



Agenda Item No. 8.8

Riverside County Planning Commission

General Plan Amendment No. 1068

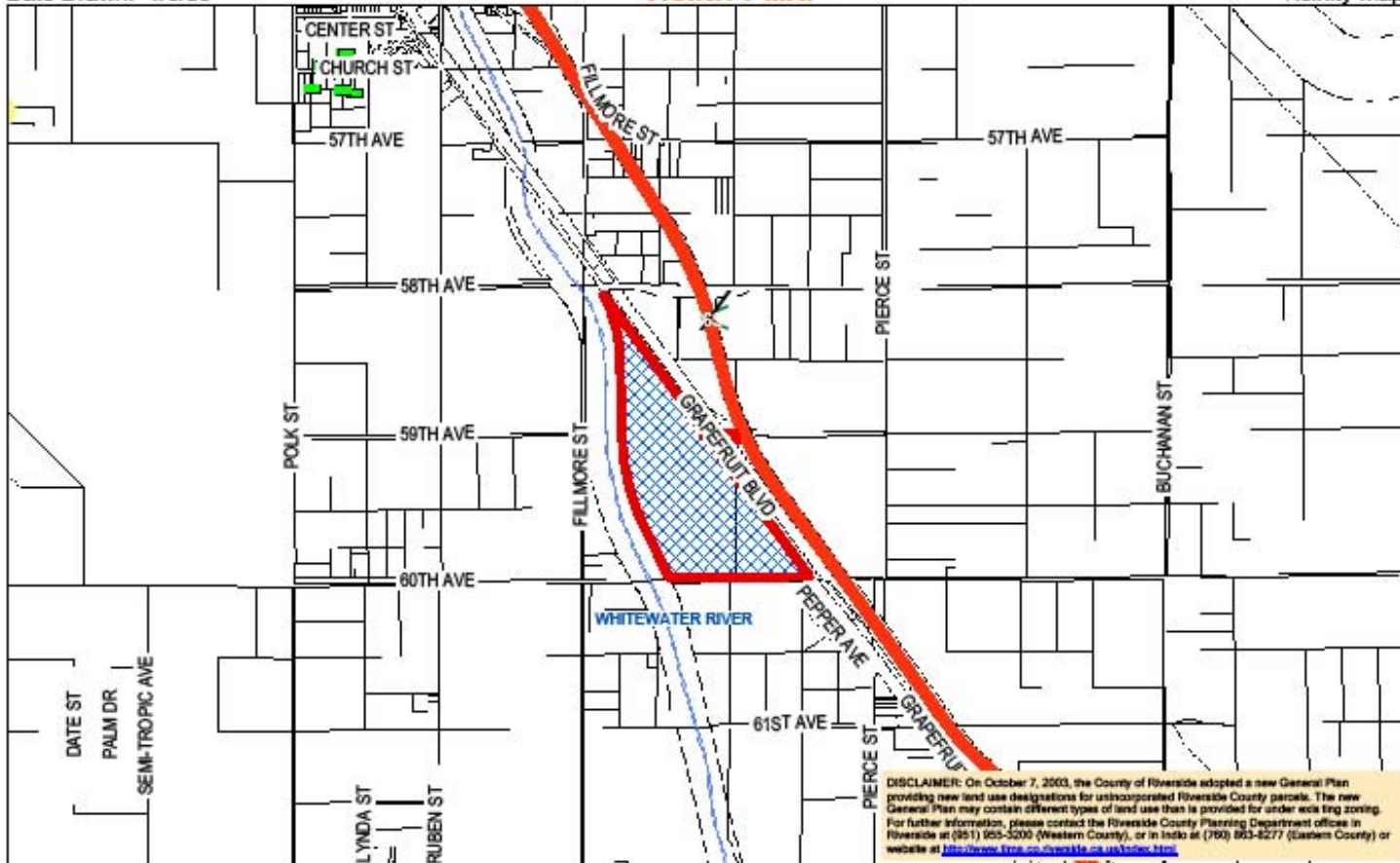


Vicinity Map

Supervisor Wilson
District 4
Date Drawn: 1/6/09

GPA01068
VICINITY MAP

Planner: Matt Straite
Date: 2/18/09
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 office in Riverside at (951) 953-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/plan/plan030304.htm>

District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 757-22,23
Thomas
Bros. Pg. 5531 J7





General Plan

Current General Plan:

Community Development: Light Industrial (LI)(0.25-0.60 FAR)

