

# AGRICULTURAL AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA 1071 Supervisorial District: Fourth Existing Zoning: Heavy Agriculture (A-2-20)

Area Plan: Eastern Coachella Valley Acreage: 10

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture (A)

Existing General Plan Land Use Designation: Agriculture (AG) (10 acre minimum)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): N/A

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

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

Proposed General Plan Foundation: Rural Community (RC)

Proposed General Plan Land Use Designation: Estate Density Residential (EDR) (2 acre minimum)

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	The project is located in an area designated as prime farmland
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	Not within a FEMA flood zone
FTL Sand Source Area or FTL Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Moderate liquefaction potential
High Fire Area		X	
Code Compliant		X	Currently, the land owner resides in a mobile home on the property. Additionally, eight unoccupied mobile homes and RV's are located on the property. The proposed amendment may be a medium to long term solution but not a short term solution that will satisfy code requirements. The Code Enforcement Department is working with the land owners to remove all unpermitted mobile homes and RV's from the property within six months, thus, bring the property into compliance.  Code violations case #: CV0805439 for sub-standard mobile homes CV0805440 for sub-standard electrical power (currently on temporary power)
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Avenue 53
Water / Sewer Issues	X		Shared well with adjacent parcel for water; septic

City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)			

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

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

Finding	Yes	No	Comment
<p><b>The amendment would contribute to the achievement of the purposes of the General Plan.</b></p>	<p>X</p>		<p>The proposed amendment would contribute to the achievement of the purposes of the General Plan as a property in close proximity has a land use designation of Rural Community: Estate Density Residential. The proposed amendment would allow the development of one-family dwellings that allow light agricultural uses and the rearing of farm animals on a small scale. Also, the property is located approximately 1,500 feet from the city limits of the City of Coachella and it's within the sphere of influence of the City of Coachella.</p>
<p><b>The amendment would not be detrimental to the purposes of the General Plan.</b></p>	<p>X</p>		<p>The proposed general plan amendment involves a change from Agriculture Foundation Component to the Rural Community Foundation Component. This would remove land from Agriculture Foundation Component; however, this would be within the scope and purpose of the General Plan which state that up to 7% of land designated Agriculture within the Eastern and Western Coachella Valleys may be removed from the Agriculture designation over the course of a 2 ½ year period. Therefore, up to 3,278.7 acres of land may be converted from Agriculture to other designations during the first 2 ½ year period. Approximately 848 acres of land have been removed from the Agriculture Foundation Component since the adoption of the General Plan on October 7, 2003. The next cycle ends in May, 2011.</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	The GPA initiation is currently being processed by the Planning Department
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time