



# **SUSTAINABLE COMMUNITIES PLANNING GRANT**

## **CITY OF BRAWLEY**

***DRAFT***

### **GENERAL PLAN AMENDMENTS**

**AND**

### **INFILL DEVELOPMENT STRATEGY**

**June 2015**

*The work upon which the Draft General Plan Amendments and Infill Development Strategy are based was funded in whole or in part through a grant awarded by the Strategic Growth Council.*

*The statements and conclusions of the Draft General Plan Amendments and Infill Development Strategy are those of the City of Brawley and not necessarily those of the Strategic Growth Council or of the Department of Conservation, or its employees. The Strategic Growth Council and the Department make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.*





**CITY OF BRAWLEY**

**SUSTAINABLE COMMUNITIES PLANNING GRANT**

**DRAFT**

**GENERAL PLAN AMENDMENTS**

**LAND USE ELEMENT**

**RESOURCE MANAGEMENT ELEMENT**

**OPEN SPACE/RECREATION ELEMENT**

**May 7, 2015**

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**DRAFT  
GENERAL PLAN AMENDMENTS  
LAND USE ELEMENT  
RESOURCE MANAGEMENT ELEMENT  
& OPEN SPACE/RECREATION ELEMENT**

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**EXECUTIVE SUMMARY**

The research supported by the Sustainable Communities Planning Grant has contributed to the identification of effective measures to implement the City of Brawley General Plan goals, objectives, policies and implementation measures regarding:

- Promoting infill development
- Preventing leapfrog development
- Preserving agricultural land
- Protecting agricultural land

Four planning actions will be pursued by the City.

**Action #1-Brawley Greenbelt:** Collaborate with the County of Imperial and Imperial County LAFCO to establish a Brawley Greenbelt. The purpose of the Greenbelt is to preserve for a definite period of time agricultural land surrounding Brawley and in so doing clearly state that the Greenbelt area is “off limits” for non-agricultural development. Attachment C is a Discussion Draft of an Ordinance that could be approved by the Board of Supervisors in order to establish the Brawley Greenbelt.

**Action #2-Planned Growth Boundary Line:** Amend the Land Use Element to establish a Planned Growth Boundary Line for lands located within the Sphere of Influence. The line shows lands available for planned development within the City limits and lands to be preserved as a Green Neighborhood (e.g. agricultural, natural habitat, and open space) outside the City limits and inside the Sphere of Influence.

The lands available for governmental services, extension of infrastructure, and development include those located within the City limits such as the Downtown Specific Plan, Luckey Ranch Specific Plan, Rancho-Porter Specific Plan, La Paloma Specific Plan and Brawley Gateway Specific Plan. Attachment C contains a map showing the boundary line. These planned communities and other approved developments have a combined housing capacity of 7,300 housing units, which is sufficient to accommodate growth to the year 2035.

The Green Neighborhood is comprised of the New River Corridor and R-A Residential Agriculture and A-1 Light Agriculture zoned lands located outside the City limits but within the Sphere of Influence boundary.

**Action #3-Agricultural/Non-Agricultural Buffer Overlay District:** The primary purpose of the Overlay District is to provide for a mechanism to minimize potential conflicts between agricultural and nonagricultural land uses. The Overlay District provides for an agricultural buffer transitional area and requires that new development and changes in use require discretionary approval in accordance with the specific provisions. The Overlay District would be applied to land immediately *adjacent* to land zoned R-A Residential Agriculture and A-1 Light Agriculture.

Attachment D is a Discussion Draft of the Buffer Overlay District.

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**Action #4 – Agriculture Commissioner Agricultural Buffer Policies and Procedures:** This action would create a policy of the Imperial County Agricultural Commissioner, Imperial County Planning Director and City of Brawley Planning Director through the County's Agricultural Element and Brawley's Land Use Element, Resource Management Element, and Open Space/Recreation Element to: 1) promote and protect agriculture; 2) protect the public's health and safety; and 3) provide the Board of Supervisors, LAFCO, School Districts, and City Councils with technical information, assistance, and buffer recommendations to address land use compatibility and issues affecting agriculture.

By implementing Action #4, the Agricultural Commissioner will evaluate referrals from the City of Brawley Planning Director to determine if potential “significant land use conflict” between agricultural lands and non-agricultural lands will result from development of a proposed project. The basis for the determination and recommended mitigation measures will be provided in a written report. Determinations and recommendations are advisory and made on a site specific basis within the established buffer policies and procedures.

Attachment E is a Discussion Draft of the Agricultural Commissioner Agricultural Buffer Policies and Procedures.

**Draft Additions to General Plan Implementation Programs**

Land Use Element Implementation Program 7.2: The City will explore with the County of Imperial and Imperial County LAFCO the establishment of a Brawley Greenbelt. The purpose of the Greenbelt is to preserve an area surrounding Brawley for agricultural lands. The City will agree to a policy of non-urban development, non-annexation and retention of agricultural and open space uses within the Brawley Greenbelt.

Land Use Element Implementation Program 7.3: Establish a Planned Growth Boundary Line which shows the lands available for development and lands to be preserved for agriculture and open space uses within the City's Sphere of Influence. The Boundary Line will be reevaluated when the Service Area Plan is updated in 2017 and 2022.

Resource Management Element Implementation Program 7.6: Adopt an Agricultural/Non-Agricultural Buffer Overlay Zone District to minimize potential conflicts between agricultural and non-agricultural land uses.

Resource Management Element Implementation Program 7.7: Explore the adoption of agricultural buffer policies and procedures by the Imperial County Agricultural Commission.

# **GENERAL PLAN AMENDMENTS: LAND USE ELEMENT, RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

## **A. INTRODUCTION**

The California Strategic Growth Council awarded the City of Brawley a Sustainable Communities Planning Grant. All awards are funded through voter-approved Proposition 84 bond allocations. In 2006, California voters passed Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act, which authorized the Legislature to appropriate funds to support urban greening projects and sustainable community planning.

The Sustainable Communities Planning Grants fund climate action plans, infill development plans, sustainable community strategies, and other planning efforts, all specifically aimed at reducing greenhouse gas emissions consistent with State climate goals. Funded activities are intended to achieve the 12 Program Objectives of the Sustainable Communities Planning Grant Program. Amendments to the Land Use Element, Resource Management Element and Open Space/Recreation Element of the Brawley General Plan will contribute to attaining the Program Objectives to:

- Promote infill and compact development
- Protect natural resources and agricultural lands
- Strengthen the economy

The Land Use Element Work Tasks include:

- Infill Development Strategy
- Draft Amendments to Land Use Element Policies

The Resource Management Element Work Tasks include:

- Inventory of Strategies to Prevent “Leap Frog” Development
- Draft Amendments to the Agricultural Lands Section

The Open Space/Recreation Element Work Tasks include:

- Inventory of Agricultural Buffer Alternatives
- Draft Amendments to Goal 2: Ensure Protection of Agricultural Lands

Infill development is a policy and practice that seeks to:

- Promote development on sites having the ability to connect to in-place infrastructure (e.g. water lines, sewer lines, etc.)
- Direct development to cities that have the existing and planned service capacity to accommodate a share of the county-wide demand for housing, commercial and industrial development

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Leapfrog development means development that requires the extension of public infrastructure through intervening vacant lands to lands that do not have the ability to connect to water, sewer and storm drain lines and local public streets.

Agricultural buffers seek to mitigate the conflicts inherent when development takes place adjacent to agricultural operations.

**B. BRAWLEY’S PLANS TO PROMOTE INFILL DEVELOPMENT, PREVENT LEAPFROG DEVELOPMENT, AND PRESERVE AND PROTECT AGRICULTURAL LANDS**

The three General Plan elements that directly address the issues of infill development, leapfrog development and the preservation and protection of agricultural land include:

- Land Use Element
- Resource Management Element
- Open Space/Recreation Element

The three General Plan elements include goals, objectives, policies and implementation measures that address the issues listed above. The purpose of the Planning Grant is to identify measures that the City could adopt and implement in order to achieve its goals to promote infill development, prevent leapfrog development and preserve and protect lands presently in agricultural use.

The following paragraphs describe the goals, policies, objectives and implementation measures contained in the three General Plan elements. Furthermore, the following paragraphs describe the Land Use Element and Zoning Ordinance designations that preserve agricultural land. Part 5 below describes the related Zoning Ordinance definitions.

**1. Land Use Element**

LUE Goal 7: Conservation of Agricultural Lands and Open Space

LUE Objective 7.1: Identify and encourage conservation of prime agricultural lands adjacent to the City of Brawley.

LUE Policy 7.1.1: Include a soils capability map in the General Plan showing the classifications of soils in and around the City and their value for agricultural uses.

LUE Policy 7.1.2: Restrict uses on agriculturally designated land to agricultural uses, accessory uses, and appropriate conditional uses, where feasible, recognizing that the City could not substantially grow without removing some agricultural land from production.

LUE Policy 7.1.3: Establish *regulations* to reduce conflicts between agricultural and adjacent or nearby non-agricultural uses resulting from the use of agricultural machinery, agricultural

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product or by-product processing, pest control techniques, etc., which does not conflict with the County's Right to Farm Ordinance. Emphasis added

LUE Policy 7.1.4: *Rezone* non-urban reserve agricultural land for non-agricultural uses only after urban reserve lands have been developed. Agricultural lands should be developed only as a means of providing needed urban development land for City growth needs and to allow for a *minimum five-year supply of developable land*. Emphasis added

Implementation Program 7.1: The City will implement their Right to Farm Ordinance and help conserve agricultural lands from future development.

The Land Use Element encourages –

- Infill development by conserving agricultural land adjacent to the City by designating it as “agricultural”
- Retaining land as agricultural until it is needed to accommodate the growth anticipated to in the next five years
- Establishing regulations to reduce conflicts between agricultural and nonagricultural land uses

**2. Resource Management Element**

RME Goal 8: Minimize the Loss of Agricultural Land

RME Objective 8.1: Conserve and protect designated agricultural lands and plan for their continued use.

RME Policy 8.1.1: All Important Farmland, including the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined by State and Federal agencies, *outside* the City’s boundaries should be reserved for agricultural uses. Emphasis added

RME Policy 8.1.2: Encourage infill development and *establish buffers* between agricultural and non-agricultural uses. Emphasis added

RME Policy 8.1.5: Limit the introduction of land uses that are unusually sensitive (hospitals and schools but not housing) to farming in order to limit the potential for conflict with existing agricultural uses.

RME Policy 8.1.6: Prohibit "leapfrogging" or checkerboard patterns of non-agricultural development in designated agricultural areas.

RME Policy 8.1.8: Proposed development must be *contiguous* to the City's boundary, and must be sequential and orderly.

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RME Policy 8.1.9: Where new residential uses are established next to agricultural lands, require residential developers to *mitigate adverse effects* from the exposure of residents to agricultural chemicals, dust and other "nuisances" in a manner that is consistent the County Right- to-Farm Ordinance.

Implementation Program 7.1: Prevent Leap-Frog Development: To prevent "leap-frog" development patterns, review all proposed development projects to assure that any new residential or non-agricultural commercial uses located on land used for agricultural purposes is adjoined on at least one entire property line to an existing urbanized area. In addition, coordinate with the County *to reserve all Important Farmland outside of the Brawley Urban Area for agricultural uses*. Emphasis added

Implementation Program 7.4: Protect Agricultural Lands: Using the City's development review process, assess proposed nonagricultural projects near areas used for agricultural purposes for potential impacts to agricultural production, (including impacts on the movement of agricultural equipment and products, erosion, and drainage), and impacts to the proposed land use, (including noise, dust, night lighting, odors, and drainage). *Establish buffers between agricultural and non-agricultural uses to minimize land use compatibility problems*. Emphasis added

The Resources Management Element encourages -

- Reserving all important farmland which is located outside the city limits for agricultural use. (This statement actually may mean outside the City's Sphere of Influence. Implementation Program 7.1 states outside the Brawley Urban Area.
- Preventing "leapfrog" development in areas which are designated agricultural and located outside the Sphere of Influence.
- Promoting infill development by directing development to areas contiguous to the city limits.
- Requiring residential developers to mitigate the agricultural/nonagricultural edge conflicts.
- Establishing buffers between agricultural and non-agricultural uses to minimize incompatibilities.

### **3. Open Space/Recreation Element**

OSRE Goal 1: Preservation of Designated Open Space

OSRE Objective 1.1: Preserve designated open space to preserve natural resources.

Policy 1.1.1: Preserve designated open space in the New River area to protect important biological habitat and preserve views of the natural river area. Maintain *a buffer* between the designated open space and New River area from development.

The Land Use Plan in the General Plan Land Use Element designates the entire length of the New River Corridor within the Planning Area as Open Space, (with the exception of the area at the intersection of the New River and State Route 78 which is designated for commercial uses).

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The Element states:

When applicable, the City will consider requiring the project proponent to designate the natural resource area as open space.

OSRE Goal 2: Ensure Protection of Agricultural Lands

Objective 2.1: Designate identified agricultural lands outside the Brawley Urban Area to prevent development, and enhance community character and visual relief.

Policy 2.1.1: Provide *adequate buffers* between residential and agricultural land uses.

Policy 2.1.2: Prevent “checkerboard” or “leap frog” development by only allowing development to occur adjacent to existing urban uses.

The OSRE states:

...the City will require developers to *provide adequate buffers between residential and agricultural uses* to minimize the effects of dust, noise, crop-dusting overspray, and night lighting on residential uses. Emphasis added

Implementation Program 2.1 Designated Agriculture Land: To protect open space for agricultural purposes, the Land Use Element of the General Plan includes a Land Use Policy Map identifying the location of lands designated for Agriculture. The designated Agriculture lands encompass substantial acreage around the urbanized portion of the Brawley General Plan Area. Implement these land use designations to ensure adequate land for agricultural production *within the City* and provide open space with visual relief to Brawley residents. In addition, implement the programs of the Resource Management Element pertaining to the preservation of agricultural lands

The Open Space/Recreation Element encourages –

- Designating as agricultural lands located outside the Sphere of Influence
- Providing adequate buffers between residential and agricultural land uses.

**4. Land Use Element and Zoning Ordinance Agricultural Designations**

a. Agricultural Designation

The Land Use Element agricultural designation is:

**Agricultural.** This agricultural land use designation provides for the continuation of agricultural production and related industries including aquaculture (fish farms), ranging from light to heavy agriculture. Packing and processing of agricultural products may also be allowed in certain areas and other uses necessary or supportive of agriculture.

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Residential uses, when subordinate to agricultural uses shall not exceed a maximum density of 1 single family dwelling unit per 40 acres of land or per legal lot.

The Zoning designation is:

**Light Agricultural District.** The light agricultural zone is intended for areas adjacent to existing agricultural land on the urban fringe of the City of Brawley in areas which contain relatively large parcels of property which are conducive to growing a limited quantity of crops, and the keeping of horses, cows, sheep, goats, chickens, and rabbits for personal use and/or for the production of milk, eggs, and other products for personal use. This zone is also intended to permit commercial and light industrial activities which support agriculture or are connected to the agricultural industry. Examples of such uses would be trucking firms, tractor repair shops, and welding shops.

Table 1 lists the uses permitted in the Light Agricultural District.

**Table 1  
Uses Permitted - Light Agricultural District Uses A-1**

Agricultural crops for personal use only	P
Agricultural equipment sales office and display yards for the sale of farm equipment	P
Animals, horses, cows, goats, rabbits, chickens and other farm animals for personal use	P
Commercial fruit stands and other stands which sell agricultural products to the general public	P
Swine, keeping of	P
Tractor and other farm implement repair and/or service shops	P
Accessory buildings or structures, including private garages, carports, barns, stables, corrals and chicken coops	A
Any use permitted in the R-1 or R-A zone	A
Welding shops which repair agricultural equipment	C*
Commercial feed lots or slaughter houses for cattle	X

Key:

P = Use permitted by right.

A = Use permitted as accessory use only.

C\* = Use requires planning director conditional use permit.

X = Use is prohibited.

Source: City of Brawley Zoning Ordinance

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b. Rural Residential

The Land Use Element also has a rural residential category that supports the continuation of agricultural lands:

**Rural Residential**—This residential land use designation provides for predominantly low density residential areas, recreational lands, and the continuation of agriculture, in areas where it is desirable to retain a rural lifestyle, characterized by large lots and/or in areas where public water and sewer service is presently limited or non-existent. Permitted development within this designation is contingent upon the availability of infrastructure and public services. This designation will permit the construction of as many as two detached single family dwellings per net acre of land. Other uses such as churches, schools, and child-care facilities, which are determined to be compatible with and oriented toward serving the needs of very low density single family dwellings, are also allowed. Recreational vehicle parks are allowed, subject to a conditional use permit.

The corresponding zoning designation is as follows:

**Zone R-A (Residential-Agricultural).** Zone R-A is established to provide for subdivisions with large lots which are compatible with agricultural areas in and adjacent to the City of Brawley. In order to encourage single-family development in rural areas adjacent to the existing urban areas, provisions are included to allow the maintenance of limited agricultural pursuits. Additional accessory uses, necessary and incidental to single-family developments, are also permitted. 1-acre minimum lot size

**5. Brawley Zoning Ordinance Definitions**

The Zoning Ordinance definition of “agriculture” is as follows:

Agriculture (see also farm) means the use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities.

The Zoning Ordinance definition of “farm” or “farmland” is as follows:

Farm or farmland (see also agriculture) means a parcel of land in one ownership that is used primarily for the commercial, soil-dependent or non soil-dependent cultivation of agricultural crop production and/or for the raising of livestock. The term “one ownership” shall include an individual, corporation, business trust, estate, trust, partnership, association, or two or more persons having a joint or common interest in the land.

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**C. EXAMPLES OF PLANNING INITIATIVES TO PROMOTE INFILL  
DEVELOPMENT AND PREVENT LEAPFROG DEVELOPMENT**

Key strategies adopted by California communities to promote infill development and prevent leapfrog development include:

- Guidelines for Orderly Development
- Local Agency Formation Commission (LAFCO) policies
- Greenbelts
- Urban Limits Lines

**1. Guidelines For Orderly Development**

The aim of this planning initiative is to promote infill development by directing growth to existing cities that have a current and planned capacity to accommodate growth. A related objective is to limit the number of cities within a county. Ventura County's *Guidelines for Orderly Development* was a pioneering effort to avoid urban sprawl and urban development in unincorporated areas by encouraging growth to be accommodated in the existing cities.