Proposed General Plan:

Community Development- Specific Plan

Surrounding Designations:

North:

Community Development: Light Industrial (LI)(0.25-0.60 FAR)

West:

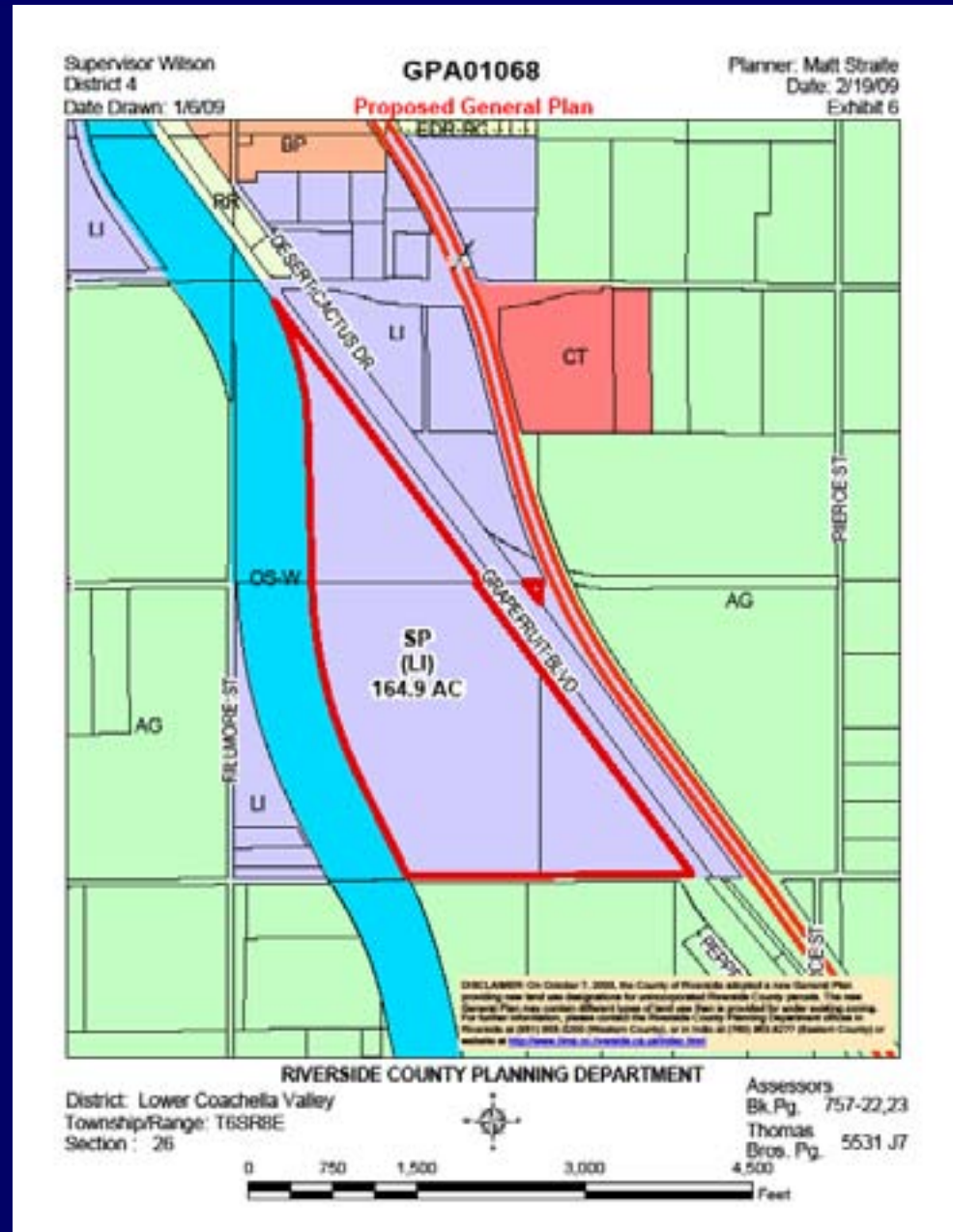
Open Space- Water (OS-W)

East:

Community Development: Light Industrial (LI)(0.25-0.60 FAR), Commercial Tourist (CT)(0.20-0.35 FAR), and Agriculture (AG)

South:

Agriculture (AG)





Zoning

Current Zoning:

Manufacturing Service Commercial (M-SC)

