

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

307B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 10, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 846 – (Agricultural Amendment) – Applicant: Brookfield California Land Holdings- Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio) – 612.1 Gross Acres – Location: Southerly of Avenue 57, westerly of Fillmore Street, northerly or Avenue 60 and easterly of Polk Street - Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing- Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to eliminate the land use designation of Community Development Light Industrial (LI)(0.25-.060 FAR) and would establish a Community Development Specific Plan on the 164.9 gross acre project site. The Specific Plan will include medium and high density single family and multi family residential development as well as recreational and conservation open space uses. – APN: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027)- Related Cases SP369, CZ7481, GPA889(Trans Circ GPA)

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. 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.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning

Damian Meins, Assistant Planning Director for,

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 4/14/09
Tina Grande
Departmental Concurrence

Policy Policy
Consent Consent
Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Matt Straite
Planning Commission: March 4, 2009

General Plan Amendment No. 846
Applicant: Brookfield Land Holdings
Engineer/Rep.: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM DIRECTOR REPORT

PLANNING COMMISSION RECOMENDS:

Commissioners Roth and Porras had the following comments-

Commissioner Roth contended that the agriculture in the Southern Coachella Valley is being threatened by projects like this. He argued that Specific Plans disconnected from other development are growth inducing. He also argued that these developments are isolated islands of development, most often just residential, in a sea of agriculture. Absent any regional master planning, he is uncomfortable with the proposed development. He did state that this proposal made more sense than the other Southern Coachella valley Specific Plans given its proximity to other Community Development designations.

The Commissioner went on to discuss the need for jobs in the Southern Coachella Valley and highlighted the fact that the Specific Plans being proposed, this one included, seem to lack the higher paying jobs that this area needs.

Chairman Porras argued that the County should not force an agri-business that is not viable. He also requested that tables be included in the final staff reports that show what percentage of the Agricultural General Plan Land Use designations are being removed by each respective project.

No other Commissioners had any comments.



Agenda Item No.: 8.7
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Matt Straite
Planning Commission: March 4, 2009

General Plan Amendment No. 846
Applicant: Brookfield Land Holdings
Engineer/Rep.: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT DIRECTOR REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 846 proposes to eliminate the land use designation of Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio) and would establish a Community Development Specific Plan on the 612.1 gross acre project site. The Specific Plan will include medium and high density single family and multi family residential development as well as recreational and conservation open space uses.

The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk Street.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Agriculture and Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:



In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 846 falls into two categories, Agriculture and Entitlement/Policy. Each will be addressed separately below.

Agriculture-

The required Agriculture Amendment findings must be made for those sections of the proposal that will be changing from an Agriculture Foundation to a Community Development designation. The required findings for this section of the analysis are-

- 1) The amendment would contribute to the achievement of the purposes of the General Plan.
- 2) The amendment would not be detrimental to the purposes of the General Plan.

Additionally, the Agriculture foundation allows up to seven (7) percent of all the land within one of three designated areas to be converted to another Foundation and Land Use designation during a two and a half year cycle. In the event that the seven percent threshold has been exceeded, an Agricultural Task Force would review the project.

The proposed amendment is located in the Eastern Coachella Valley Area Plan, which is part of the "Palo Verde, Desert Center, and the Eastern Coachella" designated area, one of the three designated areas prescribed by the Administration Element. The seven percent threshold within this designated area is triggered when the project is placed on a Board agenda for an action, not including the General Plan Initiation process. Given the size of the proposed Amendment, it is unlikely that a review by the Agriculture Commission will be required; however, since the threshold is triggered when the project is before the Board, Staff is unable to ascertain if the project is beyond the seven (7) percent threshold.

Consideration Analysis:

First Required Agriculture Finding: Part of this proposal would change the Land Use designation from Agriculture to a Community Development Specific Plan; therefore, it must be established that a Community Development Specific Plan would contribute to the achievement of the purposes of the General Plan.

The proposed Amendment does achieve the purposes of the General Plan based on its location within the South Valley Implementation Plan area as reflected in the 2008 General Plan update. The region generally south of the Jackie Cochran Airport is experiencing growth that was not foreseen or accounted for in the 2003 General Plan. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program (SVIP) and Community Facilities Phasing and Funding Strategy. This program was intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this rapidly urbanizing area of the County. The program will create an overlay that will contain alternative land uses, employable to the land owner by filling for a General Plan Amendment.

The South Valley Implementation Program planning area covers an area southeast of the City of La

Quinta and is bounded on the west by Harrison Street, on the north by the cities of Indio and Coachella, on the south by Avenue 66, and on the east generally by State Route 86 and lands associated with the Specific Plans 350 and 362. The area is characterized by heavy agricultural activity, including date, citrus groves, and row crops in a rural setting.

