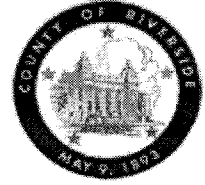


114 B



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

**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
March 10, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 869** – (Agricultural/Entitlement Policy) - Applicant: T&B Planning-Engineer/Rep: T & B Planning - Forth Supervisorial District- Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (10 acre minimum) - Location: Northerly of 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue and westerly of Highway 86 – 624.6 gross acres - Zoning: Agriculture (AG) - **REQUEST:** The amendment proposes to eliminate the land use designation of Agriculture - Agriculture (10 acre minimum) and would establish a Community Development Specific Plan on the 624.6 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's: 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017 -Related Cases SP373.

**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 Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

REVIEWED BY EXECUTIVE OFFICE

7/1/09 mg

Tina Grande  
Departmental Concurrence

ATTACHMENTS FILED WITH DATE DATE  
THE CLERK OF THE BOARD

Consent  
 Consent

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

3000 Vbs - 1 LUIS:PI  
RECEIVED DIRECTOR'S OFFICE

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.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**15.1**

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the recommendation from the Planning Director to adopt an order initiating proceedings for General Plan Amendment 869, submitted by T & B Planning, to eliminate the Land Use Designation of Agriculture: Agriculture (10 acre minimum) and would establish a Community Development Specific Plan on the 624.6 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 in the Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan, 4<sup>th</sup> District, is continued to Tuesday, May 12, 2009 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Ashley

Nays: None

Absent: Wilson

I hereby certify that the foregoing is a full true and correct copy of an order made and entered on April 7, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 7, 2009

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
15.1

xc: Planning, COB ✓

**ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD**

Agenda Item No.: 8.1  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisorial District: Fourth  
Project Planner: J. Childers  
Planning Commission: March 4, 2009

General Plan Amendment No. 869  
Applicant: T&B Planning  
Engineer/Rep.: T&B Planning  
Owner: Brookfield Thermal

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM DIRECTOR REPORT

### PLANNING COMMISSION RECOMENDS:

#### RECOMMENDATIONS:

The Planning Director recommended adoption of an order initiating the General Plan Amendment and the Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order to initiate the General Plan Amendment.

### PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth:** commented that the agriculture in the Southern Coachella Valley is being threatened by projects like this. He requested information about property that was contiguous to the Specific Plan area, but no included. He requested that this area be included in the General Plan Amendment if possible.

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

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim 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.

**Commissioner Jan Zappardo:** No Comments

Agenda Item No.: 8.1  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: J. Childers  
Planning Commission: March 4, 2009

General Plan Amendment No. 869  
Applicant: T&B Planning  
Engineer/Rep.: T&B Planning  
Owner: Brookfield Thermal

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 869 proposes to eliminate the land use designation of Agriculture (AG) and would establish a Community Development Specific Plan on the 624.6 gross acre site. A Specific Plan application has been filed in conjunction with the General Plan Amendment. The Specific Plan will include designations that would permit a mix of medium and high density residential development and non-residential uses including a possible school and recreation uses.

The proposed Amendment is located in the Eastern Coachella Valley Area Plan of; more specifically, the project is northerly of 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue, and westerly of Highway 86.

### 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 subject to the development review process and final CEQA determination. 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 that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 869 falls into the Agricultural category, because it is changing Foundation Components from Agriculture to Community Development.

The Administration Element of the General Plan explains that to justify an agriculture foundation amendment, the proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

**Consideration Analysis:**

In accordance with the Eastern Coachella Valley Area Plan's goal for Planned Communities, these communities will require vigorous review to ensure that the development occurs will not conflict with the three following issues:

- a) Provide a full range of necessary public services, including the assurance of a long-term, reliable water supply
- b) Be designed to provide for a range of housing needs
- c) And be designed to further the goals of the Coachella Valley Multi-species Habitat Conservation Plan, or, if outside the Plan boundaries, be designed in a manner that will not obstruct the achievement of conservation goals.

The proposed Land Use plan for Specific Plan No. 373 provides for a design that will meet all three of these goals. The plan provides for parks and recreation areas, open space, a school site, and residential units. The residential land uses are varied to provide for a mix of future housing products to meet the needs of various future residents. The plan also includes a large area for a linear park that includes flood control facilities that will not only benefit the development, but the entire community as well. The plan does not reside in the Coachella Valley Multi-Species Habitat Conservation Plan, but the large open space planning area will be available to allow for species connectivity to site outside the plans boundaries.

Furthermore, the Specific Plan is located southerly of the existing community of Oasis and would be a logical extension of development along Highway 86. Existing development in this community would also benefit from increased population by providing customers for the existing business in the community.