The *Guidelines* were first adopted in 1969 and revised in 1996. The *Guidelines* have been adopted by the Board of Supervisors, all City Councils within Ventura County, and the Local Agency Formation Commission (LAFCO). The adopted Guidelines include General Policies and Policies within Spheres of Influence:

General Policies:

- Urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning.
- The Cities and the County should strive to produce general plans, ordinances and policies which will fulfill these Guidelines.

Policies Within Spheres of Influence:

- Applicants for land use permits or entitlements for urban uses shall be encouraged to apply to the City to achieve their development goals and discouraged from applying to the County.
- The City is primarily responsible for local land use planning and providing municipal services.
- Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.
- Annexation to the City is preferable to the formation of new or expansion of existing County service areas.
- Land uses allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City.

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- Development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.

Source: County of Ventura, Resource Management Agency, Planning Division, *Guidelines for Orderly Development*, page 1

In Santa Clara County similar urban development policies were adopted by LAFCO, the County and cities and can be summarized as follows:

- Urban development should occur only on lands annexed to cities – and not within unincorporated areas, urban or rural.
- Urban expansion should occur in an orderly, planned manner – with the cities responsible for planning and providing services to urban development, within explicitly adopted “urban service areas” whose expansion is subject to LAFCO approval.
- Urban unincorporated islands should eventually be annexed into their surrounding cities – so that the cities have urban service responsibilities and land use authority over all lands within their urban service area boundaries.

These basic urban development policies involved important mutual commitments by the County and the cities. The County agreed, in essence, to get out of the “urban development business” and

- No longer compete with the cities by approving new urban development in urban unincorporated islands, and
- Limit development within rural unincorporated areas to rural land uses and densities

The County fulfilled this latter commitment through a series of major rezonings of rural unincorporated areas that significantly increased the minimum parcel sizes required for new subdivisions. As a result, the vast majority of Santa Clara County’s rural unincorporated areas now have zoning designations that require a minimum parcel size of 20 acres or more for new subdivisions. Over the past four decades, since these rezonings took place, the County has kept its commitment by consistently rejecting proposals for privately-initiated General Plan amendments that would have allowed significant changes in allowable uses or densities in rural unincorporated areas.

In return, the cities agreed to:

- Plan for orderly urban development and expansion, within explicitly adopted “urban service area” boundaries, which they proposed and LAFCO adopted. Changes to those boundaries require LAFCO approval.
- Annex the urban unincorporated islands – which were generally the result of past annexation practices and the annexation wars

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The City of San Jose's commitment to countywide urban development policies is demonstrated by its own General Plan policies that, over several decades, have directed its urban growth into existing urban areas. So, while San Jose's population has grown substantially, its urban footprint has remained essentially the same – unlike cities like Phoenix and Atlanta that grew by similar amounts, but covered vast areas of land with low density sprawl over the same time period. San Jose's recently revised General Plan accommodates all its new development over the next twenty years within its existing urban area – thus continuing its longstanding commitment to pursue more efficient, compact urban development patterns.

Source: Journal of the California Association of Local Agency Formation Commissions, *The Sphere*, August 2013, page 22

### **2. Local Agency Formation Commission (LAFCO) Policies**

Local Agency Formation Commissions serve as the California Legislature's watchdog over city and special district boundaries. The Cortese-Knox-Hertzberg Local Government Reorganization Act directs LAFCOs to achieve three main purposes:

- Discourage urban sprawl
- Encourage orderly governmental boundaries
- Preserve open space and prime agricultural lands

Source: California State Legislature, *50 Years of LAFCOs: A Guide to California's Local Agency Formation Commissions*, Third Edition, December 2013, page 1

To further these purposes, the Imperial County LAFCO has adopted policies that state it **shall** exercise its power to conserve and preserve agricultural land pursuant to the following standards:

1. LAFCO **may** approve a change in organization which will result in the conversion of prime agricultural land in open space use to other uses only if the Commission finds that the proposal will lead to the planned, orderly and efficient development of an area. For purposes of this standard, a proposal lends to the planned, orderly and efficient development of an area only if the Commission finds that all of the following criteria are met:
  - A. The land subject to the change in organization is contiguous to either existing developed lands or lands, which have received all General Plan, zoning and subdivision map or use, permit approvals for such development.
  - B. The proposed development of the subject lands is consistent with the Sphere of Influence Plan, including the "Service Area Plan" of the affected agency or agencies.
  - C. Development of all or a substantial portion of the subject land will occur within five (5) years. In the case of very large developments, it may approve annexation if all or a substantial portion of the subject land is likely to develop within 10 years, and appropriate assurance is made to LAFCO.
  - D. Insufficient vacant non-prime lands exist within the applicable Sphere of Influence plan, accessible and developable for the same general type of use.

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*Note: The County of Imperial adopted the Williamson Act in September 2000, which provides for the protection of agricultural lands. However, the County has now terminated participation. The Cortese-Knox-Hertzberg Reorganization Act also has added language to the conversion of Williamson Act land. Therefore the LAFCO will adhere to the standards of the government codes sections that are applicable.*

2. LAFCO may approve a change in organization, which would result in the conversion of prime agricultural land in open space use to non-open space use(s) only if the Commission finds the proposal will have no significant adverse effect on the physical and economic integrity of other agricultural lands. In making this determination, LAFCO will consider the following factors:
  - A. The agricultural significance of the subject and adjacent areas relative to other agricultural lands in the region.
  - B. The use of the subject and the adjacent areas.
  - C. Whether public facilities related to the proposal would be sized or situated so as to facilitate the conversion of adjacent or nearby agricultural lands, or will be extended through or adjacent to, any other agricultural lands, which lie between the project site and existing facilities.
  - D. Whether natural or man-made barriers serve to buffer adjacent or nearby agricultural land from the effects of the proposed development.
  - E. Applicable provisions of the General Plan open space and land use elements, applicable growth-management policies, or other statutory provisions designed to protect agriculture.
3. The LAFCO will comment upon, whenever feasible, Notices of Preparation (NOP) for Environmental Impact Reports which propose the pre-emption of large tracts of open space and agricultural lands and that are not scheduled for urbanization within a five-year period. Potential adverse impacts related to the loss of open space or agricultural land also will be commented upon by LAFCO.
4. LAFCO will discourage the conversion, (particularly the premature conversion) of agricultural lands to non-agricultural (urban) planned uses in or around areas that are not planned for urban uses by the County General Plan. LAFCO will also evaluate and discourage the conversion of “prime agricultural land” or land of “state wide significance” if the City or District has other lesser “quality” agricultural lands available that would be compatible with urban uses and that could just as equally be serviced by the City or District.

Source: Imperial County Local Formation Commission, *2013 LAFCO Policy Manual*, (Chapter V), page 47

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**3. Greenbelts**

More than a century has passed since the idea of an agriculture greenbelt surrounding a city was introduced by Ebenezer Howard in *Garden Cities of Tomorrow* which was published in 1898. Howard advocated the development of self-contained new towns, zoning for different uses, and encircling the entire city by a permanent agriculture greenbelt of 5,000 acres. New towns developed in southern California include Irvine and Mission Viejo in Orange County and Santa Clarita in Los Angeles County. In the Central Valley, new towns are regarded by some as a means of mitigating the negative impacts of suburban settlement patterns on agriculture, including issues associated with the urban-rural interface and the need to protect prime agricultural land:

Farming operations next to developed lands are sometimes subject to complaints from nearby residents about smells, dust, noise and the use of pesticides. These complaints have sometimes forced farmers to adopt costly farming practices to minimize conflicts. In extreme cases, farming operations have been pressured to relocate to other locations.

Many Central Valley cities were originally sited on prime agricultural land. Expansion of these communities reduces the availability of this valuable resource. *New towns* could be an acceptable form of development if located in areas where agricultural production is marginal. However, construction of *new towns* without any consideration for existing farming operations can have the same destructive effect on prime agricultural land as the expansion of existing cities.

Source: Tim Dunbar, American Farmland Trust, *The Central Valley's New Towns: Destiny or Disaster*, 1995, page 8

In California, greenbelts act as buffers and serve many purposes such as creating narrow linear connections between neighborhoods and preserving natural landscapes, watersheds, habitats, open spaces and agricultural land. A prime example of the latter is the Tierra Rejada Greenbelt located in Ventura County. The Ordinance adopted by the Board of Supervisors states:

The purpose of this Ordinance is to express the County of Ventura's commitment to agricultural and open space land conservation goals and policies contained in the Ventura County General Plan with a greenbelt program designed to protect unincorporated County agricultural and open space lands that are contiguous to the incorporated cities of Thousand Oaks, Simi Valley and Moorpark.

The Ordinance further states:

The primary purpose of this Ordinance is to establish that within the boundaries of the Tierra Rejada Greenbelt, the goals of protection of agricultural land, the maintenance of a healthy agricultural economy and the preservation of open space land shall be of critical importance.

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The Ordinance affirms a “non-annexation and non-urban development policy”:

This Ordinance manifests the County of Ventura's intent to maintain agricultural and open space uses within the Tierra Rejada Greenbelt. The City Council of the Cities of Moorpark, Simi Valley and Thousand Oaks, have agreed to a policy of non-urban development, non-annexation and the retention of agricultural and open space uses on the land within the Tierra Rejada Greenbelt.

The Ordinance defines the Greenbelt as follows:

An area consisting of irrigated agricultural land or other Important Farmlands Inventory (IFI) and/or designated open space lands as defined in Sections 56064 and 65560 of the Government Code.

**4. Urban Growth Boundary Lines**

These Lines are generally defined as follows:

Urban and Rural Containment Boundaries are geographically-based lines on a map indicating the edge between land available for development (and infill and redevelopment) and land that is to remain part of the green infrastructure of the region (e.g. wetlands, parks, farmland, and forested land). These containment boundaries define the limit of infrastructure servicing and planned future development. Directing development into existing serviced areas and areas planned for servicing helps preserve outlying areas for other economic activities such as agriculture, forestry, recreation and tourism. Protecting this land also helps preserve the services that green infrastructure provides to developed areas:

A survey of urban limits lines concludes:

Property inside the boundary which is designated for urbanization will be zoned for urban use; property outside the boundary will be zoned for rural uses.

The most recent survey of California cities found that 29% (85 of 289 surveyed) indicated they have some form of a growth boundary. The survey found that:

...cities in California with UGBs tend to be suburban or rural, not yet built out, and located in areas of the state rich in productive agricultural land.

Source: Center for Local, State and Urban Policy, University of Michigan, Elisabeth R. Gerber and Justin H. Phillips, *Growth Management Policy in California Communities*, page 3

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**D. EXAMPLES OF PLANNING INITIATIVES TO PRESERVE AGRICULTURAL  
LANDS**

**1. Williamson Act**

The California Land Conservation Act of 1965 - commonly referred to as the Williamson Act - enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The Open Space Subvention Act of 1971 provided local governments an annual subvention of forgone property tax revenues from the state through the year 2009; these payments have been suspended in more recent years due to revenue shortfalls.

As of 2013, all counties except Del Norte, San Francisco, Inyo, and Yuba offer Williamson Act contracts. Imperial County, however, filed non-renewal on all Williamson Act contracts, effective January 2011, covering 117,246 acres. Pursuant to Government Code Section 51246 the contracts remain in full force and effect until the contracts terminate.

**2. Sustainable Agricultural Lands Conservation Program (SALCP)**

The SALCP supports the State's greenhouse gas (GHG) emission goals by making strategic investments to protect agricultural lands. There are three major elements proposed for the SALCP:

- Sustainable Agricultural Land Strategy Plans— Short term grants to counties, cities, and partners, to inventory and evaluate which agricultural lands are most highly productive and critically threatened and develop locally appropriate strategies, programs and actions that ensure the long term protection of those lands.
- Agricultural Conservation Easements—Provide funding to leverage the protection of strategically located, highly productive, and critically threatened agricultural land, via permanent agricultural conservation easements.
- Financial Incentives for Adoption and Use of Land Management Practices — Leverage USDA and other funding to incentivize management practices designed to reduce GHGs, sequester carbon and provide other co-benefits on working agricultural operations.

Final SALC Guidelines were approved by the Strategic Growth Council (SGC) on January 20, 2015. Applications for the Agricultural Land Strategy Grants were due to the California Department of Conservation on March 20, 2015.

# **GENERAL PLAN AMENDMENTS: LAND USE ELEMENT, RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

## **3. Agriculture Easements**

An agricultural conservation easement is a voluntary, legally recorded deed restriction that is placed on a specific property used for agricultural production. The goal of an agricultural conservation easement is to maintain agricultural land in active production by removing the development pressures from the land. Such an easement prohibits practices which would damage or interfere with the agricultural use of the land. Because the easement is a restriction on the deed of the property, the easement remains in effect even when the land changes ownership.

Agricultural conservation easements are held by land trusts or local governments, which are responsible for ensuring that the terms of the easement are upheld. A landowner would seek an appropriate easement holder, which could be a land trust or a local government. The property proposed for easement must have characteristics (e.g., location, soil quality) that make it a priority for the easement holder organization. If the potential easement holder wishes to pursue an easement on the proposed property, it would negotiate terms with the landowner, including price (unless the easement is to be donated) and restrictions. If the easement is to be purchased, the potential easement holder may seek grant funding which requires that the easement be appraised.

## **E. EXAMPLES OF PLANNING INITIATIVES TO PROTECT AGRICULTURAL LANDS**

### **1. Agricultural-Urban Edge Conflicts**

In many California counties an agricultural-urban edge problem exists because so many people live very close to commercial agricultural operations. One study explains:

For farmers, operating in the midst of urban neighbors often means reduced productivity and income, regulatory constraints, vandalism, and legal liability. For urban neighborhoods, the issues concern the dust, noise, odor and even health effects of living adjacent to industrial-like activities that use chemicals, heavy machinery, and concentrated animal facilities.

Source: Alvin D. Sokolow, *California's Edge Problem: Urban Impacts on Agriculture*, Chapter 12 in California Agriculture Dimensions and Issues, Page 289

Among California's 58 counties Imperial County ranks 10<sup>th</sup> in the number of linear miles with an agricultural/urban edge.

Some of the strategies for reducing the agricultural/urban edge conflicts are:

- Concentrate urban growth in cities and other existing urban centers
- LAFCO (Local Agency Formation Commission) control of annexations
- County-City agreements on the direction of urban/suburban development
- Agricultural buffers
- Agricultural zoning
- Right-to-farm ordinances

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Source: Alvin D. Sokolow, *California's Edge Problem: Urban Impacts on Agriculture*, Chapter 12 in California Agriculture Dimensions and Issues, page 299

The edge problem study mentioned above points out that:

Land use policies and regulations can be seen as largely proactive efforts to direct the location and form of new urban development in ways that would minimize impacts on agricultural activities. This is the general intent of policies that call for keeping development away from agricultural areas, in particular restricting residential growth in the countryside and directing it instead to existing cities, either as infill development or as incremental additions to municipal areas as cities gradually annex adjacent territory.

Buffers essentially create a separation between agricultural and urban uses, using barriers or distance to minimize negative impacts on both sides of an edge boundary, especially the effects of chemical drift from farming activity. (page 300)

### **2. Agriculture Buffer Alternatives**

Buffer alternatives exist with respect to:

- Buffer width
- Screening to reduce the minimum width
- Responsible parties for buffer development and maintenance
- Enforcement by policy or zoning

#### **a. Buffer Widths**

Research determined that agricultural buffers for California cities generally range from 0 – 300 feet or are entirely case specific and agricultural buffers in California counties generally range from 0 – 800 feet. Certain communities have no required minimum agricultural buffer (Cities of Ventura and Santa Maria) while some jurisdictions stipulate a minimum range (Sonoma County, Cities of Brentwood and Napa). Of the 35 jurisdictions surveyed, 17 referenced the use of a vegetative component within agricultural buffers and nearly all allow modification of buffer requirements for special site-specific circumstances which may require a lesser or greater buffer. The majority of jurisdictions incorporate County Agricultural Commissioner review and recommendation of agricultural buffer design.

Table 2 lists the minimum buffer width or range for those jurisdictions stating a width. Table 2 also indicates whether the jurisdictions require or recommend vegetative screening as a component of the buffer. Attachment B contains more detailed information on the Survey of Agricultural Buffer Widths and Requirements by City and County.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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**Table 2  
Summary of Jurisdiction Buffer Widths and Vegetative Component Requirements**

Minimum Buffer Width or Average Range	Jurisdiction	Vegetative Component Required Required/Recommended? Y/N
80-120 feet	City of Napa	Required
	Napa County	Recommended
100 feet	City of Arroyo Grande	Required
	City of Ontario	No
	Town of Esparto	No
100-200 feet	Sonoma County	Recommended
100-300 feet	City of Brentwood	Recommended
	Sutter County	Recommended
100-500 feet	Contra Costa County	No
100-800 feet	San Luis Obispo County	Recommended as mitigation
150 feet	City of Davis	Required
150-300 feet	Stanislaus County	Required
	Ventura County	Required for 150 foot buffer
	Yolo County	No
200 feet	El Dorado County	No
	Mendocino County	No
	Monterey County	Required for reduced setback
	Santa Cruz County	Required
	Tuolumne County	No
300 feet	City of Fairfield	No
	Butte County	No
	Yuba County	Required for reduced setback
300-500 feet	Sacramento County	No

Source: Laura A. Pennebaker, *Agricultural Buffer Criteria for the City of Arroyo Grande*, May 2009, page 29

b. Vegetative Buffer Component

Based upon literature review and review of other jurisdictional buffer policies, some basic minimum requirements for the vegetative buffer component have been developed including:

- Planting multiple, staggered rows of trees and shrubs.
- Ensuring that vegetation provides at least 50% porosity.
- Staggered rows should consist of 5 gallon trees/shrubs at least 6 feet tall, planted 5 feet apart and 10 feet on center.
- Minimum mature tree height should be 15 feet.
- More specific language that residential yards are to be excluded from the agricultural buffer to maintain long term viability and integrity of the buffer.