The proposed Amendment is located within the boundaries of the SVIP. The proposed residential Community Development Specific Plan would place populations near the existing Thermal Community, the City of Coachella to the north and near critical facilities like the airport and the College of the Desert. The General Plan also identifies areas near the site that are set aside for light industrial and commercial, job generating uses.

The proposed Amendment is also about two miles west of Tribal native lands and allottee lands of the Cabazon Band of Mission Indians. This area is designated as "Areas Subject to Indian Jurisdiction" by the Riverside County General Plan. Uses planned for the site include light industrial use which would result in job creation.

Given the existing community, the SVIP, and the Tribal areas to the east, it is possible that the findings can be made that the proposed Amendment is an appropriate outgrowth of the SVIP vision and an opportunity to implement many aspects of the General Plan 2008 update as embodied in the SVIP.

Second Required Agriculture Finding: The Agricultural Foundation changes of the proposed Amendment must not be detrimental to the purposes of the General Plan. This section is looking only at the Agricultural Foundation changes, the Community Development analysis will follow. The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a seven (7) percent threshold before the Agricultural Commission review is required. The Agriculture Commission is composed of members of the Agriculture industry. The intent is to insure that the industry members themselves help guide the future of their industry.

The seven percent threshold is applied as the project is scheduled for discretionary action by the Board of Supervisors. Several projects are in process in the Eastern Coachella Valley. It is not very likely that the proposed Amendment will exceed the seven percent threshold depending on the sequence of other project approvals. A review by the Agricultural Commission may be required, at the direction of the Board.

Entitlement/Policy-

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or
 - (3) Any Foundation Component designation on the General Plan
- b. The proposed amendment would either contribute to the achievement of the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

As previously indicated the proposed Amendment area was originally envisioned to maintain its agricultural uses. However, the efforts of the South Valley Implementation Program (SVIP), and the Board actions taken to implement that vision, changed the character and vision of area. Given that this proposal is within and consistent with the SVIP, it is consistent with the vision of the area as reflected in the SVIP and the General Plan 2008 update.

(2) Any General Plan Principle.

Given staffs review and the extreme flexibility a Specific Plan affords, it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan.

This aspect of the project would be within the same Community Development Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The proposed Amendment is consistent with the SVIP and the uses prescribed therein. The proposed Amendment is contiguous with another application for a Specific Plan in an area of the County that has been slated for increased development, clustered around an airport and near a future college site and major transportation infrastructure. Thus, the proposed Amendment is consistent with the General Plan and the proposed General Plan 2008 update, as embodied in the SVIP.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The SVIP effort, and its inclusion

in the General Plan update illustrate how this area is changing in ways that were not anticipated in the 2003 General Plan. This proposed Amendment is consistent with County efforts to update the uses in this area.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio)
2. Existing Zoning (Ex. #2): Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing- Service Commercial (M-SC)
3. Surrounding Zoning (Ex. #2): Manufacturing Service Commercial (M-SC) and Light Agriculture- 10 Acre Minimum (A-1-10) to the north, Heavy Agriculture 20 Acre Minimum (A-2-20) to the south, Watercourse, Watershed and Conservation Areas (W-1) to the east, and Manufacturing Service Commercial (M-SC) to the west.
4. Existing Land Use (Ex. #1): Vacant
5. Surrounding Land Use (Ex. #1): Scattered single family residential development to the north, Jackie Cochran Airport to the west, the Whitewater Canal to the east and Agriculture and vacant land to the south.
6. Project Data: Total Acreage: 612.1 Gross Acres

RECOMMENDATIONS:

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. 846. 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.

INFORMATIONAL ITEMS:

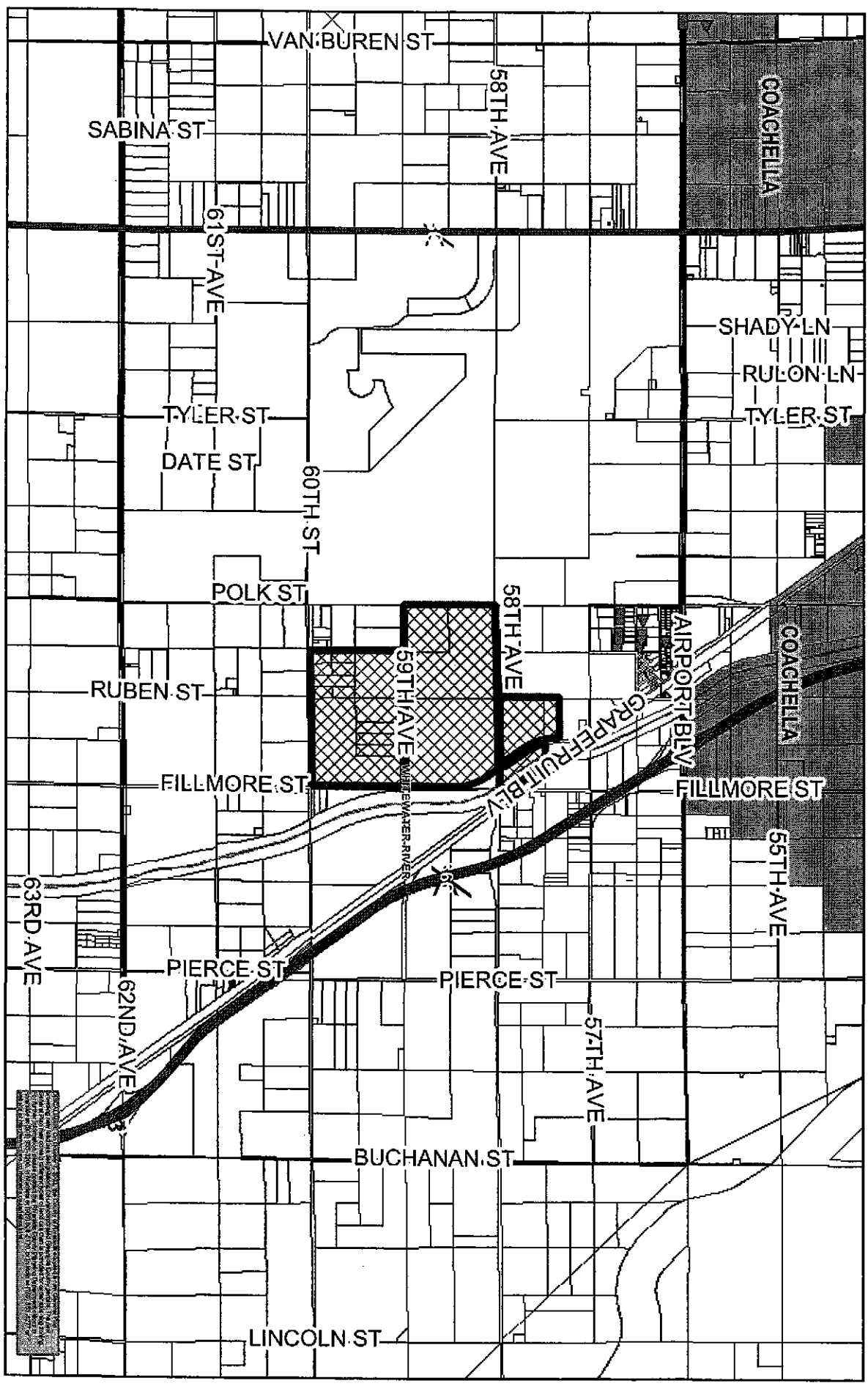
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A High Fire Area;
 - d. A Dam Inundation Area,
 - e. A Fringe Toed Lizard Fee Area or Sand Source Preserve; or,
 - f. An area drainage plan area.
3. The project site is located within:
 - a. County service area Thermal 125;

- b. The Thermal and Jackie Cochran Airport Redevelopment Area;
 - c. The boundaries of the Coachella Valley Unified;
 - d. The Whitewater Watershed;
 - e. An area of high (high B) paleontological sensitivity;
 - f. An area susceptible to subsidence; and,
 - g. An area of high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027).

Supervisor Wilson
District 4
DATE DRAWN: 10/30/07

CZ07481 GPA00846 SP00369 VICINITY MAP

Planner: Matt Stratte
Date: 10/31/07
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 27