**SUMMARY OF FINDINGS:**

- |   |   |
|---|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture (AG)  |
| 2. Proposed General Plan Land Use:          | Specific Plan (SP)  |
| 3. Existing Zoning (Ex. #2):                | Light Agriculture (A-1-10) and Controlled Development Areas (W-2) |

- |                                   |   |
|-----------------------------------|---|
| 4. Surrounding Zoning (Ex. #2):   | Controlled Development Areas (W-2) to the north, south and west, with Light Agriculture (A-1-10) to the east.               |
| 5. Existing Land Use (Ex. #1):    | Vacant land and groves  |
| 6. Surrounding Land Use (Ex. #1): | Vacant land and groves to the north, south, and west, and single family residential on large agricultural lots to the east. |
| 7. Project Data:                  | Total Acreage:624.6 Gross   |

**RECOMMENDATIONS:**

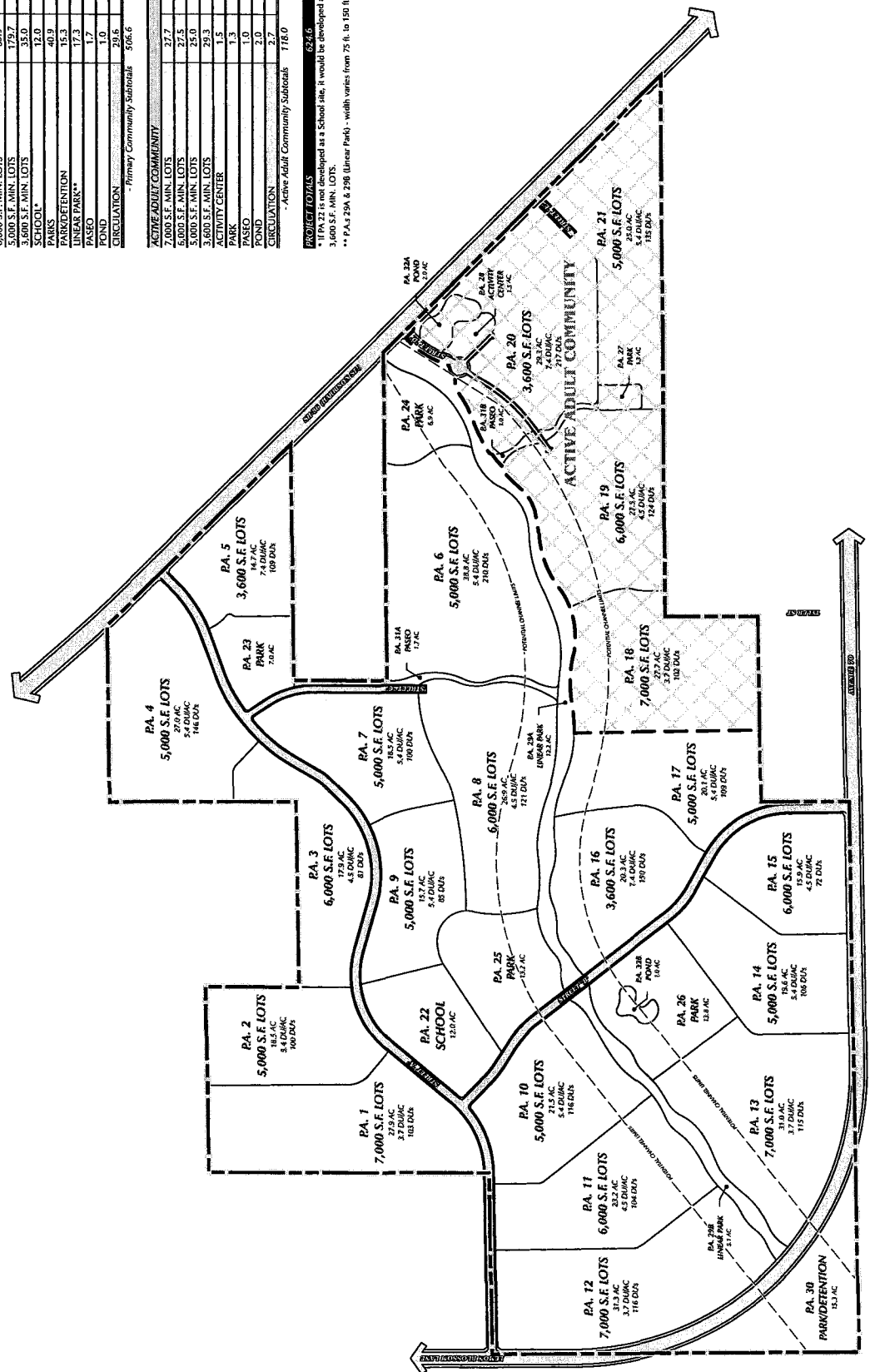
Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 662. The initiation of proceedings by the Board of Supervisors 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. An Agricultural Preserve;
  - b. A Redevelopment Area;
  - c. A High Fire Area
  - d. A Coachella Valley MSHCP Criteria Area;
  - e. An Airport Influence Area; or,
  - f. A Fault Zone.
3. The project site is located within:
  - a. A Community Development Overlay area;
  - b. The flood plan within the Whitewater River watershed;
  - c. A County Service area No. 125 (Thermal);
  - d. An area designated as Low potential for Paleontological resources;
  - e. The Coachella Valley Unified School District;
  - f. A development impact fee area: Eastern Coachella Valley;
  - g. An area designated as Prime Farmland, Farmland of Local Importance, and Unique Farmland; and
  - h. The Ord. 655 Mount Palomar Lighting Influence Area, Zone B (41.42 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017.

STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DU'S
<b>PRIMARY COMMUNITY</b>			
7,000 S.F. MIN. LOTS	90.2	3.7	334
5,000 S.F. MIN. LOTS	85.9	4.5	378
3,600 S.F. MIN. LOTS	179.7	5.4	272
SCHOOL*	12.0	7.4	89
PARKS	40.9	---	---
PARK/RECREATION	17.3	---	---
WATER PARK**	1.2	---	---
POND	1.0	---	---
CIRCULATION	39.6	---	---
- Primary Community Subtotals 566.6 4.0 2,612			
<b>ACTIVE ADULT COMMUNITY</b>			
7,000 S.F. MIN. LOTS	27.7	3.7	102
5,000 S.F. MIN. LOTS	27.5	4.5	124
3,600 S.F. MIN. LOTS	35.0	5.4	135
ACTIVITY CENTER	29.3	7.4	217
PARK	1.3	---	---
POND	2.0	---	---
CIRCULATION	2.7	---	---
- Active Adult Community Subtotals 118.0 4.9 578			
<b>PROJECT TOTALS</b> 624.6 4.2 2,610			

\* If PA 22 is not developed as a School site, it would be developed as 89 units of 3,600 S.F. MIN. LOTS.  
 \*\* PA 1, 29A & 29B (Linear Park) - width varies from 75 ft. to 150 ft.



# THE FALLS

DATE: 05/16/2007  
 T&B PLANNING  
 17541 16th St. Suite 100, Irvine, CA 92714  
 P: 714.565.0569 F: 714.565.0591  
 www.tbplanning.com