## **GENERAL PLAN AMENDMENTS: LAND USE ELEMENT, RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

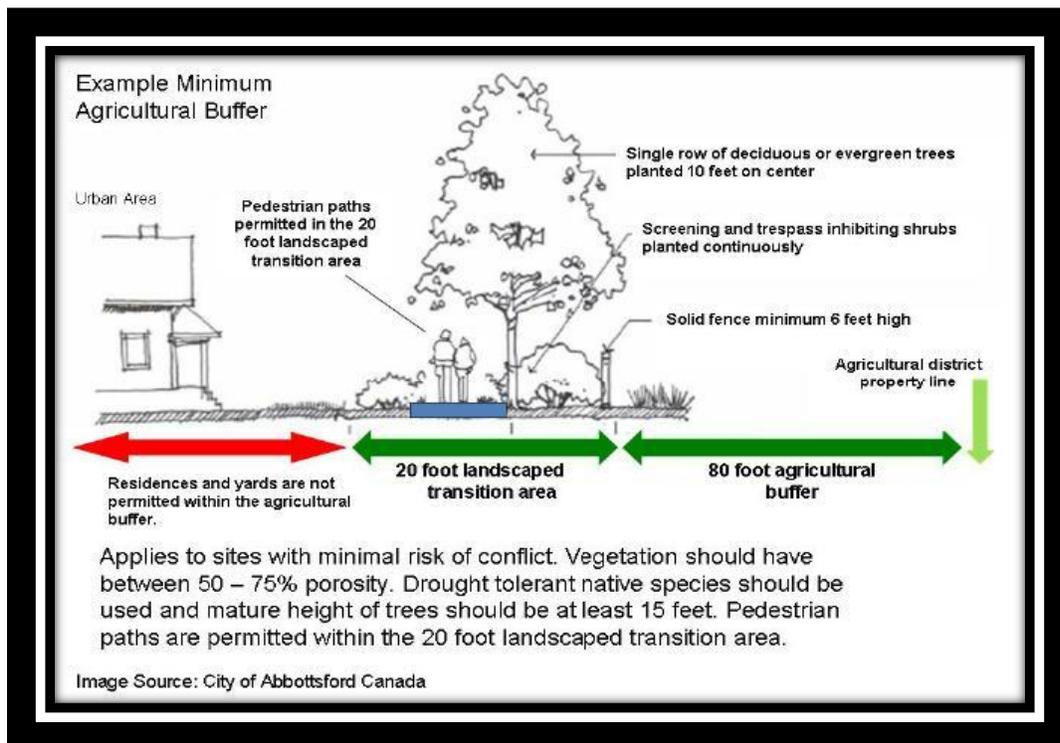
- More specific maintenance language including provisions to maintain porosity and replace vegetation.
- More specific submittal requirements for agricultural buffer plans.

In addition to lack of guidance regarding planting materials, often buffer policies also do not provide much information regarding the construction of a buffer to provide sufficient density and height to address aerosol interception, dust and trespass.

### c. Schematic Buffer Examples

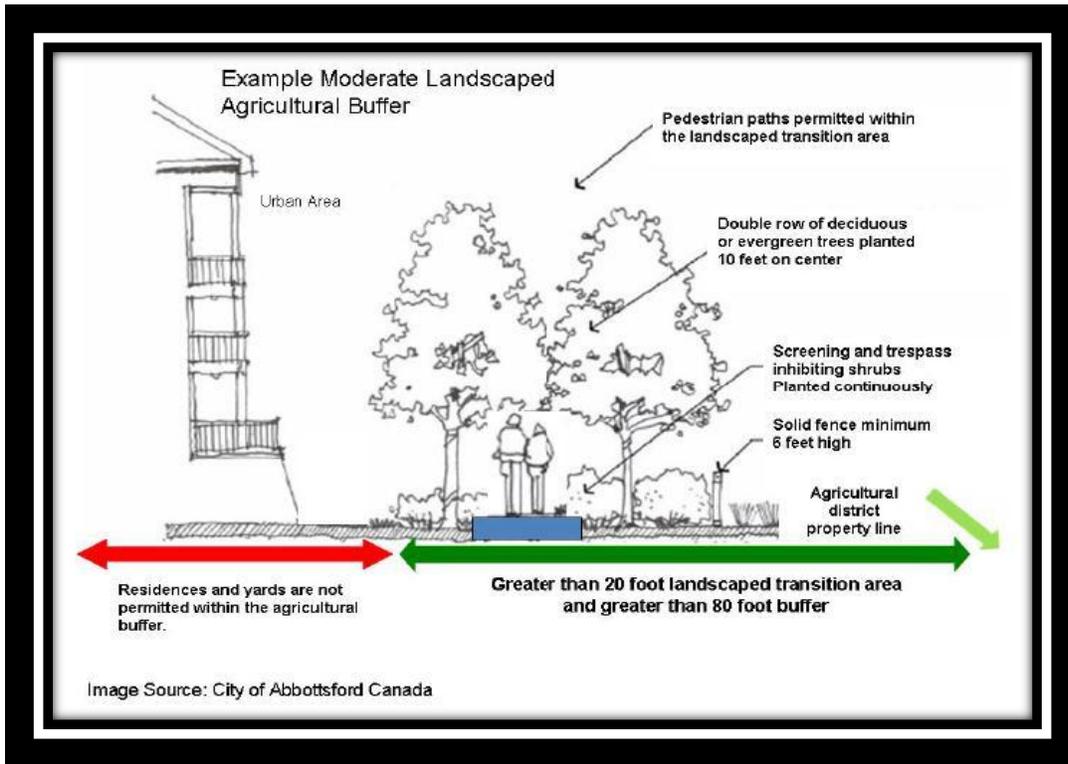
The following schematic examples illustrated in Figures 1, 2 and 3 were developed to demonstrate example buffer construction for development scenarios which involve minimum, moderate and maximum potential for conflict between urban and agricultural uses. Actual buffer design and construction will vary based upon site specific circumstances.

**Figure 1 Example of Minimum Agricultural Buffer**



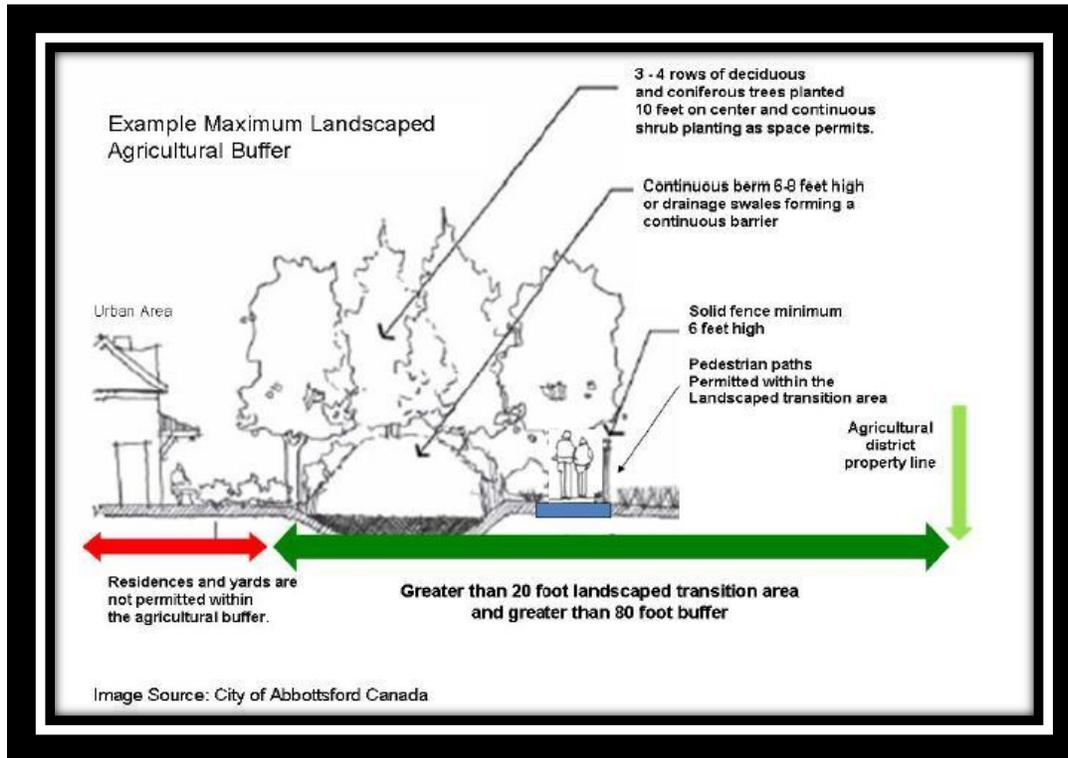
**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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**Figure 2 Example of Moderate Agricultural Buffer**



**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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**Figure 3 Example of Maximum Agricultural Buffer**



d. Responsible Parties for Buffer Development and Maintenance

Cities that have enacted regulations requiring agricultural buffers all require that the project developers adjacent to the agricultural land be responsible for development and maintenance of the buffers. The City's Resource Management Element Policy 8.1.9 states:

Where new residential uses are established next to agricultural lands, require residential developers to *mitigate adverse effects* from the exposure of residents to agricultural chemicals, dust and other "nuisances" in a manner that is consistent the County Right- to-Farm Ordinance.

The City of Goleta requires:

New development adjacent to property designated for agricultural uses shall include buffers and other measures such as landscape screening to minimize potential conflicts with agricultural activities.

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The City of San Luis Obispo states:

Buffers associated with new development shall be on the site of the development, rather than on neighboring land containing the open space resource.

The Town of Esparto requires:

A method and mechanism for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval. Options include creating a homeowners association, or dedication of the buffer area to a non-profit organization or public entity.

Sacramento County requires:

Guidelines for maintenance of buffers are required, including, but not limited to, the following criteria: the County, a homeowners association, or other appropriate entity shall maintain buffers to control litter, fire hazards, and pests.

Sonoma County states:

The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of farmable land.

Sutter County states:

Buffers should be located on the parcel proposed for non-agricultural use.

The Imperial County Agricultural Element states:

The buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.

In summary, the developers of properties adjacent to the agricultural lands are required to establish the buffer. The maintenance of the buffer is the responsibility of either the developer/property owner, Homeowners Association, or another entity such as a non-profit agency.

e. Enforcement through Policy or Zoning Ordinance

El Centro has an adopted policy and determines the “appropriate buffer” during the development review process. El Centro’s Conservation/Open Space Element includes the following implementation program:

COS-2: Agricultural Buffers: Encourage the provision and maintenance of buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses. During the development review process, a

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number of factors shall be used to determine the appropriate buffer, including the type of agricultural use, topography, and pesticide and machinery use.

Neither the element nor Zoning Ordinance explains how the development review process determines an appropriate buffer.

The Imperial County Agricultural Element encourages buffers through the following element objective.

Where a development permit is sought adjacent to agricultural land use, protect agricultural operations by requiring appropriate buffer zones between agricultural land and new developments, and then keep these zones aesthetically pleasing and free of pests by cleaning them of all garbage and noxious vegetation. Vegetation for the purpose of dust control shall be planted and maintained in an attractive manner.

The following three cities have enforced buffer restrictions through adopted zoning regulations:

- Arroyo Grande
- Davis
- San Luis Obispo

**F. RECOMMENDATIONS**

The research supported by the Sustainable Communities Planning Grant has contributed to the identification of effective measures to implement the General Plan goals, objectives, policies and implementation measures regarding:

- Promoting infill development
- Preventing leapfrog development
- Preserving agricultural land
- Protecting agricultural land

Four planning actions will be pursued by the City.

**1. Action #1-Brawley Greenbelt**

The City will collaborate with the County of Imperial and Imperial County LAFCO to establish a Brawley Greenbelt. The purpose of the Greenbelt is to preserve for a definite period of time agricultural land surrounding Brawley and in so doing clearly state that the Greenbelt area is “off limits” for non-agricultural development. Attachment C is a Discussion Draft of an Ordinance that could be approved by the Board of Supervisors in order to establish the Brawley Greenbelt.

**2. Action #2-Planned Growth Boundary Line**

The City will amend the Land Use Element to establish a Planned Growth Boundary Line. The Planned Growth Boundary Line is a geographically-based line on a map indicating the edge

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between land available for planned development on vacant, infill and redevelopment sites and land that remains a part of Brawley’s “green neighborhood” (e.g., agricultural, natural habitat, open space) for a defined period of time. The line also shows on a map the area within which there is a logical extension of infrastructure such as roads, water lines and sewer lines.

Establishing a Planned Growth Boundary Line contributes to implementing Land Use Element Policy 7.1.4:

Rezone non-urban reserve agricultural land for non-agricultural uses only after urban reserve lands have been developed. Agricultural lands should be developed only as a means of providing needed urban development land for City growth needs and to allow for a minimum five-year supply of developable land.

The “green neighborhood” is delineated by the New River Corridor and lands zoned R-A Residential Agriculture and A-1 Light Agriculture. The lands available for governmental services, extension of infrastructure, and development include those located within the City limits such as the Downtown Specific Plan, Luckey Ranch Specific Plan, Rancho-Porter Specific Plan, La Paloma Specific Plan and Brawley Gateway Specific Plan.

The above planned communities and other approved development have a combined housing capacity of 7,300 housing units. That housing capacity provides a supply of developable residential land sufficient to accommodate growth to the year 2035.

The Planned Growth Boundary Line should be re-evaluated when the Service Area Plan (SAP) is updated in 2017 and then again in 2022. The Service Area Plan updates phasing of future growth so that there are adequate services and facilities to accommodate the future population.

Attachment C delineates the boundaries of the Planned Growth Boundary Line.

**3. Action #3-Agricultural/Non-Agricultural Buffer Overlay District**

The primary purpose of the Overlay District is to provide for a mechanism to minimize potential conflicts between agricultural and nonagricultural land uses. The Overlay District provides for an agricultural buffer transitional area and requires that new development and changes in use require discretionary approval in accordance with the specific provisions. The Overlay District would be applied to land immediately adjacent to land zoned R-A Residential Agriculture and A-1 Light Agriculture.

**4. Action #4 – Agriculture Commissioner Agricultural Buffer Policies and Procedures**

This action would create a policy of the Imperial County Agricultural Commissioner, Imperial County Planning Director and City of Brawley Planning Director through the County's Agriculture Element and Brawley’s Land Use Element, Resource Management Element, and Open Space/Recreation Element to:

1. Promote and protect agriculture

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2. Protect the public's health and safety
3. Provide the Board of Supervisors, LAFCO, School Districts, and City Councils with technical information, assistance, and buffer recommendations to address land use compatibility and issues affecting agriculture.

By implementing Action #4, the Agricultural Commissioner will evaluate referrals from the City of Brawley Planning Director to determine if potential “significant land use conflict” between agricultural lands and non-agricultural lands will result from development of a proposed project. The basis for the determination and recommended mitigation measures will be provided in a written report. Determinations and recommendations are advisory and made on a site specific basis within the established buffer policies and procedures.

Attachment E is a discussion draft regarding agriculture buffer policies and procedures that could be implemented by the County of Imperial Agriculture Commissioner.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**ATTACHMENT A  
DATA SOURCES**

California Department of Conservation, *Agricultural Conservation Easements*, 2 pages

California State Legislature, 50 Years of LAFCOs: *A Guide to California's Local Agency Formation Commissions*, Third Edition, December 2013, 28 pages

Center for Local, State and Urban Policy, University of Michigan, Elisabeth R. Gerber and Justin H. Phillips, *Growth Management Policy in California Communities*, page 3

City of Riverside, Open Space and Conservation Element, Agricultural Preservation, pages OS-8 – OS-16

County of Imperial, *Right to Farm Ordinance*, Adopted by the County Board of Supervisors on August 7, 1990, as Ordinance 1031, 4 pages

County of San Luis Obispo, Department of Agricultural/Measurement Standards, *Agricultural Buffer Policies and Procedures*, November 2005, 8 pages

County of Santa Barbara, Ordinance 4851, *Agricultural Buffers*, April 9, 2013, 16 pages

County of Ventura, Resource Management Agency – Planning Division, *Guidelines for Orderly Development*, 2 pages

Ebenezer Howard, *Garden Cities of Tomorrow*, Swan Sonnenschein & Co., Ltd., 1898

Imperial County Local Formation Commission, *2013 LAFCO Policy Manual*, Chapter V

Journal of the California Association of Local Agency Formation Commission, *The Sphere*, August 2013, page 22

Office of the Agricultural Commissioner, *County of Ventura Agricultural/Urban Buffer Policy*, - Revised 7/19/06, 2 pages

Ordinance of the Board of Supervisors of the County of Ventura *Regarding the Tierra Rejada Greenbelt*, Ordinance No. 4404

Rolf Pendall, Jonathan Martin and William Fulton, *Holding the Line: Urban Containment in the United States*, August 2002, 45 pages, A Discussion Paper prepared for The Brookings Institution Center on Urban and Metropolitan Policy

Laura A. Pennebaker, *Agricultural Buffer Criteria for the City of Arroyo Grande*, May 2009, 225 pages

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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Alvin D. Sokolow, et. al., *California Agriculture*, 8 pages

Alvin D. Sokolow, *California's Edge Problem: Urban Impacts on Agriculture*, Chapter 12 in *California Agriculture Dimensions and Issues*, pages 289-304

Sustainable Growth Council, *Sustainable Agricultural Lands Conservation Program (SALCP)*, 4 pages

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**ATTACHMENT B  
SURVEY OF AGRICULTURAL BUFFER WIDTHS AND REQUIREMENTS**

**Table B-1  
Summary of Jurisdiction Buffer Widths and Vegetative Component Requirements**

<b>Jurisdiction</b>	<b>Minimum Buffer Width or Average Range</b>	<b>Vegetative Component Required or Recommended? (Y/N)</b>
City of Arroyo Grande	100 feet minimum	Y (required)
City of San Luis Obispo	Not specified	Y (recommended)
City of Paso Robles	Not specified	N
City of Brentwood	100 – 300 feet	Y (recommended)
City of Salinas	Not specified	N
City of Santa Maria	Not specified	N
City of Napa	80 – 120 feet	Y(required)
Town of Esparto	100 feet	N
City of El Centro	Not specified	N
City of Sanger	Not specified	N
City of Goleta	Not specified	Y (recommended)
City of Davis	150 feet	Y (required)
City of Ventura	Not specified	Y (if recommended by Ag Commissioner)
City of Half Moon Bay	Not specified	N
City of Ontario	100 feet	N
City of Oakley	Not specified	N
City of Fairfield	300 feet (same as Solano County)	N
Santa Barbara County	Not specified	Y (required)
Sonoma County	100 – 200 feet	Y (recommended)
Butte County	300 feet	N
Sutter County	100 – 300 feet	Y (recommended)
Kern County	Not specified	N
Contra Costa County	100 – 500 feet (Contra Costa Co.)	N
Yolo County	150 – 300 feet	N
Ventura County	150 – 300 feet	Y (required for 150 foot buffer)
San Luis Obispo County	100 – 800 feet	Y (recommended as mitigation)
Monterey County	200 feet	Y (required for reduced setback)
Mendocino County	200 feet	N
Sacramento County	300 – 500 feet	N
Santa Cruz County	200 feet	Y (required)
Napa County	80 – 120 feet	Y (recommended)
El Dorado County	200 feet	N
Tuolumne County	200 feet	N
Stanislaus County	150 – 300 feet	Y (required)
Yuba County	300 feet	Y (required for reduced setback)