ASSESSORS
BK. PG. 757-20 & 21
THOMAS
BROS. PG 5531 G6

Supervisor Wilson
District 4

DATE DRAWN 10/30/07

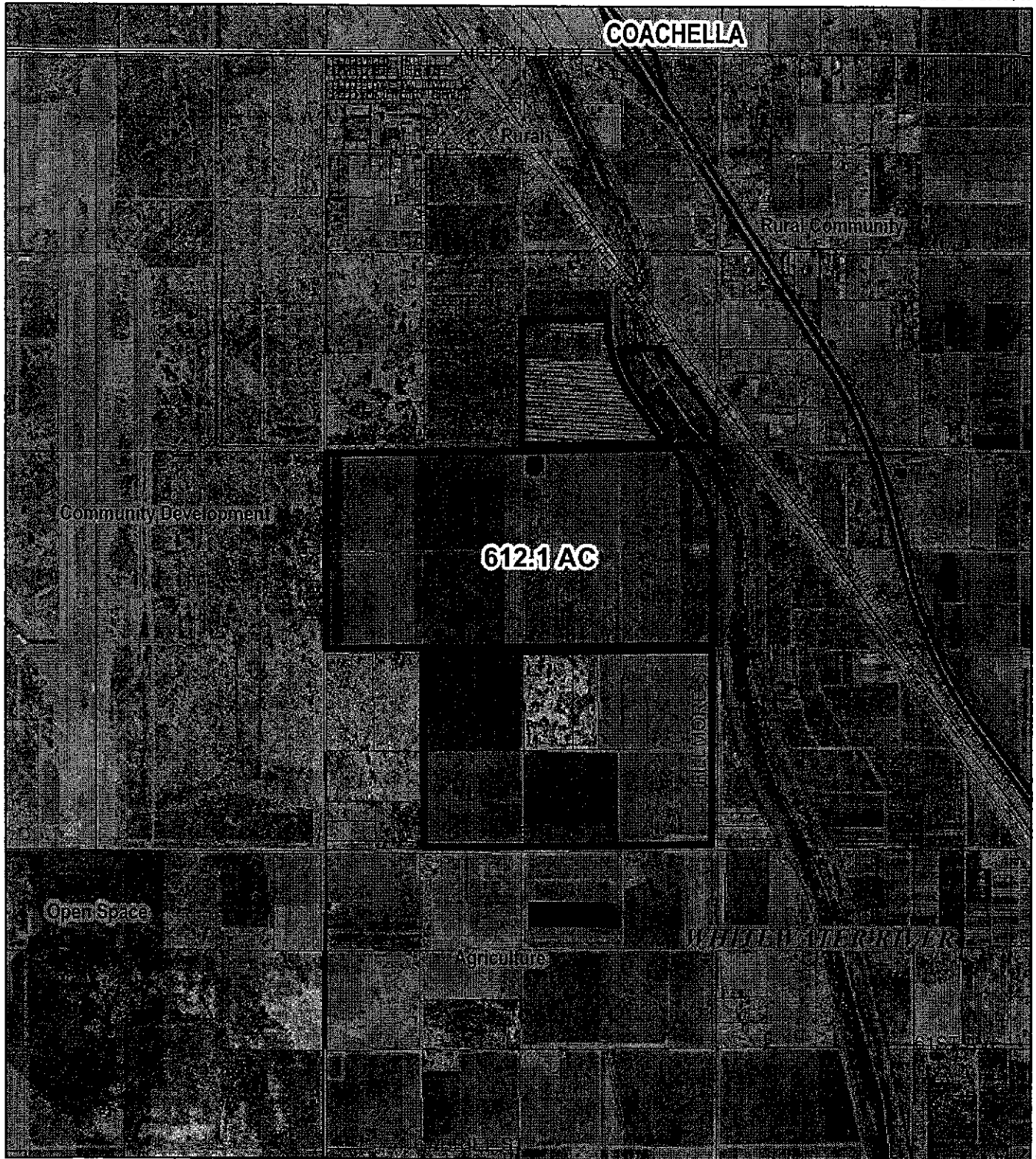
CZ07481 GPA00846 SP00369

DEVELOPMENT OPPORTUNITY

Planner: Matt Straite

Date: 10/31/07

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District Plan: Lower Coachella Valley