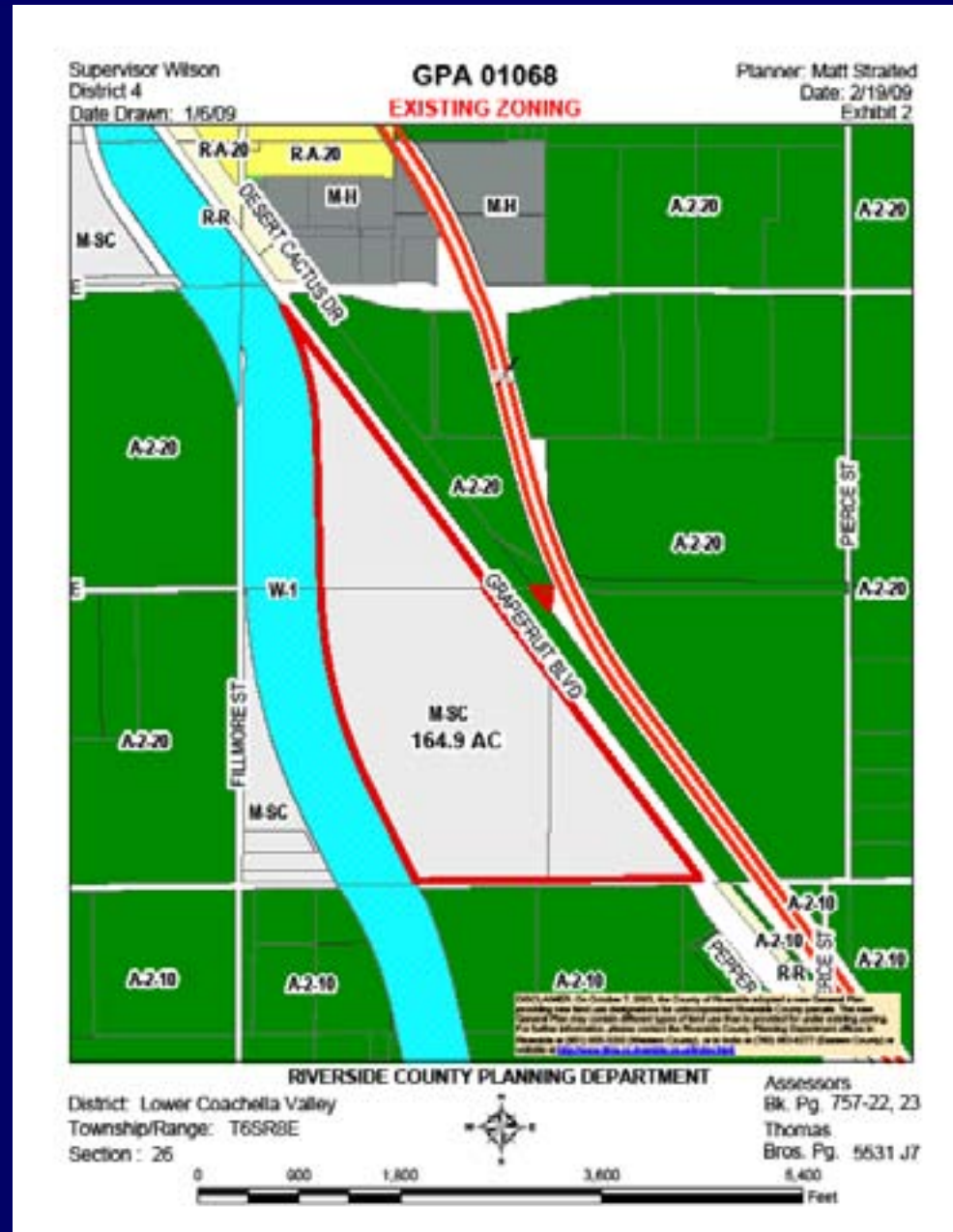
Surrounding Zoning:

North:
Heavy Agriculture 20 Acre Minimum (A-2-20)

South:
Heavy Agriculture 20 Acre Minimum (A-2-20)

East:
Heavy Agriculture 20 Acre Minimum (A-2-20)

West:
Water Corse, Watershed and Conservation Areas (W-1)





Land Use

Current Land Use:

Groves/Agriculture

Surrounding Land Uses:

North:

Vacant land

South:

Groves/Agriculture

East:

State Highway 111/ Vacant Land

West:

Whitewater Canal





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. 1068. 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.



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