Source: Laura A. Pennebaker, *Agricultural Buffer Criteria for the City of Arroyo Grande*, May 2009, page 29

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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**Table B-2  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
GENERAL SUMMARY	Buffers for California cities generally range from 0 – 300 ft. or are case specific. Buffers in California counties generally range from 0 – 800 ft. (County of SLO.) Many communities have no minimum (Kern and Ventura, City of Santa Maria) and some have a minimum range (Sonoma, Santa Cruz counties, City of AG, Davis, Petaluma.) The majority requires a landscape/vegetative component and allows modification for special circumstances.	
<b>CITIES</b>		
1.) City of Arroyo Grande	Minimum 100 ft.: More encouraged, less if physical buffer (e.g. AG creek) and OK by County Ag Commissioner: 20 ft. of buffer landscape strip.	100 ft. buffer overlay district surrounding all agricultural land within the City. Intent to preserve long term viable agriculture as part of city character.
2.) City of San Luis Obispo	Buffers associated with new development shall be on the site of the development, rather than on neighboring land containing the open space resource. Buffers provide distance in the form of setbacks, within which certain features or activities are not allowed or conditionally allowed. Buffers shall also use techniques such as planting and wildlife-compatible fencing. Buffers shall be adequate for the most sensitive species in the protected area, as determined by a qualified professional and shall complement the protected area’s habitat values. Buffers shall be required in the following situations: C. Between agricultural operations and natural habitat, to address noise, chemical use, sediment transport, and livestock access.	Can be modified or waived if there are significant topographical differences, a barrier of vegetation capable of eliminating potential adverse impacts associated with agriculture on adjacent development, or existing physical barriers between the urban development and the agricultural land. A mitigation fee to purchase agricultural protection elsewhere within the Greenbelt may be provided if a developer cannot provide an adequate agricultural buffer.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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**Table B-2 Continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
3.) City of Paso Robles	General Plan Policy 2003: Establishment of agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development as a condition of approval of discretionary development applications.	
4.) City of Brentwood	Policy to require a buffer but no set standard. Generally range 100-300 ft. May be implementing 75 ft. width that can vary on case by case.	
5.) City of Salinas	Buffers Encourage the provision and maintenance of buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses. A number of factors shall be used to determine the appropriate buffer, including type of agricultural use, topography, and pesticide and machinery use, among others.	
6.) City of Napa	Agricultural setback between 80-120 ft. (with 20 ft. landscape area) is required between dwellings and nearest agricultural property line as follows: 0-6 units=80 ft. 6-10 units=100 ft. >10units+120 ft.	Can be modified, reduced or waived upon consent of Agricultural Commissioner where it can be demonstrated that no conflicts will result, conflicts are otherwise mitigated (e.g. physical buffer via creek or road)or where the requirement would preclude the use of the property.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
7.) Town of Esparto	Where new development adjoins agricultural lands, it shall be set back a minimum of 100 feet. A setback of 300 feet shall be required for urban uses that adjoin Agricultural Preserves or active orchards except where the adjacent property owner agrees in writing that the 300 foot buffer is not needed. In no case shall the buffer be reduced to less than 100 feet .... Such setback or buffer area shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval. Options include creating a homeowners association, or dedication of the buffer area to a non-profit organization or public entity.	
8.) City of El Centro	COS-2: Agricultural Buffers: Encourage the provision and maintenance of buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses. During the development review process, a number of factors shall be used to determine the appropriate buffer, including the type of agricultural use, topography, and pesticide and machinery use.	
9.) City of Sanger	General Plan provides goals and policies regarding Ag buffers or greenbelts. No specific city regulation on “Ag buffers”, but do have an urban reserve zone district that is used for undeveloped non urban areas (Ag being the prominent one) that are planned (prezoned or land use designated) for future development that do not yet have services available or that urbanized expansion is not immediate or necessary.	
10.) City of Goleta	New development adjacent to property designated for agricultural uses shall include buffers and other measures such as landscape screening to minimize potential conflicts with agricultural activities. The widths of the buffers shall be determined based on site-specific findings at the time of approval of the development.	2006 General Plan

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
11.) City of Davis	The City of Davis requires agricultural buffers of 150 feet with public uses being discouraged in the 100 feet closest to the agricultural operation, while the last 50 feet can be used as a transitional area that can support uses such as bike trails and paths.	Note: Fundamental change in mitigation policy (in code) effective December 2007 requiring a ¼ mile agricultural conservation easement for new projects (generally annexations) at edge of City to allow focus on agricultural lands under greatest threat to preserve over time an urban limit line.
12.) City of Ventura	Requires performance standards for non-farm activities in agricultural areas that protect farm operations, including requiring non-farm uses to provide all appropriate buffers as determined by the Agriculture Commissioner’s Office.	2005 General Plan
13.) City of Half Moon Bay	Use of existing roadways and highways as buffer on perimeter of City.	Consistent w/Coastal Act: Intent to reduce conflicts between City growth and County agricultural lands at Urban/Rural Boundary. Protection of approx. 100 acres for floriculture/Horticulture business. Allowing remaining Agriculture within City some short-term protections under Open Space Reserve designation but to phase/convert over the long term to urban uses.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

<b>Jurisdiction</b>	<b>Buffer</b>	<b>Notes</b>
14.) City of Ontario	Minimum of 100 ft. between new residential, commercial, public assembly or industrial development and exiting farm operations.	
15.) City of Oakley	General Plan Conservation element provides policies to incorporate parks, open space and trails between urban and agricultural uses to provide buffer and transition between uses.	
16.) City of Fairfield	The City, in cooperation with the County, shall establish similar buffers between productive permanent agricultural lands and development in other areas undergoing development. Solano County currently requires a minimum 300 foot buffer between agricultural and non-agricultural uses (2008 General Plan).	
<b>Counties</b>		
1.) Santa Barbara County	New development adjacent to agriculturally zoned property shall include buffers to protect agricultural operations. Buffers composed of predominantly native and low water using species, or other appropriate perimeter screening, such as fences and walls, shall be required, the size of which will be determined by parcel specific review for all	
2.) Sonoma County	Buffers shall generally be defined as a physical separation of 100' to 200' and/or may be topographic feature, a substantial tree stand, watercourse or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum	
3.) County of Butte	300 ft. b/t City's and unincorporated county lands	Can be larger or smaller depending on unusual circumstances of lot development

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
4.) Sutter County	Buffers are required for any new “project” which proposes to locate adjacent to an existing or zoned agricultural use or a “project” which proposes to expand its use through the granting of additional entitlements from the County and is located adjacent to an agricultural use. Buffers should be located on the parcel proposed for non-agricultural use. In general, only non-habitated structures, and no residential structures will be allowed within the setback zone. Other compatible uses may be allowed within the buffer area as determined by the County. The appropriate buffer distance shall be determined on a site-by-site basis taking into account the type of existing agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that may affect the specific buffering needs. Buffer distances range from 50’ to 300’ depending on the type of agricultural use. Eg. Mitigation: 300 residential exclusion area buffer w/o landscaping OR a 100 ft. buffer with The buffers will consist of either a 300-foot-wide residential exclusion area that does not contain landscaping or a 100-foot-wide residential exclusion area containing a 25-footwide landscape planting area.	
5.) Contra Costa County	Implemented by the County Agricultural Commissioner, generally 100 – 500 ft from edge of ag property depending on chemical applications, wind and presence of sensitive land uses (schools.)	
6.) Yolo County	With the exception of individual residences appurtenant to active farming operations, where new urban (non-agricultural) development is approved adjacent to agricultural lands, it shall be set back a minimum of 150 feet. A setback of 300 feet shall be required for urban uses that adjoin agricultural preserves or active orchards, except where the adjacent property owner agrees in writing that the 300-foot buffer is not needed. In no case shall the buffer be reduced to less than 100 feet.	

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
7.) Ventura County	New dwellings, non-agricultural work sites and ongoing outdoor public activities potentially conflict with agricultural operations. A buffer/setback and fencing are therefore needed on these sites when they are developed adjacent to the qualifying agricultural land. <i>A 300-foot setback to new structures and sensitive uses is required on the non- agricultural property unless a vegetative screen is installed. With a vegetative screen the buffer/setback is a minimum of 150-feet.</i>	Revised 7/06
8.) County of San Luis Obispo	Buffers range from 400-800 feet for vineyards, 300 to 800 feet for irrigated orchards and 100 to 400 feet for field crops. The buffer distance is usually determined on a case-by-case basis depending upon variables, such as prevailing wind direction, type of crop, surrounding zoning, and topography.	
9.) Monterey County	200 feet from property identified as Agricultural Land or on which commercial agricultural activities are being conducted. Less than 200 ft may be permitted if one or more of the following special circumstances exist: significant topographic differences, roads or other physical or vegetative barrier. Not less than 50 ft. buffer required adjacent to agricultural areas not designated for exclusive agricultural use. Minor residential storage buildings/sheds may be permitted as a conditioned use.	
10.) Mendocino County	To minimize agricultural-residential conflicts, land divisions or site plans in a residential area shall not result in a residential structure being closer than 200' from a parcel designated for agricultural use unless there is no other feasible building site on the parcel.	
11.) Sacramento County	Agricultural buffers shall generally consist of a physical separation 300'-500' wide including roadways; narrower buffers may be approved depending on the natural features of the buffer, applicable specific plan policies and on the relative intensities of the proposed urban use and the adjacent agricultural use. Guidelines for maintenance of buffers are required, including, but not limited to, the following criteria: the County, a homeowners association, or other appropriate entity shall maintain buffers to control litter, fire hazards, and pests; compatible agriculture shall be allowed on buffers; and buffers may be removed once agricultural uses on all adjacent parcels have permanently ceased.	

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
12.) Santa Cruz County	<p>200 ft. agricultural buffer required between Type 1, 2 or 3 commercial agricultural land and non-agricultural uses involving habitable spaces. The two hundred (200) foot agricultural buffer setback shall incorporate vegetative or other physical barriers as determined necessary to minimize potential land use conflicts. Outside of the Coastal Zone, notwithstanding the provisions of subsection (b) of this section an agricultural buffer setback distance of less than two hundred (200) feet may be established for subdivision developments involving habitable uses on proposed parcels adjacent to lands designated as an Agricultural Resource by the County’s General Plan maps, provided that, (1) The proposed land division site is: (A) Located within the Urban Services Line, (B) Suitable for development at buildout level within the carrying capacity of the area; and (2) The Agricultural Policy Advisory Commission (APAC) finds special circumstances exist e.g. topographic or physical barriers, or the imposition of the two hundred (200) foot agricultural buffer setback would, in a definable manner, hinder: infill development or the development of a cohesive neighborhood, or otherwise, create a project incompatible with the character and setting of the existing surrounding residential development; and an APAC determination. An agricultural setback distance of less than two hundred (200) feet may be established for developments involving habitable uses on existing parcels of record under special circumstances e.g. significant topographic differences or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier.</p>	

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
13.) Napa County	<p>Required Provisions. Except as provided in subsection E of this section, the following provisions shall be required for all residentially zoned lots adjacent to the Rural Urban Limit (RUL) line when development is proposed.</p> <ol style="list-style-type: none"> <li>1. An agricultural buffer plan to address the following requirements:               <ol style="list-style-type: none"> <li>a. Setback: A special agricultural setback of between 80 and 120 feet wide between any dwellings or other buildings designed for human habitation and the nearest residential property line(s) adjoining the RUL. The exact distance shall be based on the overall density of the proposed residential project as follows:                   <ul style="list-style-type: none"> <li>&gt;0-6 units/acre= 80 foot setback</li> <li>&gt;6-10 units/acre= 100 foot setback</li> <li>&gt;10 units/acre= 120 foot setback</li> </ul> </li> </ol> </li> </ol> <p>Within the special agricultural setback, a permanent landscape buffer area at least 20 feet wide measured from the residential property line(s) adjoining the RUL and nearest agricultural property line(s) shall provide a clear boundary between urban and agricultural uses. Requirement may be waived for projects where it can be clearly demonstrated that no agricultural-urban residential land use conflicts will result from the development of the property or where the requirement for an agricultural buffer plan meeting the above requirements would preclude the use of the property. In particular, the agricultural setback between any dwellings or other buildings designed for human habitation and the nearest residential property line(s) adjoining the RUL may be reduced where off-site roads, creeks or rivers provide additional setback distance between residential uses and agricultural activities. Further, the requirements of this section are waived for construction within an existing dwelling involving no expansion.</p>	

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
14.) El Dorado County	Agriculturally incompatible uses adjacent to agricultural zoned lands within designated agricultural districts shall provide a minimum setback of 200' from the boundary of the agriculturally zoned lands. Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated agricultural districts shall provide a minimum setback of 200' of parcels 10 acres or larger. Administrative relief to these setbacks may be granted by the County Planning Director, where appropriate. The Agricultural Commission may recommend a lesser setback to a minimum of 100'. Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50'. The 50' setback shall only apply to incompatible uses including residential structures.	
15.) Tuolumne County	Prohibit construction of new residential/non-agricultural buildings, resulting from development closer than 200' from the boundary of a parcel classified as high value agricultural land or agricultural land of local importance. This setback may be reduced by the Planning Director, with the concurrence of the Agricultural Advisory Committee.	

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
16.) Stanislaus County	<p>Buffer and setback guidelines are outlined in Appendix A of the Agriculture Element of the General Plan and apply to all new or expanding non-agricultural uses approved by discretionary permit in or adjoining the A-2 district. A minimum 150 foot wide buffer. Projects which propose people intensive outdoor activities such as athletic fields must incorporate a 300 foot buffer. All buffers shall incorporate a solid wall and vegetative screen consistent with the following standards:</p> <p>Fencing: A 6-foot high solid wall of uniform construction shall be installed along any portion of a buffer where the project site and the adjoining agricultural operation share a common parcel line.</p> <p>Vegetative Screening (minimum standards):</p> <ul style="list-style-type: none"> <li>• Two staggered rows of trees and shrubs characterized by evergreen foliage extending from the base of the plant to the crown. Fast growing plants with a short life span shall be discouraged.</li> <li>• Trees and shrubs should be vigorous, drought tolerant and at least 6-feet in height at the time of installation</li> <li>• Plants shall have 50-70% porosity (approximately 50% to 75% of the plant is airspace)</li> <li>• Plant height shall vary in order to capture drift within 4-feet of ground application</li> <li>• A mature height of 15 feet or more shall be required for each tree To ensure adequate coverage, two staggered rows shall be located 5-feet apart and consist of a minimum 5 gallon plants at least 6 feet tall planted 10 feet on center. Alternative spacing between rows may be authorized to accommodate the needs of specific plant species.</li> </ul>	<p>Any alternative buffer and setback design standards proposed by a project applicant shall be reviewed and supported by the Stanislaus County Agricultural Advisory Board prior to consideration by the Stanislaus County Planning Department. In no case, shall the required standards be reduced, unless the proposed alternative is found to provide equal or greater protection to surrounding agricultural uses.</p>

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

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**Table B-2 continued  
Survey of Agricultural Buffer Widths and Requirements by City and County**

Jurisdiction	Buffer	Notes
17.) Yuba County	New development projects shall incorporate a buffer zone of at least 300' in depth. This requirement may be eliminated or modified if there are significant topographical differences, substantial vegetation, or existing physical barriers between urban and agricultural areas.	
EG mitigation from Cal State Channel Islands <i>AMENDED FROM THE 2000 SUPPLEMENTAL EIR:</i> S03-AG-23(a) Use Buffer for Buildings and Athletic Fields.	Where building or athletic fields would be within 300 feet of agricultural operations, a 100-foot buffer use buffer shall be created along the project site's property line facing agricultural operations. A minimum 150-foot setback (in conjunction with a vegetative buffer) or 300-foot setback (without vegetative buffer) between any occupied campus structures, uses or athletic facilities and agricultural production shall be provided. The buffer may include roads and landscaped areas, and internal paths. Said buffer shall be located on the project site, and not on the adjacent agricultural development. If a minimum 150- foot setback with vegetative buffer is selected, said buffer shall consist of two staggered rows of bushes with 50 to 75% porosity	

Source: Laura A. Pennebaker, Agricultural Buffer Criteria for the City of Arroyo Grande, May 2009, Appendix A

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**ATTACHMENT C**

**DISCUSSION DRAFT**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
IMPERIAL REGARDING THE BRAWLEY GREENBELT**

**Section 1. Purpose and Intent** - The purpose of this Ordinance is to express the County of Imperial's commitment to agricultural and open space land conservation goals and policies contained in the Imperial County General Plan with a greenbelt program designed to protect unincorporated County agricultural and open space lands that are contiguous to the City of Brawley Sphere of Influence.

**Section 2. Boundaries of the Brawley Greenbelt** - The Brawley Greenbelt is comprised of ----  
- acres of unincorporated County territory surrounding the City of Brawley Sphere of Influence. The boundaries of the Brawley Greenbelt are shown on the attached Exhibit 1, which is incorporated herein by reference. As a general description, the Greenbelt's boundaries are as follows:

- West – includes unincorporated territory between the Brawley Sphere of Influence and Kalin Road/Carter Road;
- North – includes unincorporated territory between the Brawley Sphere of Influence and Bannister Road;
- East – includes unincorporated territory between the Brawley Sphere of Influence and the Alamo River; and
- South – includes unincorporated territory between De Moulin Road/Dogwood Road/Schartz Road/Carter Road

**Section 3. Non-Annexation and Non-Urban Development Policy** - This Ordinance manifests the County of Imperial's intent to maintain agricultural and open space uses within the Brawley Greenbelt. The City Council of the City of Brawley has agreed to a policy of non-urban development, non-annexation and the retention of agricultural and open space uses on the land situated within the Brawley Greenbelt. The City Council of the City of Brawley has further agreed through its General Plan Land Use Element to abide by a Planned Growth Boundary Line, as depicted on the attached Exhibit 2. Land located within the Planned Growth Boundary Line will accommodate Brawley's Growth over the next 20 years (2035). Land located between the Planned Growth Boundary Line and the outer limits of Brawley's Sphere of Influence will be retained as agriculture and the New River Open Space Corridor. Exhibit 3 shows the boundaries of the City of Brawley Sphere of Influence.