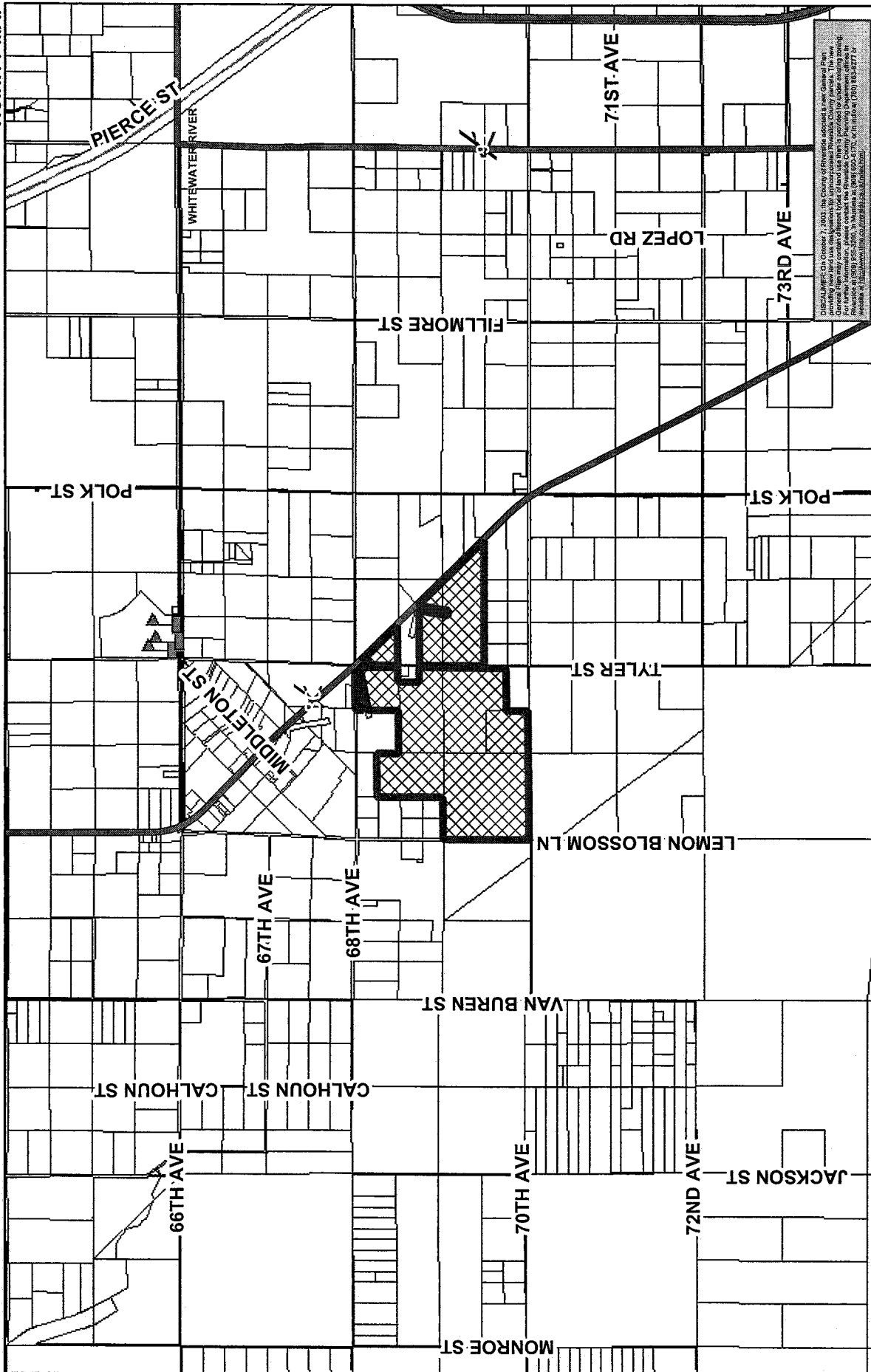


# Conceptual Land Use Plan

Supervisor Wilson  
District 4  
Date Drawn: 10/22/08

CZ07549 SP00373 GPA00869  
VICINITY MAP

Planner: Ryan Fowler  
Date: 12/10/08  
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan covering new areas designated as unincorporated Riverside County parcels. The new General Plan is available at [www.riversidecounty.net/gp](http://www.riversidecounty.net/gp). For further information, please contact the Riverside County Planning Department office at 410 E. 2nd St., Riverside, CA 92501 or call (951) 953-5277 or [web@riversidecounty.net](mailto:web@riversidecounty.net).

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 20 & 21

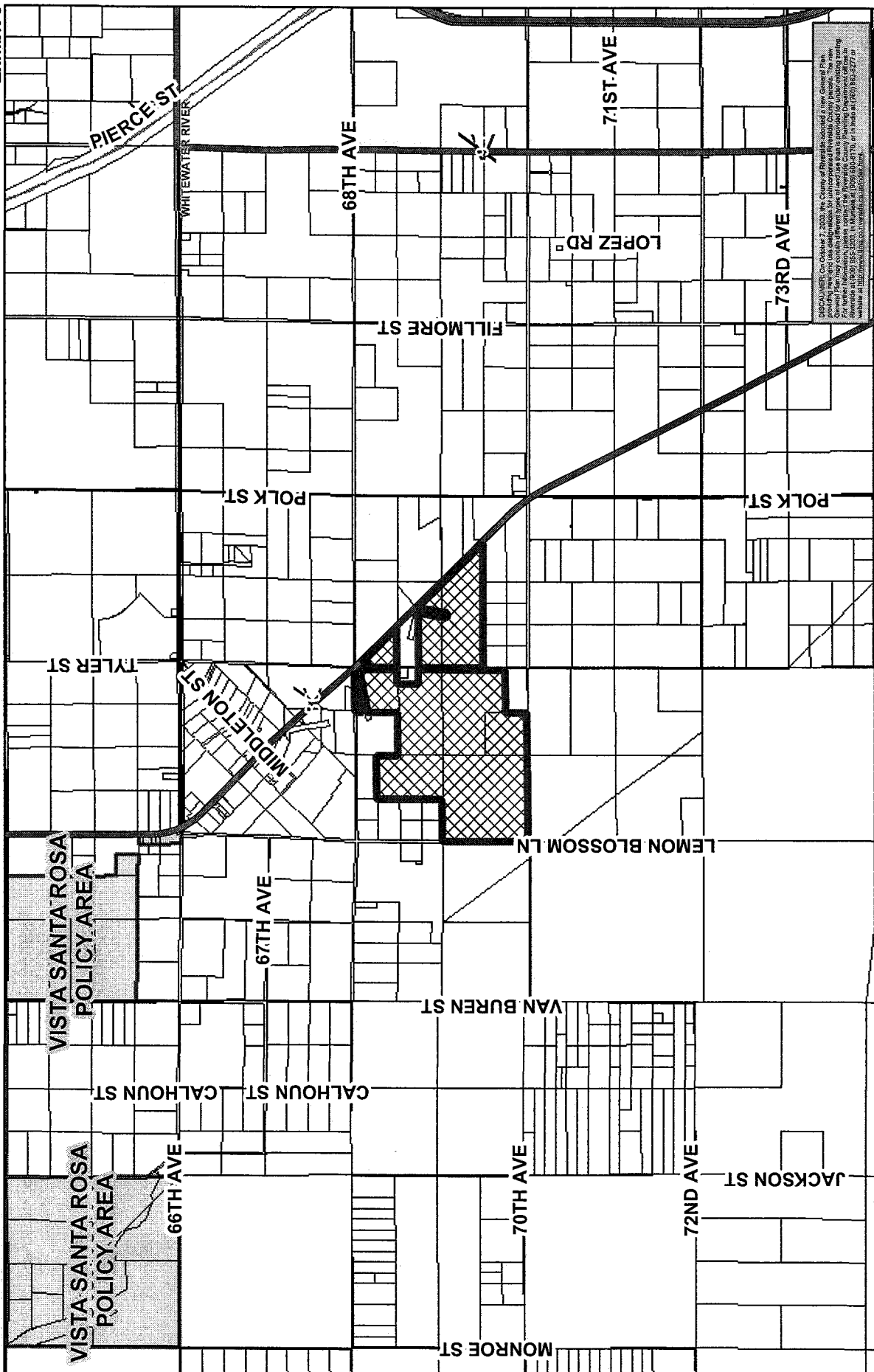
Assessors  
Bk. Pg. 751-26 27 28 & 29  
Thomas  
Bros. Pg. 410 E2