Township/Range: T6SR8E

SECTION: 27



ASSESSORS

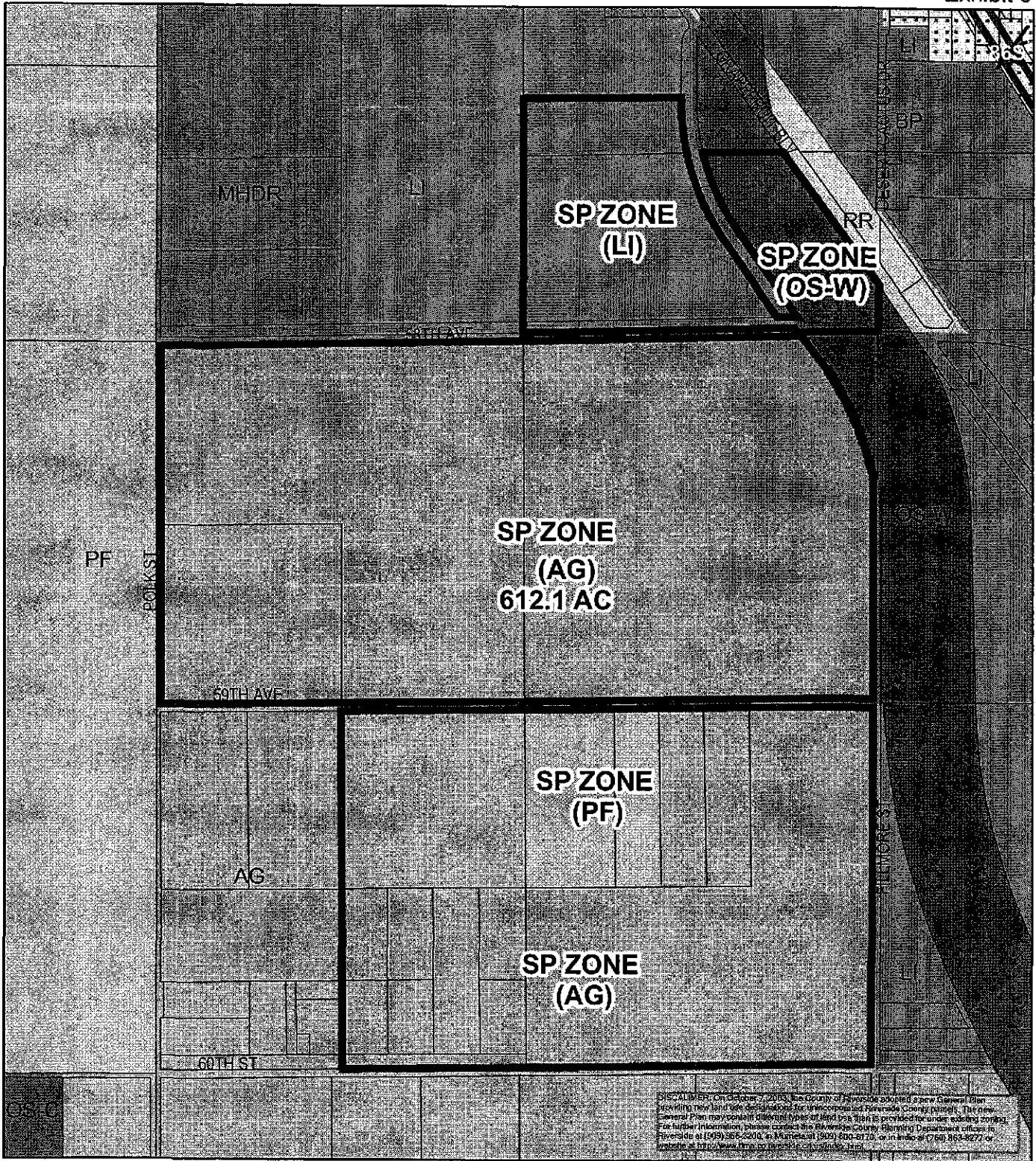
BK. PG. 757-20&21

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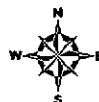
Proposed General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (revising the land use designations for unincorporated Riverside County parcels). This new General Plan may conflict with the laws of the State of California. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 365-2200, in Murietta at (909) 580-8770, or in Indio at (760) 863-8272 or website at <http://www.riverside.ca.gov/index.html>.