**Section 4. Findings** - The City of Brawley, the Imperial County Board of Supervisors and Imperial County Local Agency Formation Commission (LAFCO) have adopted policies, procedures and regulations which demonstrate a long term commitment to agricultural and open space land conservation. The Board hereby reaffirms the following findings:

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

1. Maintaining lands in agricultural and open space uses within the Brawley Greenbelt is in the overall best interest of the City of Brawley, the County of Imperial and the State of California;
2. The Brawley Greenbelt implements and re-enforces the following policies, goals and objectives which are set forth in the adopted Imperial County Agricultural Element:

**Policy:** Agricultural land may be converted to non-agricultural uses only where a clear and immediate need can be demonstrated, such as requirements for urban housing, commercial facilities, or employment opportunities. All existing agricultural land will be preserved for irrigation agriculture, livestock production, aquaculture, and other agriculture-related uses except for non-agricultural uses identified in this General Plan or in previously adopted City General Plans.

**Goal 1:** All Important Farmland, including the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined by Federal and State agencies, should be reserved for agricultural uses.

- Objective 1.1 Maintain existing agricultural land uses outside of urbanizing areas and allow only those land uses in agricultural areas that are compatible with agricultural activities.
- Objective 1.2 Encourage the continuation of irrigation agriculture on Important Farmland.
- Objective 1.3 Conserve Important Farmland for continued farm related (non-urban) use and development while ensuring its proper management and use.
- Objective 1.4 Discourage the location of development adjacent to productive agricultural lands.
- Objective 1.5 Direct development to less valuable farmland (i.e., Unique Farmland and Farmland of Local Importance rather than Prime Farmland or Farmland of Statewide Importance) when conversion of agricultural land is justified.
- Objective 1.6 Recognize and preserve unincorporated areas of the County, outside of city sphere of influence areas, for irrigation agriculture, livestock production, aquaculture, and other special uses.
- Objective 1.7 Provide policies and/or incentives for continued use of farmland located just beyond the urban boundaries to ensure the stability that enables farmers to invest and reinvest in agricultural production on their land.
- Objective 1.8 Allow conversion of agricultural land to non-agricultural uses only where a clear and immediate need can be demonstrated, based on population projections and lack of other available land (including land within incorporated cities) for such non-agricultural uses. Such conversion shall also be allowed only where such uses have been identified for non-agricultural use in a city general plan or the County General Plan, and are supported by a study to show a lack of alternative sites.

**Goal 2:** Adopt policies that prohibit “leapfrogging” or “checkerboard” patterns of non-agricultural development in agricultural areas and confine future urbanization to adopted Sphere of Influence areas.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

- Objective 2.1 Do not allow the placement of new non-agricultural land uses such that agricultural fields or parcels become isolated or more difficult to economically and conveniently farm.
  - Objective 2.2 Encourage the infilling of development in urban areas as an alternative to expanding urban boundaries.
  - Objective 2.3 Maintain agricultural lands in parcel size configurations that help assure that viable farming units are retained.
  - Objective 2.4 Discourage the parcelization of large holdings.
  - Objective 2.6 Discourage the development of new residential or other nonagricultural areas outside of city "spheres of influence" unless designated for non-agricultural use on the County General Plan, or for necessary public facilities.
3. The Brawley Greenbelt contributes to attaining the goals and objectives and implementing the policies of the City of Brawley Land Use Element, Resource Management Element, and Open Space/Recreation Element.
  4. The Greenbelt area is not currently served with sewers, water, or other municipal services from the Cities of Brawley;
  5. Acre-for-acre, Imperial County's agricultural lands are among the most productive in California;
  6. Encroaching urban development poses a threat to the continued viability of Imperial County's open space lands, especially for parcels located adjacent to urban areas;
  7. The protection and conservation of agricultural land, especially in areas that are presently farmed or feature Prime Farmland or Farmland of Statewide Importance as defined by the California Department of Conservation Farmland Mapping and Monitoring Program (FHHP) represents a primary objective;
  8. The continuation of agricultural operations and open space uses protects Imperial County's landscape and environmental resources;
  9. Protecting open space, maintaining the integrity of separate distinct cities and preventing inappropriate urban development from locating between city boundaries represent important "quality of life" goals; and
  10. The retention of open space lands protects scenic resources and natural habitats and provides opportunities for passive and active recreational activities, parks and trail systems.

**Section 5. Permitted Uses** - The Imperial County General Plan and Zoning Ordinance shall control land uses within the Greenbelt.

1. The Brawley Greenbelt General Plan designations are -----.
2. The Brawley Greenbelt Zoning Ordinance designations are -----.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

3. Only permitted land uses that are consistent with these General Plan and Zoning Ordinance designations, subject to permit conditions, use standards, performance standards and permit findings, will be permitted within the Greenbelt.

**Section 6. Administrative Review Committee** - A committee consisting of the City of Brawley Planning Director and Public Works Director, the County of Imperial Planning Director and LAFCO Executive Director, appointed or otherwise authorized by the jurisdiction's decision-making body to meet and review proposed amendments to this Ordinance.

**Section 7. Amendment Procedures** - Proposals for amending the boundaries or features of the Brawley Greenbelt may be initiated by the City of Brawley or the County of Imperial. Proposed amendments shall be reviewed by the Administrative Review Committee, as defined in Section 6, prior to being considered by the City or County decision-making bodies.

Any changes to Exhibit 1 of this Greenbelt Ordinance (except changes to match LAFCO approved sphere of influence revisions or expansion to the Greenbelt boundaries) shall require a super-majority vote of the Imperial County Board of Supervisors. A super majority vote is defined as a 4/5th vote of the Board of Supervisors.

**Section 8. Spheres of Influence** - The boundaries of the Brawley Greenbelt are described in Section 2 and Exhibit 1. If a future expansion or reduction of the Brawley Sphere of Influence is approved by the Imperial County LAFCO, then the Greenbelt boundaries shall be adjusted accordingly, so as to assure consistency. This Ordinance does not establish any regulatory authority over Spheres of Influence or annexations.

**Section 9. LAFCO Action** - The Board of Supervisors, by this Brawley Greenbelt Ordinance, and the City Council of the City of Brawley by separate resolution or ordinance, request that the Imperial County Local Agency Formation Commission (LAFCO) endorse and certify this Greenbelt Ordinance and the City's corresponding Greenbelt resolution or Ordinance and continue to take action consistent with the preservation of agricultural and open space land within the Greenbelt.

**Section 10. Severability** - If any section, subsection, sentence, clause or phrase of this Ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Imperial County Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Section 11. Unique Considerations -**

**Subsection A: Additional Goals**

The Cities of Brawley and the County of Imperial recognize that land use decisions should balance many goals, including the provision of housing and urban services as well as the preservation and development of natural resources. The primary purpose of this Ordinance is to establish that within the boundaries of the Brawley Greenbelt, the goals of protection of agricultural land, the maintenance of a healthy agricultural economy and the preservation of open space land shall be of critical importance.

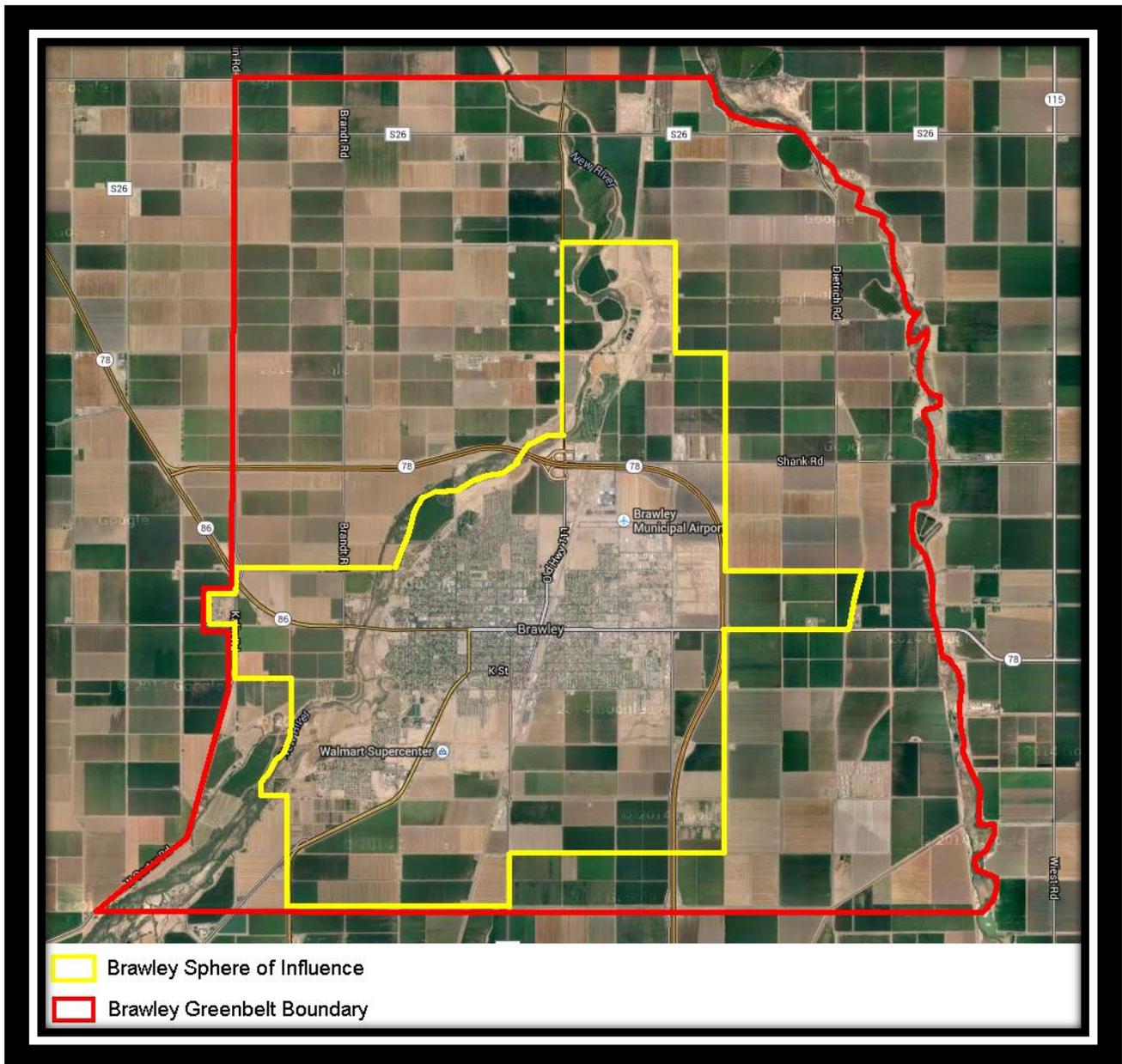
The above recognition is based on the Findings set forth in Section 4 of this Ordinance. In addition, it is in conformance with the purpose and goals of the City of Brawley General Plan and the Imperial County General Plan.

**Subsection B. Land Use Issues of Concern**

When making land use decisions, the Imperial County Planning Director, the Imperial County Planning Commission and the Board of Supervisors shall give careful consideration to whether the proposed action would impair the agricultural and open space values that Brawley Greenbelt is designed to protect. Of particular concern is the use of night lighting within the Brawley Greenbelt. Night lighting, particularly unshielded, upward facing and/or high intensity lighting, compromises open space values in terms of visual impact and effect on animal mobility, among others.

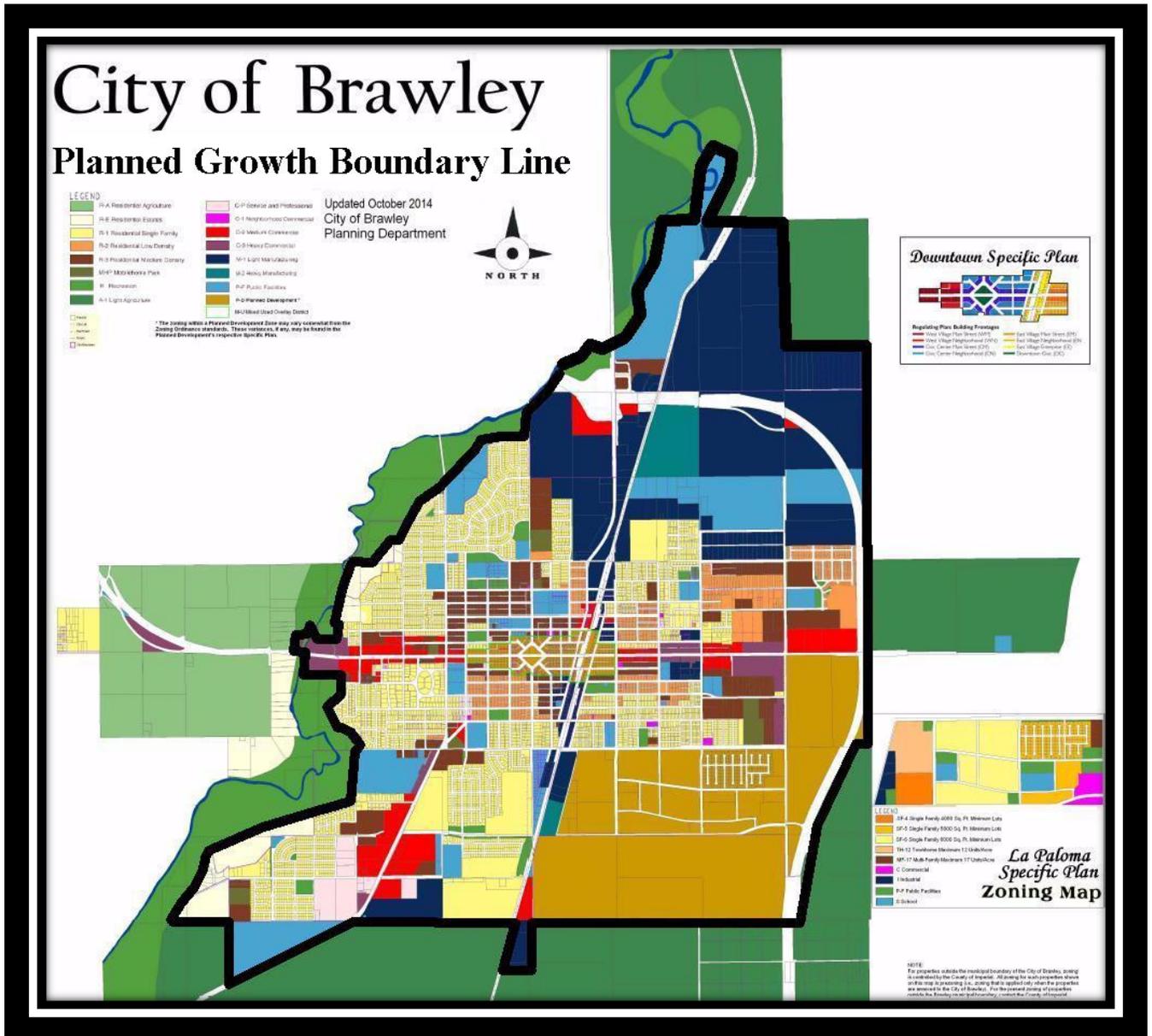
**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Exhibit C-1  
Brawley Greenbelt Boundaries**



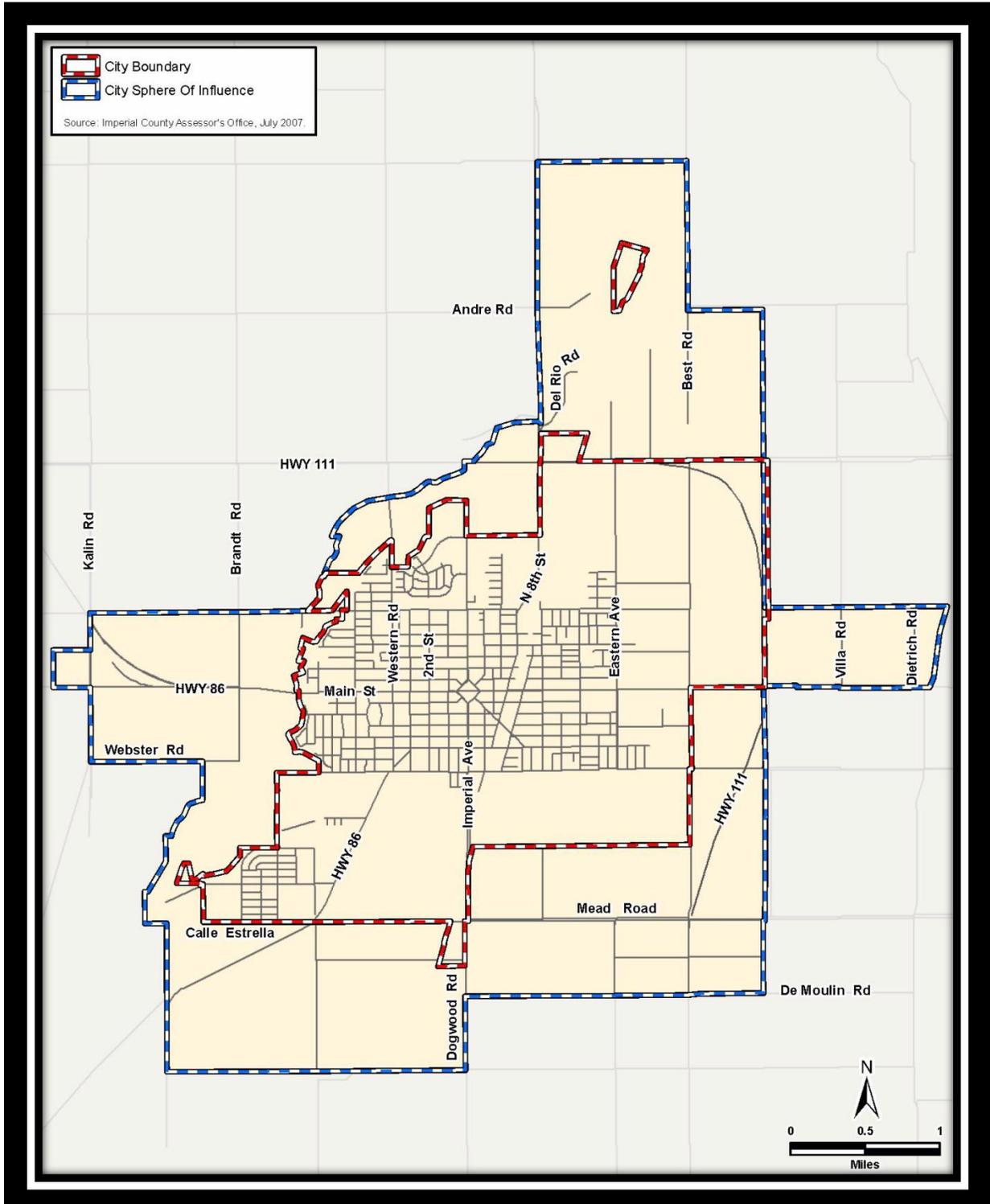
**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Exhibit C-2  
City of Brawley  
Planned Growth Boundary Line**



**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Exhibit C-3  
City of Brawley  
City and Sphere of Influence Boundaries**



**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**ATTACHMENT D**

**DISCUSSION DRAFT**

**CITY OF BRAWLEY**

**AGRICULTURAL/NONAGRICULTURAL BUFFER OVERLAY DISTRICT**

The primary purpose of the Overlay District is to provide for a mechanism to minimize potential conflicts between agricultural and nonagricultural land uses. The Overlay District provides for an agricultural buffer transitional area and requires that new development and changes in use require discretionary approval in accordance with the following provisions. The Overlay District would be applied to land immediately adjacent to land zoned R-A Residential Agriculture and A-1 Light Agriculture.

1. In conjunction with general plan policies outlined in the Land Use Element, Resource Management Element and Open Space/Recreation Element, the City of Brawley has determined that the use of property for agricultural operations is a high priority. To minimize potential conflicts between agricultural and nonagricultural land uses, including the protection of public health, the reduction of noise and odor, and the reduction of risk to farm operations from domestic animal predation, crop theft and damage and complaints from neighboring urban dwellers, all new development adjacent to any designated agricultural district shall be required to provide an agricultural buffer. "Development" as used in this section, means subdivision of land, use permits and building permits for new residential units.
2. The buffer area shall be a minimum of one hundred (100) feet, measured from the edge of the designated agricultural district. Optimally, to achieve a maximum separation, a buffer wider than one hundred (100) feet is encouraged and may be required if it is determined through environmental review under CEQA and/or recommended by the Imperial County Agricultural Commissioner. A waiver may be granted if it can be demonstrated that a physical buffer exists (e.g., Highway 111, retention basin) or a decreased buffer distance may be allowed if it can be demonstrated that a physical buffer exists that is adequate and approved by Imperial County Agricultural Commissioner.
3. The minimum one hundred (100) foot agricultural buffer area shall be comprised of two components: a twenty (20) foot wide agricultural landscaped transition area contiguous to an eighty (80) foot wide agricultural buffer adjacent to the designated agricultural district. The twenty (20) foot transition area may include pedestrian access.
4. The following shall be permitted in the one hundred (100) foot agricultural buffer: native plants, tree or hedge rows, roads, drainage channels, storm retention basins, natural areas such as creeks or drainage swales, utility corridors, storage, and any use, including agricultural or limited commercial uses, determined by the Planning Commission to be consistent with the use of the property as an agricultural buffer. No new residential use shall

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

be permitted within the buffer area unless it is determined there would be no other economically viable use of the property.

5. The one hundred (100) foot agricultural buffer shall be established by the developer pursuant to a plan approved by the Planning Director. The plan shall include provisions for the use of integrated weed and pest management techniques and soil erosion control. An agreement in the form approved by the City Attorney shall be recorded, which shall include the requirements of this section.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**ATTACHMENT E**

**DISCUSSION DRAFT**

**COUNTY OF IMPERIAL AGRICULTURE COMMISSIONER  
AGRICULTURAL BUFFER POLICIES AND PROCEDURES**

**Policy Statement**

It is the policy of the Agricultural Commissioner, Imperial County Planning Director and City of Brawley Planning Director through the County's Agriculture Element and Brawley's Land Use Element, Resource Management Element, and Open Space/Recreation Element to:

1. Promote and protect agriculture
2. Protect the public's health and safety
3. Provide the Board of Supervisors, LAFCO, School Districts, and City Councils with technical information, assistance, and buffer recommendations to address land use compatibility and issues affecting agriculture.

**Objectives**

The Agricultural Commissioner will evaluate referrals to determine if potential “significant land use conflict” between agricultural lands and non-agricultural lands will result from development of a proposed project. The basis for the determination and recommended mitigation measures will be provided in a written report. Determinations and recommendations are advisory and made on a site specific basis within the established buffer policies and procedures.

**Buffers Reduce Land Use Conflict from:**

1. Pesticide Use
  - a. Provides for a margin of safety for the public and sensitive non-target areas.
  - b. Reduces the need for spray buffers or other governmental restrictions, which negatively impact agriculture.
  - c. Helps maintain the feasibility of pesticide use as a tool for agriculture.
  - d. Reduces local neighbor conflict and complaints to agriculturalist and government agencies.
2. Noise and Night Time Lighting
  - a. Reduces the potential for nuisance from a variety of agricultural sources such as bird frightening devices, pumps, heavy equipment, wind machines, etc.
  - b. Reduces local neighbor conflict and complaints to governmental agencies.
  - c. Reduces the disturbance from noise and light associated with night harvesting.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

3. Dust

- a. Creates distance or screening for dust to settle out before affecting homes or people.

4. Trespass/Vandalism/Theft/Litter/Liability

- a. Helps reduce the potential negative impact that people and pets can have on agricultural property.
- b. Helps reduce the impact that stray livestock can have on neighbor's property.

5. Rodent Control

- a. Helps maintain the use of agricultural rodent control materials, which may be otherwise prohibited in close proximity to homes, schools, and other urban areas.
- b. Reduces the likelihood of accidental poisoning of pets.

6. Agricultural Burns

- a. Helps maintain agricultural burning as a cultural management tool. Otherwise, burns may be prohibited or further regulated if dwellings are built too close to agricultural property.
- b. Protects the public's health and safety.

7. Beekeepers

- a. Helps preserve the use of bees for honey production and pollination. Otherwise, beekeepers may be forced to move hive sets out of agricultural areas due to close proximity to urban areas.
- b. Protects the public's health and safety from bees searching for food and water.

8. Erosion and Development Impacts

- a. Reduces the sources of soil erosion in agricultural areas from development activities on adjacent lands.
- b. Reduces impacts on agriculture from flooding and siltation.

9. Harborage and Introduction of Agricultural Disease and Pests

- a. Protects agriculture by reducing the incident of insect and diseases moving from backyard situations to adjacent agriculture.

10. Other sources of land use conflict unique to certain situations.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Referral Process**

1. The Agricultural Commissioner's Office responds to referrals sent by the City Planning Director, County Planning Director, Public Works, LAFCO, or School Districts. Issues usually relate to proposed development, land divisions, lot line adjustments, zoning or general plan changes adjacent to or in the vicinity of existing agricultural land use. Responses are in writing and advisory only.
2. An on-site evaluation shall be conducted with the applicant and/or agent. Nearby agricultural operators are contacted whenever possible.
3. Existing agricultural use, within an appropriate range, is evaluated for potential significant land use conflict with the proposal. Realistic future agricultural uses on agricultural zoned parcels shall also be considered.
4. Buffer determinations and other mitigation measures are made on a case-by-case basis considering buffer distance ranges established in the General Plan Elements and other relevant factors. Standards for minimum setback distances may be used only when buffer distance ranges are not a reasonable alternative to address the land use conflict.
5. Recommended mitigation measures are subject to review and modification by the department as long as the margin of safety is maintained, potential nuisance issues are adequately addressed and potential land use conflict is maintained at a level below significance.
6. Agricultural Commissioner land use reports shall also identify potential land use conflicts and negative impacts to agriculture in situations, which may be partially or not at all mitigated. Even with buffer setbacks, etc., agriculturalists may be further restricted in their production practices or experience losses due to adjacent development.
7. Agricultural Commissioner's staff is available for testimony at public hearings upon the request of the Board of Supervisors, Planning Commission, Subdivision Review Board, Planning and Building Department, LAFCO, or city government.

**Procedural Guidelines**

The type and extent of agricultural use, zoning, site specific non-crop factors, and the nature of the land use proposal are the most significant factors in a determination of significant land use conflict and subsequent mitigation measures.

1. Agricultural Use
  - a. Extent: An evaluation is made if existing agricultural use is of a "production agriculture" scope. This differentiates "hobby farms", "ranchettes", or other smaller non-commercial type agricultural uses.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

- b. Type: Farming practices vary considerably by type of agricultural use. Subsequently, land use conflict determinations and recommended mitigation measures are often directly related to the type of agricultural use potentially impacted by the referred land use proposal.
- c. Historical/Current/Future: An evaluation shall be made concerning the suitability of a particular parcel or area for certain types of agricultural uses.

2. Zoning

Zoning on agricultural use parcels adjacent/near the referred land use proposal is evaluated. The zoning of the referred parcels and the overall zoning of the area may also be evaluated.

- a. Parcels adjacent to the referral project, zoned agriculture, with an existing or realistic future agricultural use normally provides a basis for a land use conflict determination and subsequent mitigation measures.
- b. Parcels adjacent to the referral project not zoned agriculture may provide a basis for a land use conflict determination only if a "production agriculture" use exists at the time of evaluation.

3. Site Specific Non-Crop Factors

Various site-specific factors are evaluated and potentially utilized in land use conflict determinations and mitigation measures. These include, but are not limited to: topography, prevailing wind direction, natural screening (e.g.; vegetation, stream channels), soil type, location of existing roads, and the extent of existing development.

4. Nature of the Proposal

Specific factors related to the referred land use proposal that may be significant include, but are not limited to: parcel size, configuration, density of development, and intended type of land use. Developments, which include dwellings or schools, may need larger buffers than businesses where the presence of people may be limited.

**Mitigation Measures**

1. Objective

Building setbacks (buffers) and/or screening techniques (walls, landscaping, etc.), are useful to increase the likelihood of compatibility between development (homes, schools, etc.) and agricultural property. Buffer distances are the most effective mitigation measure.

2. Scope

The buffer is placed on the developer's property and will be recorded as a distance from the property line to the proposed occupied structure. However, the total buffer distance calculation

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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and recommendation is measured from proposed occupied structure to the edge of the agricultural operation. The buffer will allow for such land uses as landscaping, barns, storage buildings, orchards, pastures, etc., while protecting the agricultural use and the public's health and safety.

The City and County does not have the authority to restrict the agricultural land use in order to accomplish the recommended buffer. However, the Agricultural Commissioner does have the authority, and has at times, imposed spray buffers and other restrictions to pest management practices due to development or other potential hazards near agricultural operations.

**Agricultural Buffer Distance Determinations**

1. General Guidelines

- a. Determinations are made within this policy based on all relevant site and project criteria, practical knowledge of agricultural practices, technical literature, contact with other professionals within the industry, government agencies and training.
- b. "Margin of safety" and "probability" concepts are used in determining setback distances.
- c. The City and County Planning Department may identify recommended mitigation measures including buffer distances, screening, and other alternatives.
- d. Existing dwellings or other development adjacent to agricultural use may already negatively impact agriculture. Buffer mitigations address reducing future or additional impacts and aren't necessarily affected by existing dwellings unless the extent of existing development is such that the proposal does not significantly worsen the land use conflict already present.

2. Buffer Distance Ranges by Crop

Agricultural practices associated with the production of crops are the most important contributing factor to land use conflict when development occurs in close proximity to agricultural areas. Since production practices vary considerably by type of crop, buffer distances may vary accordingly. Ranges in distance are necessary due to the influence that site or project specific factors may have.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Table E-1  
Buffer Distance Range by Crop**

Type of Agricultural Use	Buffer Distance Range
1. Intensive Agricultural Uses	
Vineyards	200 - 600 feet
Irrigated orchards	200 - 600 feet
Irrigated vegetables and berries	200 - 600 feet
Irrigated Forage and Field Crops	100 - 400 feet
Wholesale nurseries - Outdoors	100 - 500 feet
Greenhouses	100 - 300 feet
2. Non-Intensive Agricultural Uses	
Dry farm field crops, orchards and vineyards	100 - 200 feet
Rangeland/pasture	50 - 200 feet

Site-specific non-crop factors (such as topography, prevailing wind direction, and elevation differences) and proposal specifications often affect the final buffer distance recommendation within the ranges listed above in Number 1 and 2. Significant overriding factors or land unsuitable for agricultural use could justify recorded buffers less than the indicated range.

3. Buffers and Development Potential

Potential development on the referred land use proposal will always be considered. However, with certain types of production agricultural crop uses as defined in Table 2 below on agricultural zoned land, the analysis may lead to a recommendation to alter the project.

4. Zoning and Buffers

- a. Affect of Agricultural Use Zoning on Project Mitigation. The zoning on agricultural use parcels adjacent to the proposed land use referral may affect buffer determinations. The following table applies to the zoning of parcels potentially affected by proposed projects. These parcels usually adjoin the proposed project, but may also encompass other parcels in the nearby area (regional considerations).
- b. Use of Project Mitigation on Agriculturally Zoned Parcels. Typically, buffers are not necessary on parcels zoned agriculture. However, buffers will be recommended on parcels zoned agriculture which are less than 20 acres in size (substandard sized lots commonly known as antiquated subdivisions). Maximum appropriate buffer distance within approved ranges will be recommended, but distances may need to be reduced to allow for reasonable home sites on existing parcels.

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RESOURCE MANAGEMENT ELEMENT, & OPEN SPACE/RECREATION ELEMENT**

**Table E-2  
Zoning and Buffer Recommendations**

Adjacent Parcel			Project Parcel Mitigation
Zoning	Ag Use	Buffers May Be Recommended	Proposed Development Possibly Affected
Ag. Zone	Production Ag. Use	Yes	Yes
Ag. Zone	Prime Soils	Yes	Yes
Ag. Zone	Realistic Future Ag. Use	Yes	No
Non-Ag. Zone	Production Ag. Use	Yes	Yes*
Non-Ag. Zone	Non-production Ag. Use	No	No
Non-Ag. Zone	Realistic Future Production Ag. Use	No	No

\*Production agricultural use parcels in non-agricultural zones which have historic agricultural value, prime soils, or other unique agricultural characteristics, will receive the same level of recommended mitigation protection as do agricultural zoned parcels.

**Specific Situational Issues**

1. When buffers are recommended for proposed land use projects adjacent to production agriculture on non-agriculturally zoned property, the report will normally state: "The buffer shall become null and void if future development on adjacent parcel(s) precludes production agriculture." Such a determination shall be made in consultation with the Department of Agriculture.
2. The Agricultural Commissioner will not recommend the specific type of plant material or construction material for a wall or fence for screening purposes, but may state objectives and evaluate the applicants written proposal.
3. Organic farming practices will not typically influence mitigation measures.
4. Proposed industrial land uses adjacent to agricultural areas may also present significant land use conflict. Specific types of industrial use will be evaluated on a case-by-case basis through the normal referral process.
5. Land use conflict may be significantly reduced if the agricultural use and the proposed use are owned/operated by the same party (e.g., winery or a roadside stand added to an existing agricultural operation.)
6. Occupied structure(s) that already exist within a "buffer zone" are not affected by the buffer restrictions. Buffers will only affect the location of proposed occupied structures. Mobile homes are considered home sites and subsequently can be replaced by permanent home construction within the buffer zone. Permanent home replacement (e.g., fire destruction) would also be unaffected by the buffer.

**GENERAL PLAN AMENDMENTS: LAND USE ELEMENT,  
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**Disclosure**

The agricultural buffer document will be duly recorded in the chain of title of the subject property





# **CITY OF BRAWLEY**

***DRAFT***

## **GENERAL PLAN AMENDMENTS**

**MAY 18, 2015**

*The work upon which the Draft General Plan Amendments are based was funded in whole or in part through a grant awarded by the Strategic Growth Council.*

*The statements and conclusions of the Draft General Plan Amendments are those of the City of Brawley and not necessarily those of the Strategic Growth Council or of the Department of Conservation, or its employees. The Strategic Growth Council and the Department make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.*



# **LAND USE ELEMENT**



**LAND USE ELEMENT AMENDMENTS**  
**REVISED POLICIES INCLUDE 1.1.7, 1.1.10, 2.1.6 AND 2.2.3**  
**ADDED POLICIES INCLUDE 1.2.6 AND 2.1.7**  
**DELETED TEXTED INDICATED BY STRIKE-THROUGH**  
**NO AMENDMENTS TO GOAL AND OBJECTIVE STATEMENTS**

***LUE Goal 1:      Balanced Development***

**LUE Objective 1.1: Provide for a well balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, agricultural land, and community facilities and services, while maintaining a healthy, diversified economy capable of supporting future City services.**

**LUE Policy 1.1.7: Encourage in-fill and consolidation of vacant and underutilized parcels in areas already predominantly developed. Post information on infill sites on the Planning Department webpage.**

**LUE Policy 1.1.10: Consider incentives (such as waiver of fees or expedited permit processing) to encourage lot consolidation and parcel assemblage to provide expanded opportunities for coordinated development and redevelopment if a positive fiscal impact will be experienced by the City as a result of said project. Post information on lot consolidation incentives on the Planning Department webpage and inform property owners of the incentives.**

**LUE Objective 1.2: Ensure that future land use decisions are the result of sound and comprehensive planning.**

**LUE Policy 1.2.6      Contribute to a reduction of vehicle miles traveled (VMT) through land use and zoning measures.**

***LUE Goal 2:      Compatible and Complementary Development***

**LUE Objective 2.1    Ensure that new development is compatible with surrounding land uses in the community and in adjacent unincorporated areas, the City's circulation network, availability of public facilities, existing development constraints and the City's unique characteristics and resources.**

**LUE Policy 2.1.6: For mixed-use development, ensure that parcels of adequate size are used and provide incentives for lot consolidation, where necessary.**

**LUE Policy 2.1.7: Reduce vehicle miles traveled (VMT) by encouraging alternative modes of transportation such as walking, biking, and bus transit and acquisition of fuel efficient or zero emission vehicles.**

**LUE Objective 2.2: Assure a safe, healthy and aesthetically pleasing community for residents and businesses.**

**LUE Policy 2.2.3:** Where mixed uses are permitted **pursuant to the Brawley Downtown Specific Plan**, ~~such as in the Downtown Overlay District~~ ensure compatible integration with adjacent uses to minimize potential conflicts, such as aesthetics, noise and traffic. Compatibility with existing neighborhoods is important and should be an important consideration.