Supervisor Wilson  
District 4  
Date Drawn: 10/22/08

**CZ07549 SP00373 GPA00869**  
**POLICY AREAS**

Planner: Ryan Fowler  
Date: 12/10/08  
Exhibit 8



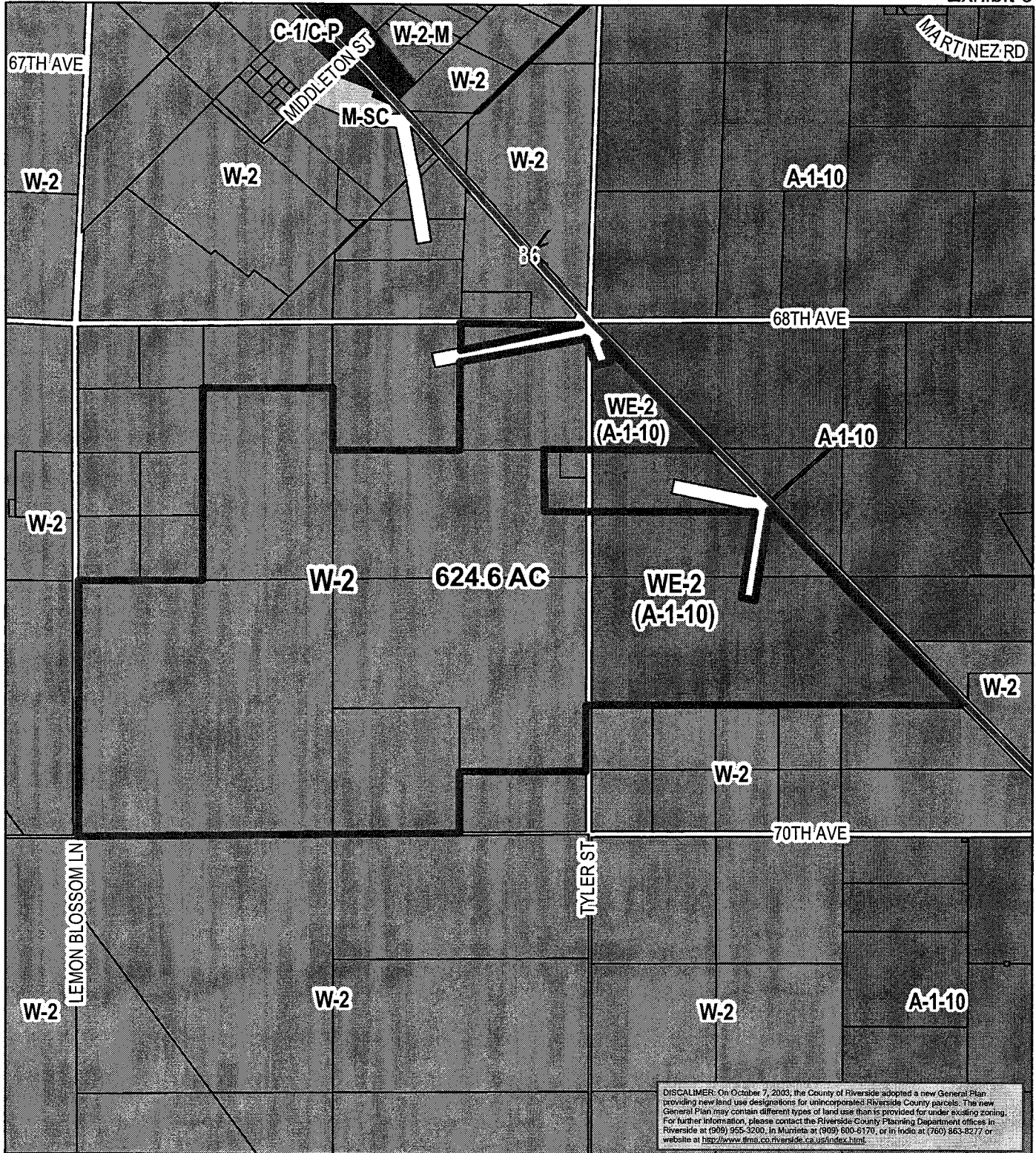
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 20 & 21

Assessors  
Bk. Pg. 751-26 27 28 & 29  
Thomas  
Bros.Pg. 410 E2



**PROPOSED ZONING**



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlme.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

