

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

310



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
June 18, 2007

**SUBJECT:** General Plan Amendment for the Eastern Coachella Valley Area Plan (County Initiated)

**RECOMMENDED MOTION:** That the Board of Supervisors direct staff to:

1. Initiate a General Plan Amendment (GPA) for the Eastern Coachella Valley Area Plan (Attachment A), which may amend policies related to the land use, circulation, housing, open space and safety elements;
2. Conduct the required environmental assessment for the GPA, and an Environmental Impact Report (EIR) as appropriate;
3. Prepare required technical studies and reports to support the GPA, including but not limited to, a traffic study, storm-water study, market absorption capacity, etc.;
4. Prepare a Request for Proposal (RFP) for the General Plan Amendment, EIR and required studies and hire consultants as needed to carry forward the project;

(Continued on page 2)

Ron Goldman, Director  
Planning Department

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ *	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ *	Budget Adjustment:	No
	Annual Net County Cost:	\$ *To be Determined	For Fiscal Year:	07-08

<b>SOURCE OF FUNDS:</b> Land Owner/Developer Contributions and Contributions to other funds – General Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY:   
Tina Grande

County Executive Office Signature

Dept's Recomm.:  Consent  Policy  
 Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.:

District: 4

Agenda Number:

**3.60**

5. Establish an advisory committee for the GPA, which is represented by the County of Imperial, Coachella Valley Water District (CVWD), Coachella Valley Association of Governments (CVAG), CalTrans, Salton Sea Authority (SSA), Torres-Martinez Tribal Council, other tribal councils, incorporated cities, community councils, SunLine Transit, Trails Committee, Agriculture Task Force and other governmental entities as appropriate; and
6. Report back on quarterly basis with refinements to this effort, which may result from discussions with developers, major property owners, and input from the aforementioned entities.

## **BACKGROUND:**

The Eastern Coachella Valley Area Plan is set within the southeast portion of the Coachella Valley, south of the Cities of Indio, Coachella and La Quinta, stretching all the way to the Imperial County line. Physically, the Eastern Coachella Valley Area Plan is comprised of a valley floor, which is bounded by the Santa Rosa Mountains to the west, and the Mecca Hills and the edge of Joshua Tree National Park to the northeast. The portion of the area plan east of the All American Canal is either desert or mountainous terrain.

In the County's General Plan, much of the valley floor of the Eastern Coachella Valley Area Plan is located within a 100-year floodplain (Attachment B). This area is also traversed by the San Andreas Fault, an active fault with a significant probability of earthquake activity. The majority of the valley floor of the Eastern Coachella Valley Area Plan is devoted to agriculture and planted in such crops as date palms, grapes, citrus and seasonal row crops. As a result, the Eastern Coachella Valley is considered one of California's most important agricultural producing areas.

However, agricultural lands in the Eastern Coachella Valley are giving way to more urban types of development. There are several large development proposals under consideration in the far reaching communities of Mecca, Oasis and Travertine Point. These development proposals have a potential to significantly alter the population, land use, and transportation projections of the area plan. In absence of sensitive planning and project coordination, a patchwork of underserved and uncoordinated tract map and specific plan approvals may occur in high flood hazard and seismic hazard areas. Therefore, county staff needs to work with the development proponents on a county initiated General Plan Amendment, which will ensure that at least the following issues of regional consideration are addressed in advance of the development approvals in this area:

- 1) Balanced Land Uses
- 2) Effective Transportation Network
- 3) Regional Area Drainage
- 4) Tribal Planning Coordination
- 5) Market Analysis

At this point in time, staff does not know exact cost to support and fund this work effort; however, staff anticipates a combination of the county and land owner/developer contributions to carry the work effort forward. It is also anticipated that county contributions will consist of the General Plan Funding included in the Fiscal Year 2007-2008 Budget. In view of all the preceding information, staff recommends adoption of items 1 through 6 above related to the General Plan Amendment for the Eastern Coachella Valley Area Plan.