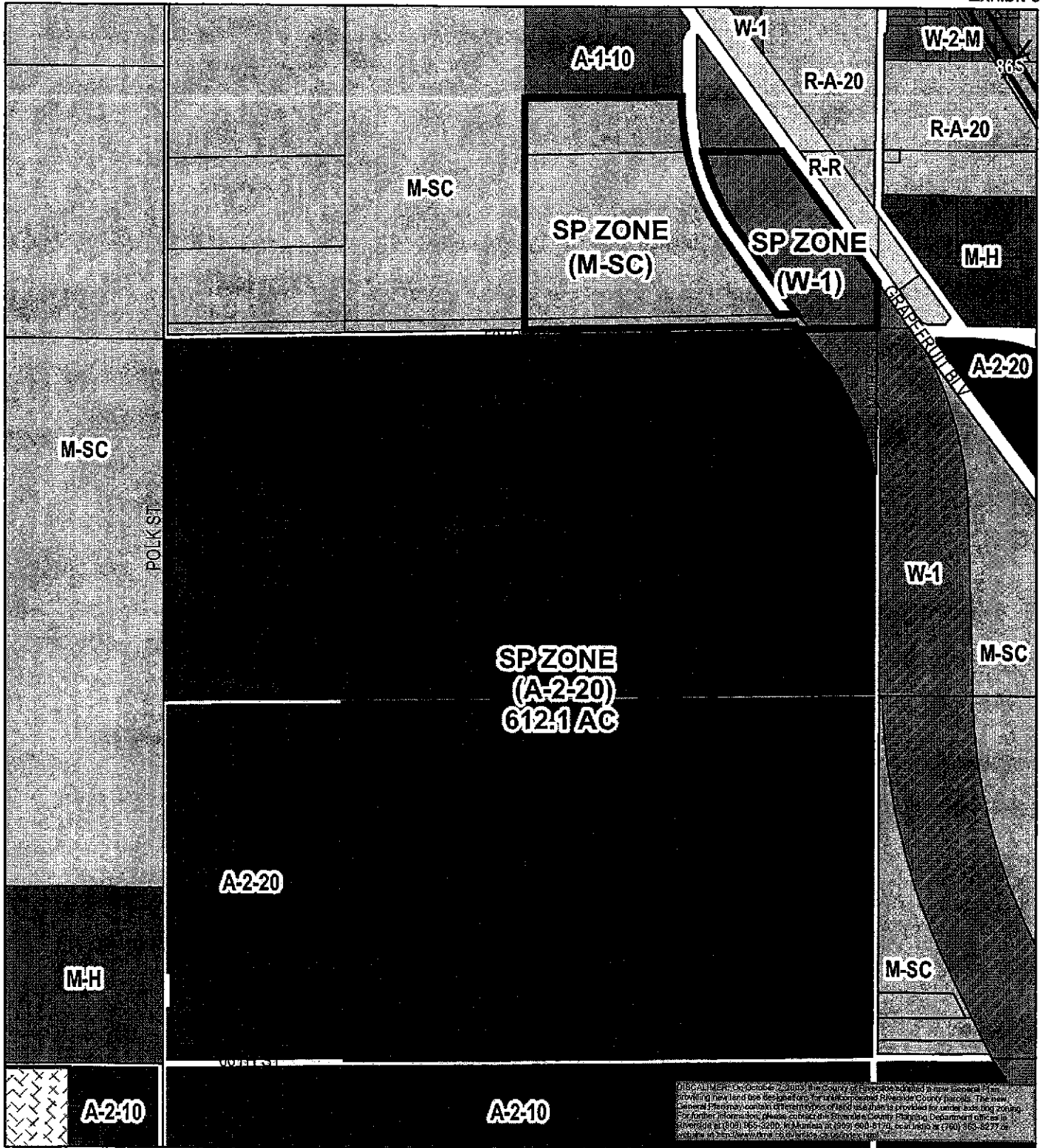
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 27



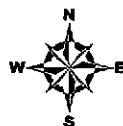
ASSESSORS
BK. PG. 757-20 & 21
THOMAS
BROS. PG 5531 G6





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Lower Coachella Valley
 Township/Range: T6SR8E
 Section : 27



Assessors
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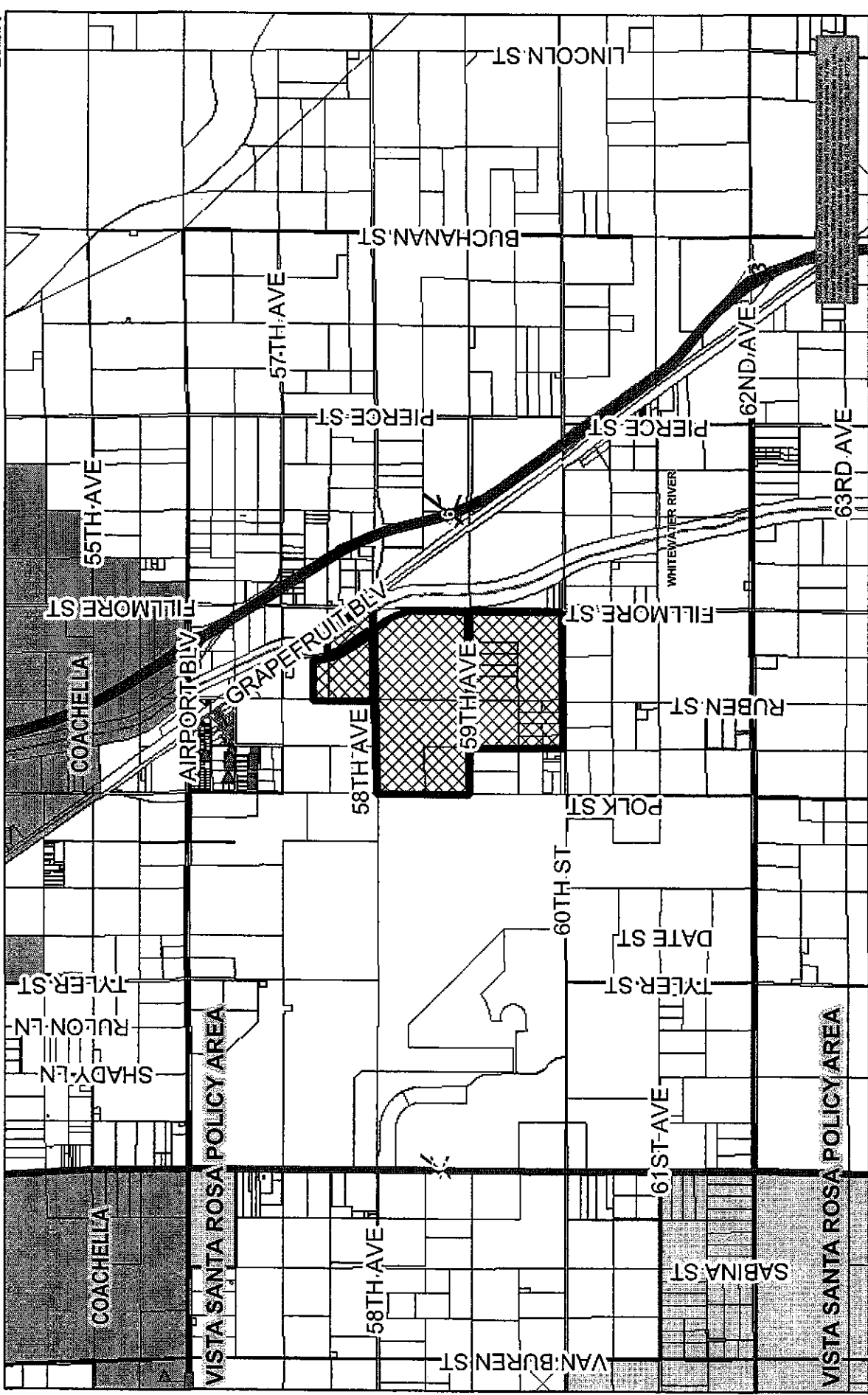