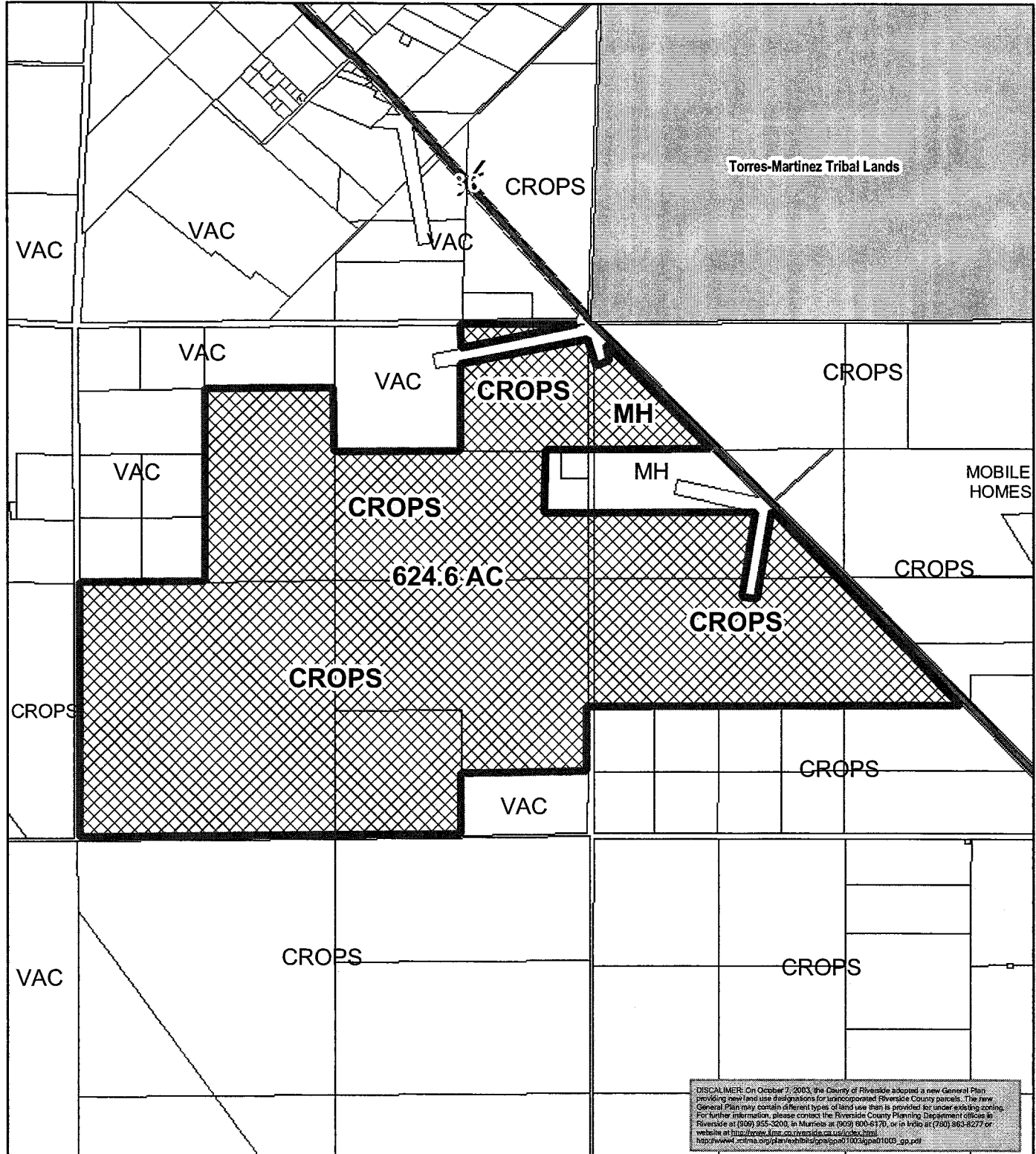
District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 20 & 21



Assessors  
Bk. Pg. 751-26 27 28 & 29  
Thomas  
Bros.Pg. 410 E2



**Land Use**

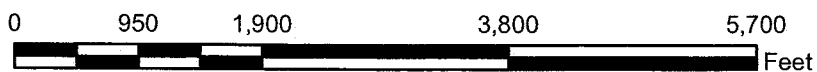


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 20 & 21



Assessors  
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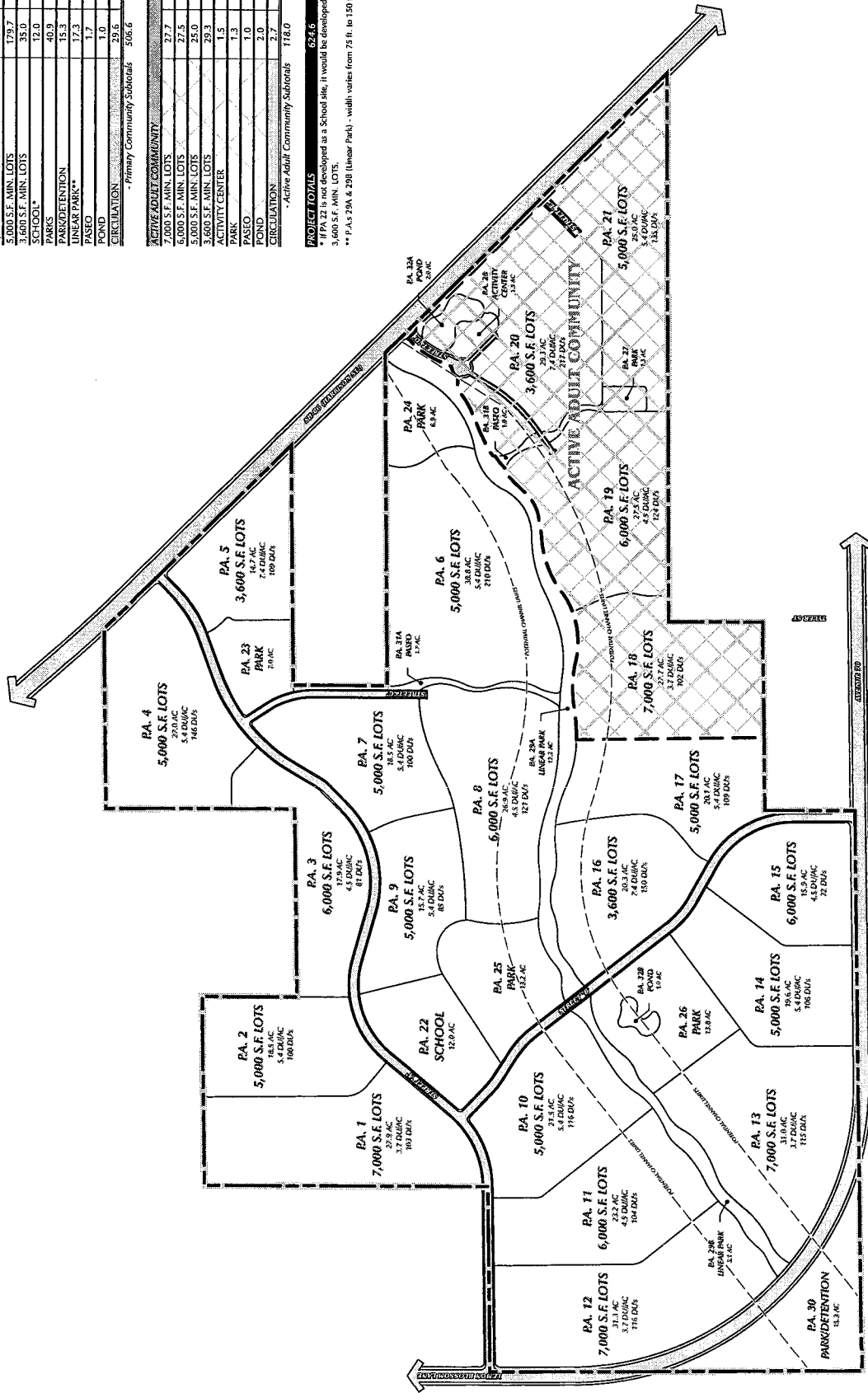


**STATISTICAL SUMMARY**

LAND USE	ACRES	DENSITY	DU'S
<b>PRIMARY COMMUNITY</b>			
7,000 S.F. MIN. LOTS	90.2	3.7	334
6,000 S.F. MIN. LOTS	83.9	4.5	378
5,000 S.F. MIN. LOTS	179.7	5.4	972
3,600 S.F. MIN. LOTS	35.0	7.4	259
SCHOOL*	12.0	7.4	89
PARKS	40.9	**	**
PARK/RECREATION	15.3	**	**
LINEAR PARK**	17.3	**	**
PASEO	1.7	**	**
POND	1.0	**	**
CIRCULATION	29.6	**	**
<b>- Primary Community Subtotals</b>			
	506.6	4.0	2,032
<b>ACTIVE ADULT COMMUNITY</b>			
7,000 S.F. MIN. LOTS	27.7	3.7	102
6,000 S.F. MIN. LOTS	27.5	4.5	124
5,000 S.F. MIN. LOTS	25.0	5.4	135
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PARK	1.3	**	**
PASEO	1.0	**	**
POND	2.0	**	**
CIRCULATION	2.7	**	**
<b>- Active Adult Community Subtotals</b>			
	118.0	4.9	578

**PROJECT TOTALS** 624.6 4.2 2,610

\* P.A. 22 is not developed as a School site. It would be developed as 80 units of 3,600 S.F. MIN. LOTS.  
 \*\* P.A.s 29A & 29B (Linear Park) - width varies from 75 ft. to 150 ft.