# **RESOURCE MANAGEMENT ELEMENT**



**RESOURCE MANAGEMENT ELEMENT  
ADDED POLICIES INCLUDE 4.1.9, 4.10, 4.11 and 4.12**

# **WATER RESOURCES**

<b>RME Goal 4:</b>	<b><i>Increased Water Conservation</i></b>
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**RME Objective 4.1: Promote city-wide water conservation to reduce the projected demand for water service and associated treatment.**

**RME Policy 4.1.1:** Protect groundwater resources from depletion and sources of pollution.

**RME Policy 4.1.2:** Conserve imported water by requiring water conservation techniques and water conserving appliances, in rehabilitated and new projects.

**RME Policy 4.1.3:** Require all new developments to install low-flow showers and toilets. Consider implementing a low-flow replacement program for showers and toilets in existing facilities.

**RME Policy 4.1.4:** Encourage the replacement of existing water fixtures, toilets, and landscaping with water-conserving counterparts.

**RME Policy 4.1.5:** Encourage the Imperial Irrigation District to promote water conservation practices and safety in agricultural activities.

**RME Policy 4.1.6:** Implement programs to educate adults and children about the importance of water conservation and methods to reduce water use.

**RME Policy 4.1.7:** Support the development and usage of waste water recycling production and use wherever possible and economically feasible.

**RME Policy 4.1.8:** Require water meters on all new construction and development and consider implementing a program to install meters on all existing water services.

**RME Policy 4.1.9:** Encourage the use of drought resistant plant species in ornamental landscaping in new development and rehabilitation projects.

**RME Policy 4.1.10:** Support the Imperial Irrigation District in its efforts to maintain local water supplies and underground or cover irrigation canals for safety and conservation purposes.

**RME Policy 4.1.11: Implement the 2010 and 2015 Urban Water Management Plan Demand Management Measures (DMM). The Draft 2015 UWMP Guidebook lists the following DMMs:**

- **Water waste prevention ordinances**
- **Metering**
- **Public education and outreach**
- **Programs to assess and manage distribution system real loss**
- **Water conservation program coordination and staffing support**
- **Other demand management measures**

**RME Policy 4.1.12: Continue to comply with the State Water Resources Control Board mandatory water conservation regulations.**

**Attachment A**  
**City of Brawley**  
**2010 Urban Water Management Plan**  
**Water Demand Management Measures**  
**Updated May 15, 2015**

1. Residential Surveys

- Develop Residential Assistance Checklist (for customers who report high water bills)
- Provide site-specific leak detection assistance
- Perform site-specific landscape water surveys
- Provide reports on the number of residential assistance/leak detection survey visits

2. Residential Plumbing Retrofit

- Replace noncompliant with water-conserving plumbing fixtures when a permit is taken out for building additions, alterations – required as of January 1, 2014
- Replace noncompliant with water-conserving fixtures in single-family residential property and verify – required by January 1, 2017

3. System Water Audits, Leak Detection and Repair

- Quantify the current volume of apparent and real water loss
- Repair all reported leaks and breaks to the extent cost effective
- Establish and maintain a record-keeping system for the repair of reported leaks

4. Metering with Commodity Rates for New Connections and Retrofit of Existing Customers

- Continue the City's metering programs for all service connections

5. Large Landscape Conservation Programs and Incentives

- Require new development and rehabilitation projects to make maximum use of water conservation techniques
- Encourage drought resistant plant species in ornamental landscaping
- Require a water efficient irrigation system in commercial, industrial and multifamily residential developments

6. High Efficiency Washing Machine Rebate Program through Imperial Irrigation District (IID)

7. Public Information Programs

- Implement a public information program to promote water conservation and water-conservation-related benefits

## 8. School Education Programs

- Implement a school education program to promote water conservation and water conservation-related benefits
- Maintain an active school education program to educate students in the agency's service area about water conservation and efficient water use

## 9. Commercial, Industrial and Institutional Programs

- Focus on landscaping water savings
- Actively seek funding for a regional recycled water treatment plant for industrial use

## 10. Wholesale Assistance

- Continue to work with the Imperial Irrigation District to participate in regional DMM efforts through the Integrated Regional Water Management Plan (IRWMP)

## 11. Conservation Coordinator

- Designate a person as the City's responsible conservation coordinator for program management, tracking, planning, and reporting on DMM implementation. This may be a regional position.

## 12. Water Waste Prohibition

- Continue to implement the City's No Waste Resolution.

## 13. Residential High Efficiency Toilet (HET) Replacement Programs

- Consider implementing a low-flow replacement program for showers and toilets in existing facilities.

**RESOURCE MANAGEMENT ELEMENT  
NO AMENDMENTS TO GOAL, OBJECTIVES AND POLICIES  
TEXT AMENDMENTS ARE BOLDED STARTING ON PAGE RME-6**

# **AGRICULTURAL LANDS**

## **Introduction**

The Brawley Planning Area includes productive agricultural soils. A balance between new urban development and conservation of agricultural lands is important for expansion of the local economy, conservation of prime agricultural soils for continued agricultural production, and maintenance of the City's rural character.



**Agriculture Borders the City's Boundaries**

Imperial County, including the Brawley area, is one of the finest agricultural areas in the world.

This is due to several environmental and cultural factors including good soils, a year-round growing season, the availability of adequate water transported from the Colorado River by a complex canal system, extensive areas committed to agricultural production, a gently sloping topography, and a climate that is well-suited for growing crops and raising livestock. Agricultural production has been one of the most important economic activities in Brawley throughout the 1900s until the present day and is expected to play a major economic role in the foreseeable future.

If agricultural activity becomes constrained by the increased urbanization of Brawley, farmers may find developing their land more profitable than continuing the crop cultivation and livestock production.

## **Goals, Objectives, and Policies**

***RME Goal 8: Minimize the Loss of Agricultural Lands***

**RME Objective 8.1: Conserve and protect designated agricultural lands and plan for their continued use.**

**RME Policy 8.1.1:** All Important Farmland, including the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined by State and Federal agencies, outside the City's boundaries should be reserved for agricultural uses.

**RME Policy 8.1.2:** Encourage infill development and establish buffers between agricultural and non-agricultural uses.

**RME Policy 8.1.3:** Provide adequate circulation routes for the transport of agricultural products and machinery.

- RME Policy 8.1.4:** Require adequate drainage facilities for all new development projects to prevent runoff into agriculture lands and subsequent erosion of agricultural soils.
- RME Policy 8.1.5:** Limit the introduction of land uses that are unusually sensitive (hospitals and schools but not housing) to farming in order to limit the potential for conflict with existing agricultural uses.
- RME Policy 8.1.6:** Prohibit "leapfrogging" or checkerboard patterns of non-agricultural development in designated agricultural areas.
- RME Policy 8.1.7:** Encourage the maintenance of existing businesses that support agricultural production and the transportation of agricultural products and encourage the establishment of similar new businesses.
- RME Policy 8.1.8:** Proposed development must be contiguous to the City's boundary, and must be sequential and orderly.
- RME Policy 8.1.9:** Where new residential uses are established next to agricultural lands, require residential developers to mitigate adverse effects from the exposure of residents to agricultural chemicals, dust and other "nuisances" in a manner that is consistent the County Right- to-Farm Ordinance.
- RME Objective 8.2: Manage the production of economically valuable agricultural resources to achieve a balance between current market forces and long-term community values.**
- RME Policy 8.2.1:** Support the County's Right to Farm Ordinance.

## **Plan**

Substantial acreage of Prime Farmland and Farmland of Statewide Importance is located in the Brawley Planning Area

**Table RME-1 shows that almost 7,000 acres of farmland are located within the City and Sphere of Influence in the following four categories: Farmland of Local Importance; Farmland of Statewide Importance; Prime Farmland; and Unique Farmland. Almost 79% of all the farmland is found in the Sphere of Influence.**

**Table RME-1  
Brawley Planning Area  
Number of Acres by Farmland Category and Location: 2012**

<b>Farmland Category</b>	<b>City of Brawley</b>	<b>Sphere of Influence</b>	<b>Total</b>	<b>Percent</b>
<b>Farmland of Local Importance</b>	<b>555</b>	<b>241</b>	<b>796</b>	<b>6.9%</b>
<b>Farmland of Statewide Importance</b>	<b>829</b>	<b>4,037</b>	<b>4,866</b>	<b>42.1%</b>
<b>Prime Farmland</b>	<b>76</b>	<b>1,168</b>	<b>1,244</b>	<b>10.8%</b>
<b>Unique Farmland</b>	<b>0</b>	<b>7</b>	<b>7</b>	<b>0.1%</b>
<b>Subtotal</b>	<b>1,460</b>	<b>5,453</b>	<b>6,913</b>	<b>59.8%</b>
<b>Other Land</b>	<b>298</b>	<b>902</b>	<b>1,200</b>	<b>10.4%</b>
<b>Urban and Built-up Land</b>	<b>3,154</b>	<b>296</b>	<b>3,450</b>	<b>29.8%</b>
<b>Subtotal</b>	<b>3,452</b>	<b>1,198</b>	<b>4,650</b>	<b>40.2%</b>
<b>Total</b>	<b>4,912</b>	<b>6,651</b>	<b>11,563</b>	<b>100.0%</b>

Source: City boundaries based on CALFIRE data. City farmland acreage provided by the California Department of Conservation, June 10, 2015. Sphere of Influence acreages estimated from the California Department of Conservation website, Land Protection section, Farmland Mapping and Monitoring Program, California Important Farmland Finder GIS system.

Note: According to the Department of Conservation, the mapping information for the Sphere of Influence area has been delineated as accurately as possible at 1:24,000-scale, but no claim to meet 1:24,000 National Map Accuracy Standards is made due to variations in the quality of source data. The data is not designed for parcel-specific planning purposes due to its scale and the ten-acre minimum land use mapping unit. For the City of Brawley purposes, the boundaries of the City limits and Important Farmland categories and acreages were provided by the California State Department of Conservation (DOC). The mapping for the Sphere of Influence was estimated using the DOC GIS mapping tool. Due to the scaling of the GIS mapping tool and the need to estimate the boundaries on the mapping tool, there may be a difference in the total acres between the physical areas and the mapped areas.

Figure RME-3 shows the location of farmland by category. Chart RME-1 shows a graphic presentation of the number of farmland acres in three categories that are located in the City and SOI. The meanings of each farmland category are explained in Attachment A.

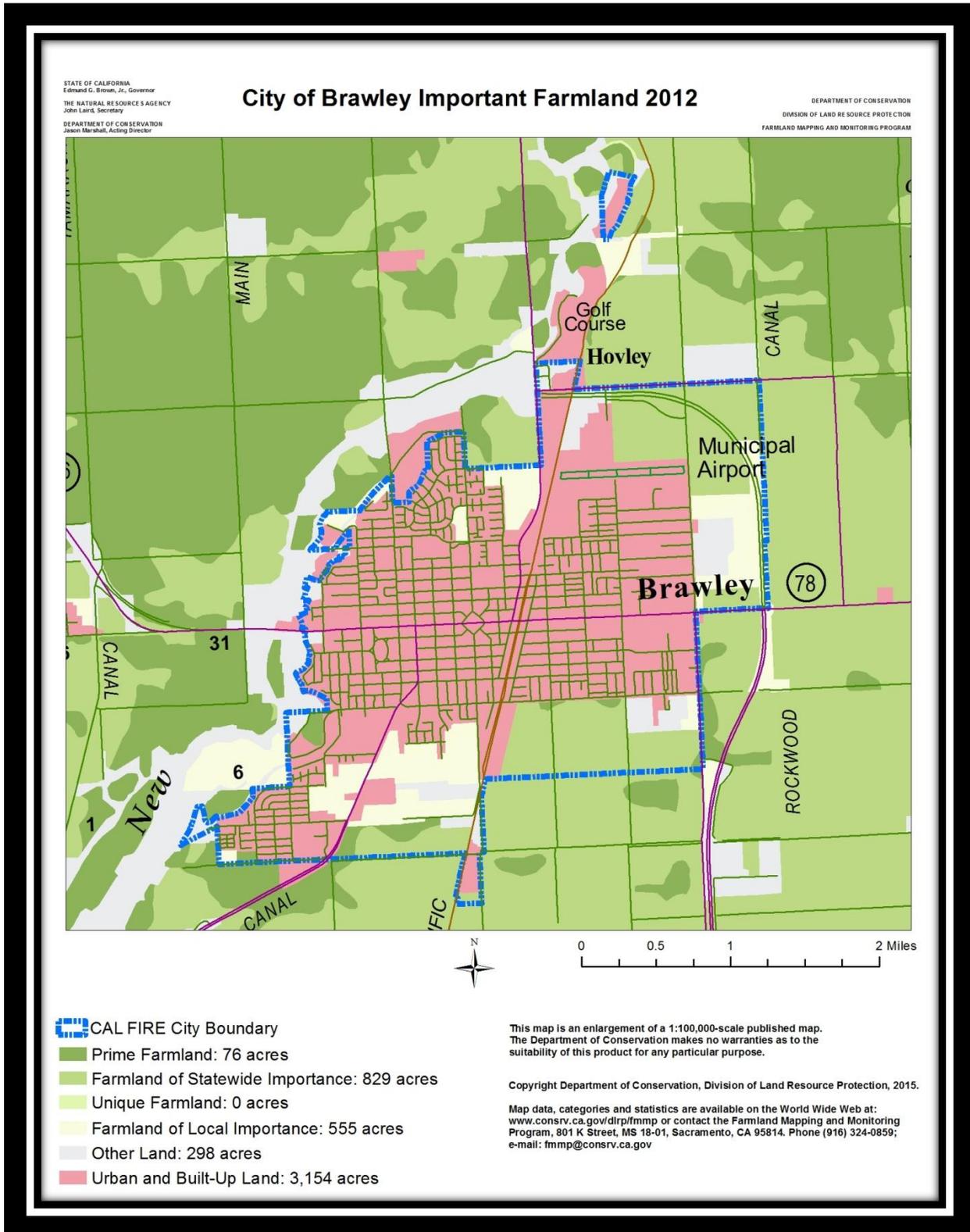
To protect agricultural land in Brawley, the General Plan Land Use Element designates northern, western and southern portions of the Planning Area for agricultural uses.

The City will support the agricultural uses of productive farmland by considering the circulation requirements for the transport of agricultural products and machinery, enforcing the County's Right-to-Farm Ordinance, and encouraging existing and long-term businesses supporting agricultural production in Brawley. In addition, the City will prevent "leap-frog" development patterns by requiring new residential or non-agricultural commercial uses to be adjacent to an existing urbanized area. Through the City's development review process, proposed non-agricultural projects near areas used for agricultural purposes will be assessed for potential impacts to agricultural production and potential impacts to the proposed land use. Buffers will be required between agricultural and non-agricultural uses to minimize land use compatibility problems.

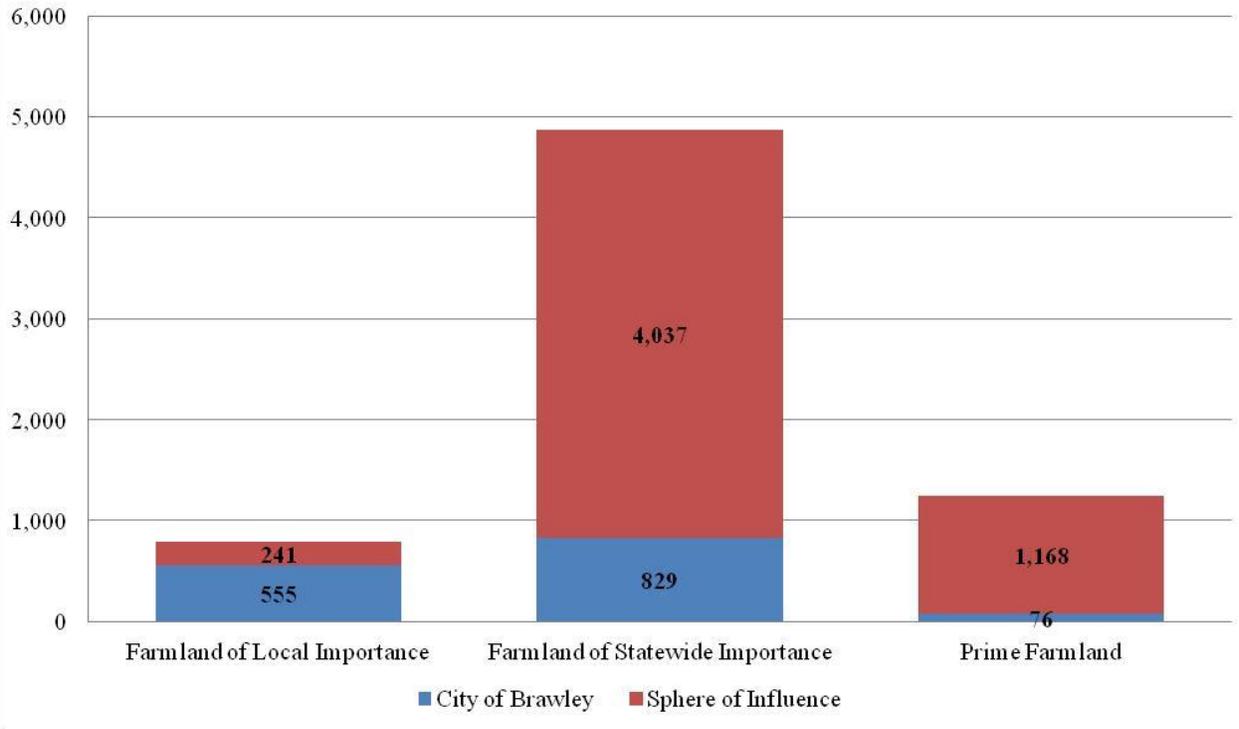
**In addition, the City will explore funding that may available from the State to preserve agricultural land. For example, the State of California Strategic Growth Council/Department of Conservation is funding a Sustainable Agricultural Lands Conservation Program (SALCP) that supports the State’s greenhouse gas (GHG) emission goals by making strategic investments to protect agricultural lands. There are three major elements proposed for the SALCP:**

- 1. Sustainable Agricultural Land Strategy Plans— Short term grants to counties, cities, and partners, to inventory and evaluate which agricultural lands are most highly productive and critically threatened and develop locally appropriate strategies, programs and actions that ensure the long term protection of those lands.**
- 2. Agricultural Conservation Easements—Provide funding to leverage the protection of strategically located, highly productive, and critically threatened agricultural land, via permanent agricultural conservation easements.**
- 3. Financial Incentives for Adoption and Use of Land Management Practices —Leverage USDA and other funding to incentivize management practices designed to reduce GHGs, sequester carbon and provide other co-benefits on working agricultural operations.**

Figure RME-3



**Chart RME-1**  
**City of Brawley and Sphere of Influence**  
**Important Farmland Acreage by Category**



**California Department of Conservation  
Farmland Mapping and Monitoring Program (FHHP)  
Important Farmland Categories**

FMMP's study area is contiguous with modern soil surveys developed by the US Department of Agriculture (USDA). A classification system that combines technical soil ratings and current land use is the basis for the Important Farmland Maps of these lands. Most public land areas, such as National Forests and Bureau of Land Management holdings, are not mapped.