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CZ07481 GPA00846 SP00369 POLICY AREAS

Supervisor Wilson
District 4
DATE DRAWN: 10/30/07

Planner: Matt Straite
Date: 10/31/07
Exhibit 8



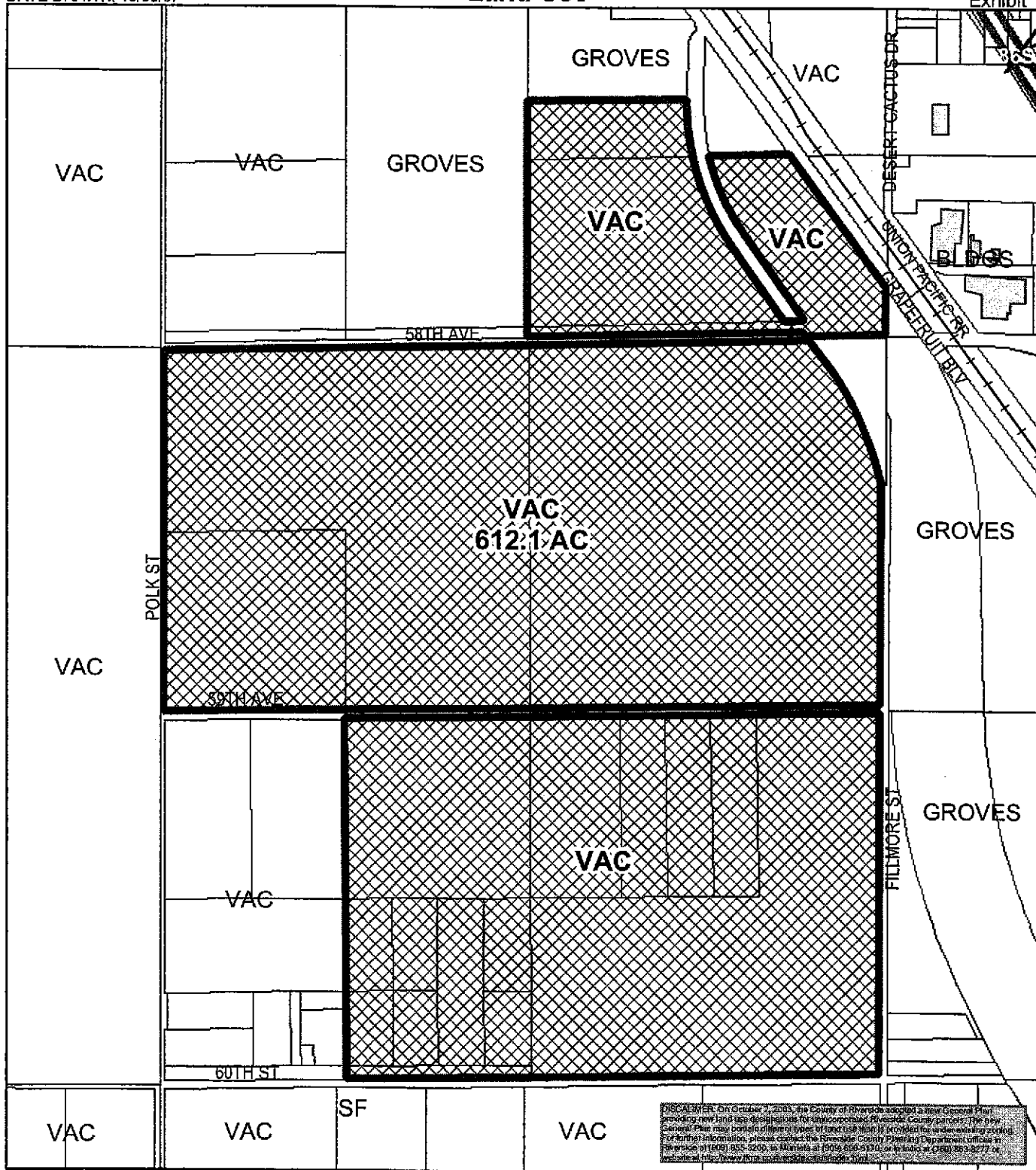
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 27