**THE FALLS**

DATE: 05/16/2007  
 T&B PLANNING  
 17142 Del Norte Blvd, Suite 100, Fairfax, CA 97930  
 P: 714.386.0099 F: 714.386.0341  
 www.tbplanning.com

**Conceptual Land Use Plan**

# AGRICULTURE AMENDMENT

Case No. GPA 00869 Supervisorial District: Fourth Existing Zoning: Agriculture (A-1-10)

Area Plan: Eastern Coachella Valley Acreage: 624.6

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture

Existing General Plan Land Use Designation: Agriculture

Existing Policy Area(s) or Overlay(s): Partially within a Community Development Overlay area

Existing Map(s) of Issue (cite GP figure # and page #): \_\_\_\_\_

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: \_\_\_\_\_

Proposed Change to Map (cite GP map name): \_\_\_\_\_

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

**CHECK LIST**

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		LOW - MODERATE
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)			

**AGRICULTURE FINDINGS** (Check all that apply)

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

Finding	Yes	No	Comment
<p>The amendment would contribute to the achievement of the purposes of the General Plan.</p>	<p>X</p>		<p>a) Provide a full range of necessary public services, including the assurance of a long-term, reliable water supply                      b) Be designed to provide for a range of housing needs                      c) And be designed to further the goals of the Coachella Valley Multi-species Habitat Conservation Plan, or, if outside the Plan boundaries, be designed in a manner that will not obstruct the achievement of conservation goals.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	<p>X</p>		<p>Located southerly of the existing community of Oasis and would be a logical extension of development along Highway 86</p>

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

**STAFF COMMENTS:**

<b>Department</b>	<b>Comments</b>
Planning	
Transportation	
EPD	
Fire	
Flood	
Building and Safety	
Geologist	

**GENERAL PLAN AMENDMENT 869** - EIR No. 513 - Applicant:T&B Planning-Engineer/Rep: T & B Planning - Forth Supervisorial District- Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (10 acre minimum) - Location: Northerly of 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue and westerly of Highway 86 – 624.6 gross acres - Zoning: Agriculture (AG) - **REQUEST:** The amendment proposes to eliminate the land use designation of Agriculture - Agriculture (10 acre minimum) and would establish a Community Development Specific Plan on the 624.6 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's: 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017 -Related Cases SP373.

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# AGRICULTURE AMENDMENT

Case No. GPA 00869 Supervisorial District: Fourth Existing Zoning: Agriculture (A-1-10)

Area Plan: Eastern Coachella Valley Acreage: 624.6

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture

Existing General Plan Land Use Designation: Agriculture

Existing Policy Area(s) or Overlay(s): Partially within a Community Development Overlay area

Existing Map(s) of Issue (cite GP figure # and page #): \_\_\_\_\_

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

---

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## 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: \_\_\_\_\_

Proposed Change to Map (cite GP map name): \_\_\_\_\_

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

---

**CHECK LIST**

<b>Affected by</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Coachella Valley MSHCP Conservation Area		<b>X</b>	
Western Riverside County MSHCP Cell		<b>X</b>	
Agricultural Preserve		<b>X</b>	
Airport Compatibility Zone		<b>X</b>	
Flood Plain (Zone A – 100 Year)		<b>X</b>	
FLT Sand Source Area or FLT Preserve		<b>X</b>	
Fault Zone		<b>X</b>	
Faults within ½ Mile		<b>X</b>	
Liquefaction Potential; Subsidence	<b>X</b>		<b>LOW - MODERATE</b>
High Fire Area		<b>X</b>	
Code Compliant		<b>X</b>	
MSHCP Conserved Land		<b>X</b>	
Access / Alternate Access Issues		<b>X</b>	
Water / Sewer Issues		<b>X</b>	
City Sphere of Influence		<b>X</b>	
Proposed Annexation/ Incorporation Area		<b>X</b>	
Other Issues* (see below)			

## AGRICULTURE 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		a) Provide a full range of necessary public services, including the assurance of a long-term, reliable water supply b) Be designed to provide for a range of housing needs c) And be designed to further the goals of the Coachella Valley Multi-species Habitat Conservation Plan, or, if outside the Plan boundaries, be designed in a manner that will not obstruct the achievement of conservation goals.
The amendment would not be detrimental to the purposes of the General Plan.	X		Located southerly of the existing community of Oasis and would be a logical extension of development along Highway 86

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

**STAFF COMMENTS:**

<b>Department</b>	<b>Comments</b>
Planning	
Transportation	
EPD	
Fire	
Flood	
Building and Safety	
Geologist	

**Owner:**

Brookkfield Thermal Plaza  
700 Northwest 107<sup>th</sup> Avenue  
Miami, FL 33172

**Engineer/Representative:**

T&B Planning  
17542 East 17<sup>th</sup> Street Suite 100  
Tustin CA 92780

**Applicant:**

T&B Planning  
17542 East 17<sup>th</sup> Street Suite 100  
Tustin CA 92780

**GENERAL PLAN AMENDMENT 869** - EIR No. 513 - Applicant:T&B Planning-Engineer/Rep: T & B Planning - Forth Supervisorial District- Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (10 acre minimum) - Location: Northerly of 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue and westerly of Highway 86 – 624.6 gross acres - Zoning: Agriculture (AG) - **REQUEST:** The amendment proposes to eliminate the land use designation of Agriculture - Agriculture (10 acre minimum) and would establish a Community Development Specific Plan on the 624.6 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's: 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017 -Related Cases SP373.

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