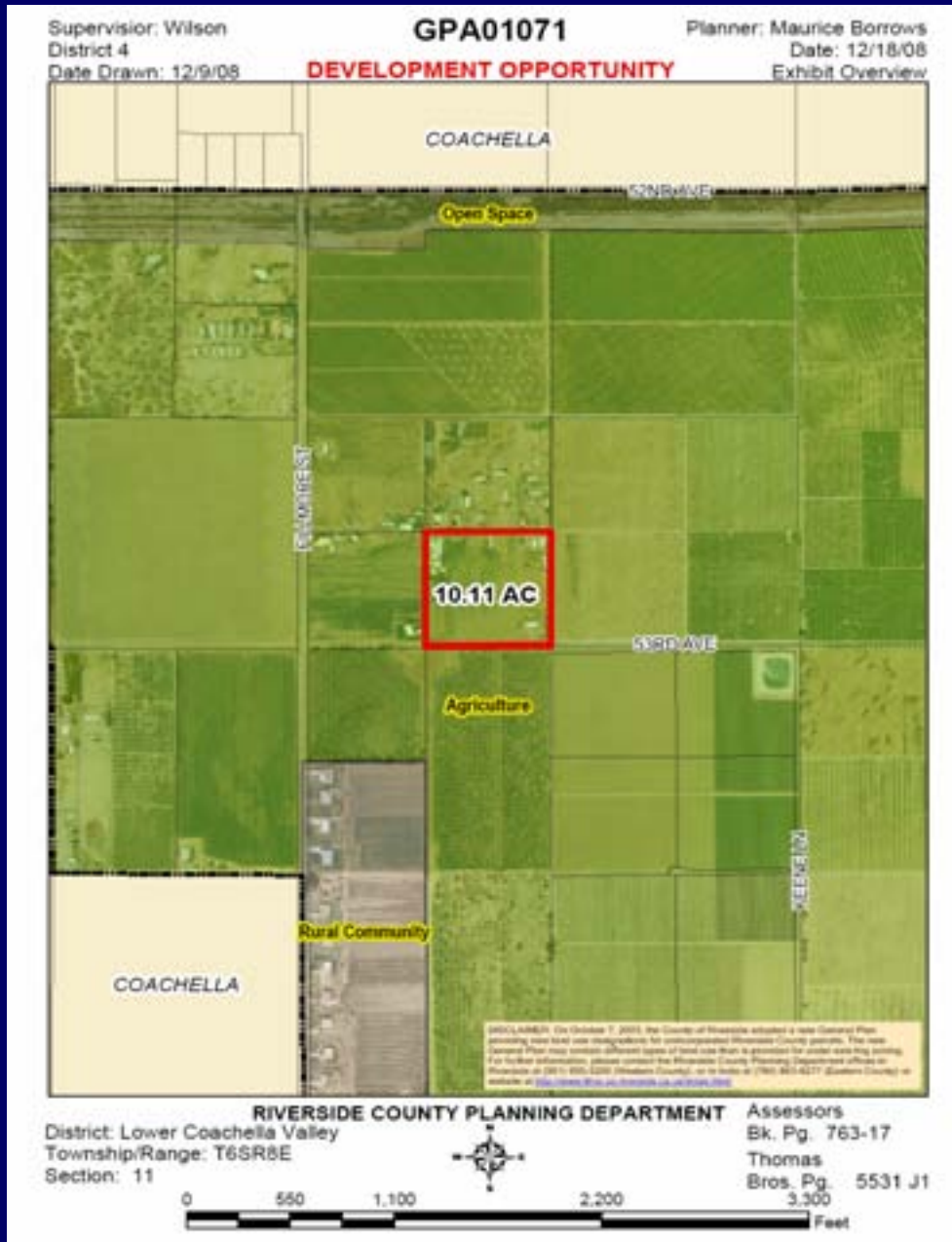
Agriculture (A)

### East:

Agriculture (A)

### West:

Agriculture (A)





# General Plan

## Current General Plan:

Agriculture (AG)

## Proposed General Plan:

Estate Density Residential (EDR)

## Surrounding Designations:

### North:

Agriculture (AG)