ASSESSORS
BK. PG. 757-20 & 21
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: T6SR8E
Section : 27



ASSESSORS
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ENTITLEMENT / POLICY AMENDMENT

Case No. GPA00846 Supervisorial District: Fourth Existing Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing- Service Commercial (M-SC)

Area Plan: Eastern Coachella Valley Area Plan Acreage: 612.1 Gross Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development and Agriculture

Existing General Plan Land Use Designation: Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio), Agriculture (AG) (10 Acre Minimum).

Existing Policy Area(s) or Overlay(s): None

Existing Map(s) of Issue: No

Existing Text of Issue (cite GP page #, plus policy #, if applicable): _____

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development

Proposed General Plan Land Use Designation: Specific Plan

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve	X		Coachella Valley 18 and Coachella Valley 62
Airport Compatibility Zone	X		Jacqueline Cochran Regional Airport Zone D
Flood Plain (Zone A – 100 Year)	X		A portion of the project is within a 100 year flood zone along the canal frontage
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence		X	High
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

ENTITLEMENT/POLICY FINDINGS (Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		See Staff Report
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		See Staff Report
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		See Staff Report
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

AGRICULTURAL AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA00846 Supervisorial District: Fourth Existing Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing- Service Commercial (M-SC)

Area Plan: Eastern Coachella Valley Area Plan Acreage: 612.1 Gross Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development and Agriculture
Existing General Plan Land Use Designation: Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio), Agriculture (AG) (10 Acre Minimum).
Existing Policy Area(s) or Overlay(s): None
Existing Map(s) of Issue: No
Existing Text of Issue (cite GP page #, plus policy #, if applicable): _____

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development
Proposed General Plan Land Use Designation: Specific Plan
Proposed Change to Policy Area or Overlay: N/A
Proposed Change to Map (cite GP map name): N/A
Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments

Coachella Valley MSHCP Conservation Area			X	
Western Riverside County MSHCP Cell			X	
Agricultural Preserve	X			Coachella Valley 18 and Coachella Valley 62
Airport Compatibility Zone	X			Jacqueline Cochran Regional Airport Zone D
Flood Plain (Zone A - 100 Year)	X			Along the channel
FLT Sand Source Area or FLT Preserve			X	
Fault Zone			X	
Faults within 1/2 Mile			X	
Liquefaction Potential; Subsidence	X			High to Very High
High Fire Area			X	
Code Compliant			X	
MSHCP Conserved Land			X	
Access / Alternate Access Issues			X	
Water / Sewer Issues			X	
City Sphere of Influence			X	
Proposed Annexation/Incorporation Area			X	
Other Issues* (see below)			X	

* OTHER ISSUES:		
<i>Item</i>	<i>Policy</i>	<i>Discussion</i>
N/A		

AGRICULTURAL FINDINGS (Check all that apply)

Is there a reasonable possibility that the following findings can be made?*

Finding	Yes	No	Comment
The amendment would contribute to the achievement of the purposes of the General Plan.	X		See Staff Report
The amendment would not be detrimental to the purposes of the General Plan.	X		See Staff Report

*** THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

Applicant/Owner:

Brookfield California land Holdings
1522 Brookhollow Dr. Suite 1
Santa Ana CA 91705

Engineer/Representative:

T&B Planning
17542 East 17th Street Suite 100
Tustin CA 92780

Owner: