

**Agenda Item No.: 8.2**  
**Area Plan: Eastern Coachella Valley**  
**Zoning District: Lower Coachella Valley**  
**Supervisory District: Fourth**  
**Project Planner: Maurice Borrows**  
**Planning Commission: February 18, 2009**

**General Plan Amendment No. 1071**  
**Agriculture**  
**Applicant: Robert J. Mainiero**  
**Engineer/Rep.: Robert J. Mainiero**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan from "Agriculture: Agriculture" (A-AG) (10 acre minimum) to "Rural Community: Estate Density Residential" (RC-EDR) (2 acre minimum) for an approximately 10-acre property. The project is located northerly of Avenue 53, southerly of Avenue 52, and easterly of Filmore Street within the Thermal area.

### **BACKGROUND:**

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request comments on the proposed GPA from the Planning Commission (Commission) and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 1071 is considered an Agricultural GPA as described in Section 2.7 of that ordinance.

Proposed General Plan Amendment No. 1071 is a stand alone case. Upon completion of the GPIP, the proposal is expected to be accompanied by an application to change the zoning from Heavy Agriculture (A-2-20) to Light Agriculture (A-1-2) and a parcel map application to divide 10 acres into three parcels.

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**SUMMARY OF FINDINGS:**

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Scattered mobile homes  |
| 2. Surrounding Land Use (Ex. #1): | Scattered mobile homes to the north and west; field crops to the south and east |
| 3. Existing Zoning (Ex. #3):      | A-2-20  |
| 4. Surrounding Zoning (Ex. #3):   | A-2-20 to the north, south, east, and west                                      |
| 5. Riverside County General Plan  | Agriculture   |
| 6. Project Data:                  | Total Acreage: 10   |
| 7. Environmental Concerns:        | Not applicable at this time   |

**RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1071 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
  - a. General Plan Policy Overlay Area
  - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat
  - c. FEMA designated Flood Zone
  - d. Redevelopment Area
3. The project site is located within:
  - a. The boundaries of the Coachella Valley Unified School District.
  - b. The boundaries of the Coachella Valley Water District.
  - c. The Coachella Valley MSHCP fee area.
4. The project site is currently designated as Assessor's Parcel Number 763-170-008.