### West:

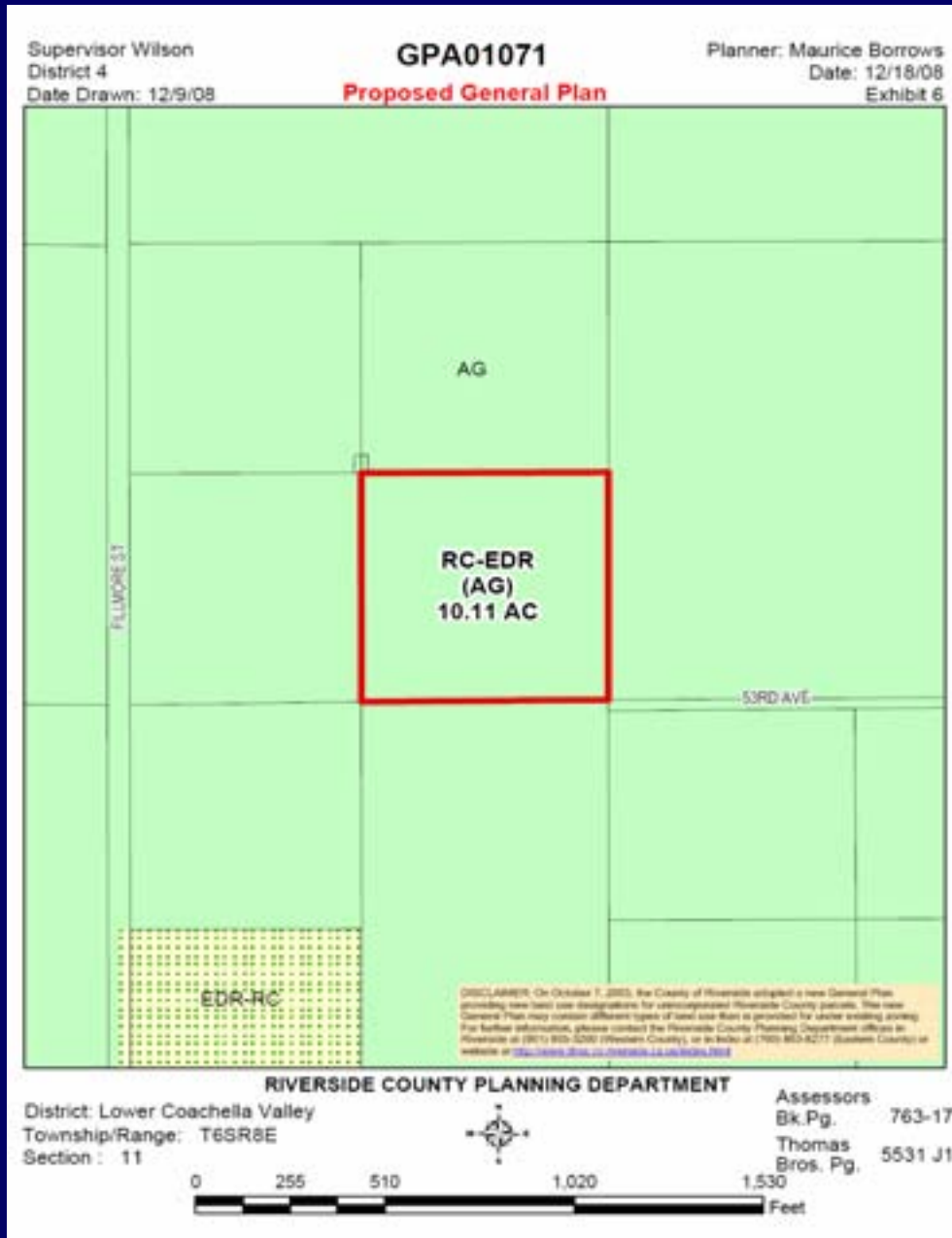
Agriculture (AG)

### East:

Agriculture (AG)

### South:

Agriculture (AG)





# Zoning

## Current Zoning:

Heavy Agriculture (A-2-10)

## Proposed Zoning:

Light Agriculture (A-1-2)

## Surrounding Zoning:

### North:

Heavy Agriculture (A-2-20)

### South:

Heavy Agriculture (A-2-20)

### East:

Heavy Agriculture (A-2-20)

### West:

Heavy Agriculture (A-2-20)

Supervisor Wilson  
 District 4  
 Date Drawn: 12/9/08

**GPA01071**  
**EXISTING ZONING**

Planner: Maurice Borrows  
 Date: 12/18/08  
 Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

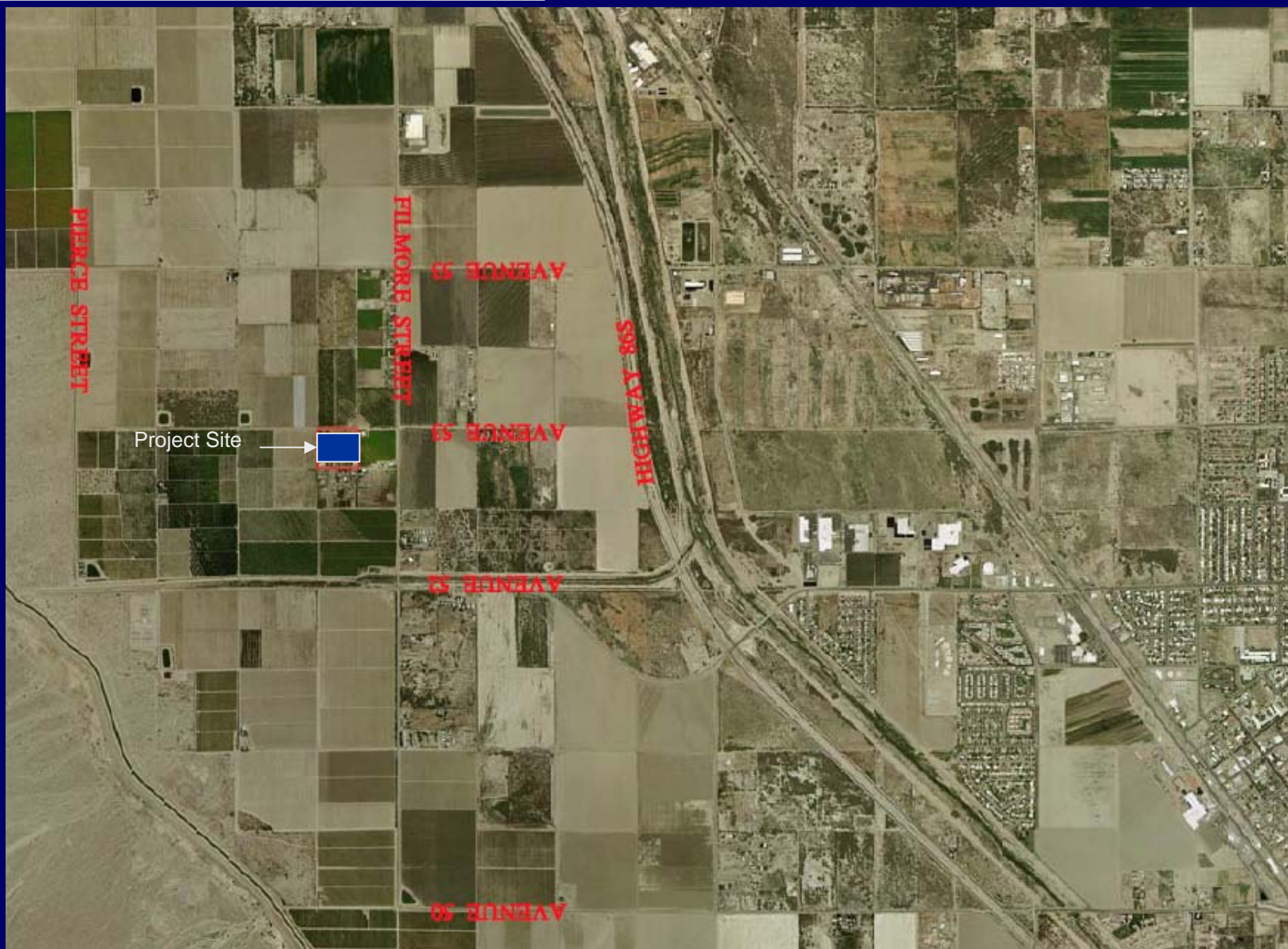
District: Lower Coachella Valley  
 Township/Range: T6SR8E  
 Section: 11

Assessors  
 Bk. Pg. 763-17  
 Thomas  
 Bros. Pg. 5531 J1

0 300 600 1,200 1,800 Feet

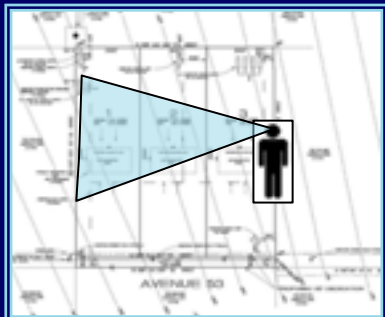


# Aerial





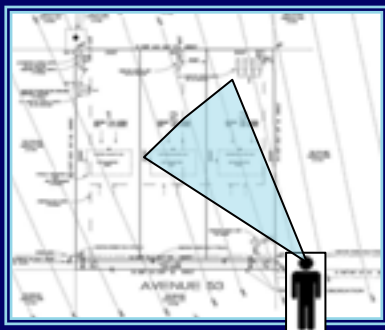
# Site Photo 1



Westerly PL looking east



# Site Photo 2



Looking NE from southwest corner



## Issues of Concern

- Agricultural GPA, under Section 2.7
- Code Violations
  - CV0805439 for sub-standard mobile homes
  - CV0805440 for sub-standard electrical power (currently on temporary power)
- Land use compatibility



## Recommendations

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1071 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.



# Land Use

## Current Land Use:

Single-family residential

## Surrounding Land Uses:

### North:

Mobile home park

### South:

Crops

### East:

Crops

### West:

Single-family residential