The minimum land use mapping unit is 10 acres unless specified. Smaller units of land are incorporated into the surrounding map classifications. In order to most accurately represent the NRCS digital soil survey, soil units of one acre or larger are depicted in Important Farmland Maps.

**Prime Farmland (P)**

Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Download information on the soils qualifying for Prime Farmland. More general information on the definition of Prime Farmland is also available.

**Farmland of Statewide Importance (S)**

Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Download information on the soils qualifying for Farmland of Statewide Importance.

**Unique Farmland (U)**

Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

**Farmland of Local Importance (L)**

Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. Download a complete set of the Farmland of Local Importance definitions in PDF format. In some counties, Confined Animal Agriculture facilities are part of Farmland of Local Importance, but they are shown separately. The status of each county regarding Confined Animal Agriculture is available in this spreadsheet.

**Grazing Land (G)**

Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

### **Urban and Built-up Land (D)**

**Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.**

### **Other Land (X)**

**Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.**

### **Land Committed to Nonagricultural Use**

**This category was developed in cooperation with local government planning departments and county boards of supervisors during the public workshop phase of the FMMP's development in 1982. Land Committed to Nonagricultural Use information is available both statistically and as an overlay to the important farmland information. Land Committed to Nonagricultural Use is defined as existing farmland, grazing land, and vacant areas which have a permanent commitment for development.**

# **ECONOMIC DEVELOPMENT ELEMENT**



**ECONOMIC DEVELOPMENT ELEMENT AMENDMENTS  
POLICY 3.1.1 REVISED AND  
ADDED POLICIES INCLUDE 3.1.5 AND 3.1.6  
TEXT AMENDMENTS ARE BOLDED  
DELETED TEXTED INDICATED BY STRIKE-THROUGH**

# **PROMOTION OF DOWNTOWN BUSINESS DISTRICT**

## **Introduction**

The downtown business district is the heart of Brawley and is easily distinguished by a predominant Spanish architectural style and the physical arrangement of its streets and buildings. **In December 2012, the City Council adopted the *Brawley Downtown Specific Plan*. Downtown Brawley consists of approximately 110 acres, 265 parcels, and about 1 million square feet of existing civic, commercial, institutional and industrial uses. An estimated 179 dwellings also exist within the Downtown, represented by a mixture of single-family residential and multi-family homes.**

**Three Districts comprise Brawley Downtown: Civic Center, West Village and East Village. Exhibit EDE-1 shows the boundaries of the three Districts.**

**The Specific Plan redevelopment concept for Downtown Brawley looks to build upon the strong mix of civic and other destination amenities that already exist. Within the Downtown core around Plaza Park and along Main Street (approximately two blocks east and west of Plaza Park), developments should include ground floor retail, as well as upper story office and/or residential uses compatible with the civic uses (i.e. City Hall, Library, Post Office, County Courthouse, etc.). Uses in this area should also focus on activating the street and Plaza Park during weekdays, weeknights and weekends.**

**Developments east of the railroad should include light industrial, general and medical offices that build upon the County's Employment Services Center and Brawley's Medical Center.**

**The Specific Plan Regulating Code regulates the development of properties based on the desired type of building frontage for the property. The Specific Plan establishes eight (8) frontage types within Downtown, as well as development and design standards.**

~~As depicted on Figure LUE 2, Special Study Areas, a large portion of the City's downtown is located within the Downtown Overlay District (DOD). Revitalization of the DOD is an essential component of the City's overall approach to achieve and benefit from economic growth.~~

## Goals, Objectives, and Policies

<b><i>EDE Goal 3:</i></b>	<b><i>Promote the Revitalization of the City's Downtown</i></b>
---------------------------	---

**EDE Objective 3.1:** Maximize the potential of the area to provide a more exciting and compatible mix of uses.

**EDE Policy 3.1.1:** ~~New developments in the Downtown Overlay District (DOD) should be consistent with the vision of the DOD's respective sub-districts and the 1989 Downtown Revitalization Guidelines. Modify and implement design guidelines for the downtown area as needed.~~

**New developments in Downtown should be consistent with the vision of the *Brawley Downtown Specific Plan*.**

**EDE Policy 3.1.2:** Promote the development of residential, recreational, and retail opportunities that encourage use and activity beyond the normal hours of the work week.

**EDE Policy 3.1.3:** Encourage the development of a combined governmental (City, state and federal) services complex in downtown Brawley.

**EDE Policy 3.1.4:** Establish a business improvement district in the downtown area and offer incentives to downtown businesses.

**EDE Policy 3.1.5** Explore with the Business Advisory Committee and Chamber of Commerce the potential of integrating “parklets” into Brawley Downtown to stimulate business by creating gathering places and space for outdoor seating, outdoor dining, open space, planting, bicycle parking, and art. Parklets encourage walking and bicycling. A parklet extends a sidewalk and are usually installed on parking lanes and use several parking spaces. Parklets typically extend out from the sidewalk at the level of the sidewalk to the width of the adjacent parking space.)

**EDE Policy 3.1.6** Continue to promote initiatives that contribute to achieving the vision of the Brawley Downtown Specific Plan

### **Promotion of Brawley Downtown Specific Plan ~~Downtown Business District Plan~~**

The City of Brawley recognizes that its economic development plan and strategy must include a component aimed at invigorating and revitalizing its downtown business district centered along Main Street. ~~The City created the Downtown Revitalization Guidelines in 1989 in order to help~~ **The City Council adopted the Brawley Downtown Specific Plan** to provide a better framework to guide the character of growth and improvements within **Downtown**. ~~the City's redevelopment areas.~~

**The community supported vision statement for Downtown is as follows:**

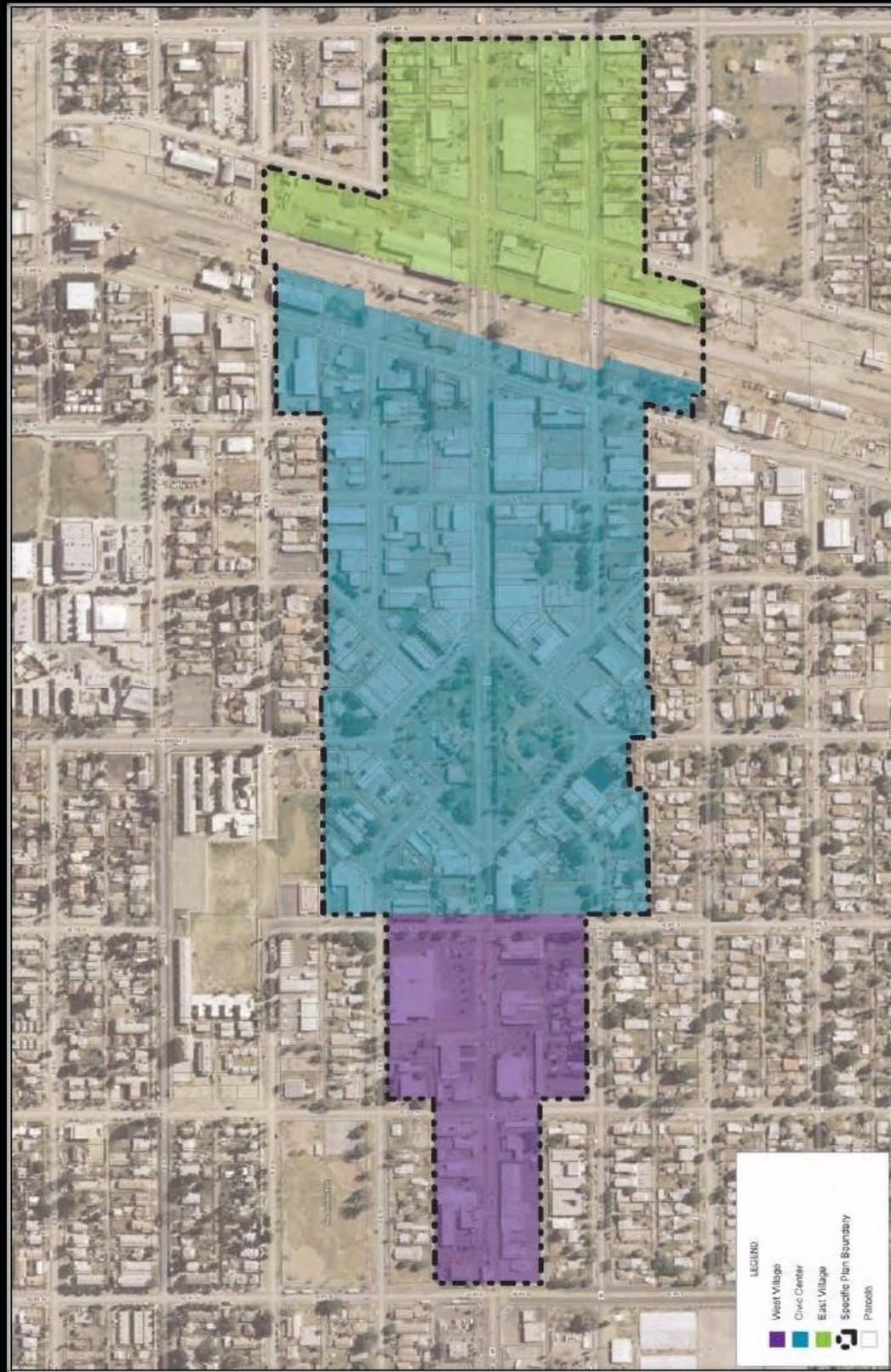
**Downtown is the civic and cultural heart of Brawley. The community is proud of the “small town” feel, historic charm, distinct architecture and dynamic events. Main Street is bustling seven days a week with a range of retail, entertainment and restaurant activities that serve local residents, civic employees and traveling visitors. As your bus crosses through the attractive gateway at 3rd Street, you know you’ve arrived even before reaching the depot. Amidst the warm breeze, you are greeted by the sounds of a lively street scene. Business owners are actively preparing for tonight’s market in Plaza Park; families are seen taking a leisurely stroll down the arcade-covered walkways, while others cross about the streets in uniquely paved crosswalks. You see two friends immersed in conversation at your favorite outdoor dining spot while their children play happily amidst the water fountain’s cooling mist. Once empty lots are now filled with rich, mixed-use architecture that respect the community’s heritage and values; and as you relax in this clean, safe and magnetic civic center . . .**

*you remember why you love Downtown Brawley!*

**Initiatives such as the following have and will continue to make positive contributions toward achieving the vision for Brawley Downtown:**

- **Pursuing the City Council goal of Downtown business attraction and retention**
- **Construction of the award-winning Brawley Transit Transfer Station**
- **Designation of Downtown as an Arts District**
- **Promoting the Brawley 1<sup>st</sup> Fridays Artwalk in Downtown**
- **Beautifying and enhancing safety in the Downtown through the Main Street Lighting Project**
- **Supporting the Brawley Farmers Market at the South Plaza**
- **Allowing sidewalk sales on Fridays and Saturdays on a one-year trial basis**

~~Revitalizing the downtown area was a common theme in the public workshops involved during the General Plan update. As a result, the Downtown Overlay District was created and includes three sub-districts located within the downtown as shown on Figure LUE 2, each with a different vision as discussed in the Land Use Element. With the exception of areas designated for industrial uses, the DOD may allow residential densities and/or a mixture of commercial and residential uses that would not otherwise be allowed by a single land use designation anywhere else in the City. New developments in the DOD must ensure adequate buffers between any industrial and residential properties and other sensitive receptors with regard to but not limited to the following potential hazards: noise; hazardous and/or toxic air contaminants; and hazardous and/or toxic substances. The City may adopt additional development guidelines or a specific plan for the DOD following the adoption of the update to the General Plan in order to provide greater direction for future developments.~~



**Exhibit EDE-1**  
**City of Brawley**  
**Downtown Districts**

# BALANCED EMPLOYMENT AND HOUSING

## Introduction

Economic development creates jobs and demand for housing. To effectively attract new industry and commerce to Brawley, the City must ensure that adequate housing is available for those who wish to live and work in the community.

## Goals, Objectives, and Policies

<b><i>EDE Goal 4:</i></b>	<b><i>Achieve a Balance between Housing and Employment Opportunities</i></b>
---------------------------	--

**EDE Objective 4.1:** Support the provision of adequate housing to meet the needs of all economic segments of the City.

**EDE Policy 4.1.1:** Implement the goals and policies of the Housing Element of the General Plan.

**EDE Policy 4.1.2:** Develop and implement short- and long-range programs to stimulate jobs and economic growth.

## Balanced Employment and Housing Plan

A jobs/housing balance is likely to result in fewer vehicle miles traveled which leads to reducing GHG emissions. People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reduction in both vehicle miles traveled and vehicle hours traveled.

The most common numerical measure of jobs/housing balance is a ratio between the total job count in a jurisdiction and the total household count, i.e., occupied housing, in the same area. There is no one perfect balance. The ratios help to define the direction a community's growth policies should take in the future. In jobs-rich communities more housing should be added while in housing-rich communities more jobs should be added, for example.

The Southern California Association of Governments (SCAG) projects that by 2035 Imperial County will have a population of 288,200 people; 90,600 households; and 59,900 jobs. Brawley will share in this growth as SCAG's 2035 projections indicate the following:

- A population of 46,800 which translates to a growth of approximately 20,500 persons from the January 1, 2015 estimate of 26,273 persons made by the State Department of Finance (DOF)
- 15,800 households which means a growth of approximately 8,200 households from the January 1, 2015 DOF estimate of 7,645 households
- 14,600 jobs which is an increase of 7,300 jobs from the 2015 estimate

**The 14,600 jobs forecast assumes that the 1,300 jobs lost due the closure of National Beef will be regained eventually in future years.**

**The City's 2015 job/housing ratio is .96:1. Based on the SCAG projections, Brawley's jobs/household ratio will be .92:1 in 2035. Thus, there is a good balance between number of jobs located in the City and the number of households calling Brawley home.**

The overall Economic Development Plan for Brawley must include consideration of the demand for housing that may result from the introduction of new jobs into the community. Although the relatively high unemployment rate indicates that many of the workers taking newly created jobs may already be living within housing in the community, stable employment for those who are currently unemployed will probably result in increased demand for housing units. As new jobs are created, some of the persons filling those jobs will be moving into Brawley from outside the planning area and those individuals and their families will be seeking suitable housing within a reasonable distance from their place of work. These resulting conditions suggest that suitable land must be available to provide housing for the future population of Brawley.

Implementation of the City's Land Use Element and Housing Element of the General Plan directly support this important component of the Economic Development Plan. For example, the Land Use Element describes three land use designations ~~and an overlay zone for a portion of downtown~~ that provide for various densities of residential development to accommodate the City's population. Variation in densities is designed to ensure that housing choices are available to a population consisting of different income groups and lifestyles.

The Land Use Element also includes a Land Use Policy Map describing the physical location and extent of land designated for residential use. The Map indicates where the residential land uses exist or will exist in the future, and provides a clear indication of the physical relationship between residential land uses and other uses, such as commercial, industrial, public facilities, and open space.

The Housing Element of the General Plan looks directly at housing needs based on projected growth in the community over a five-year period. Based on projected population growth, land has been identified to accommodate new residential construction at various densities to support future housing demand. Other housing programs included in the Housing Element are designed to maintain and preserve existing housing within the community, as well as meet the needs of certain segments of the population (handicapped, farm workers, and others) with specialized requirement.

**In summary, land has been set-aside to accommodate Brawley's projected increase of 8,200 households. The Land Use Element and Housing Element as well as the Brawley Downtown Specific Plan have approved the development of approximately 7,500 housing units. The demand and need for housing will be revisited when SCAG releases the new Regional Housing Needs Assessment in 2020.**

# **HOUSING ELEMENT**



# HOUSING ELEMENT

State law requires that the City of Brawley's Housing Element contain an analysis of existing and projected housing needs as well as policies and programs to meet those demands. State law also mandates that the City evaluate its Housing Element every five years to determine its effectiveness in achieving its housing goals and objectives and to adopt an updated Housing Element which reflects the results of this evaluation. ~~The City of Brawley's draft Housing Element (March 2008) is internally consistent with this draft General Plan Update. The draft Housing Element is currently being updated and is on file with the City's Community and Economic Development Department.~~ **The City Council adopted an updated Housing Element on December 3, 2013. The California Department of Housing and Community Development (HCD) certified the updated Housing Element on December 20, 2013. The next Housing Element Update is due October 2021.**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



December 20, 2013

Ms. Rosanna Bayon Moore, City Manager  
City of Brawley  
400 Main Street, Suite 2  
Brawley, CA 92227

Dear Ms. Bayon:

**RE: City of Brawley's 5<sup>th</sup> Cycle (2013-2021) Adopted Housing Element**

Thank you for submitting the City of Brawley's housing element adopted December 3, 2013 and received for review on December 16, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on September 19, 2013 and determined to comply with statutory requirements.

The Department is pleased to inform the City that housing element compliance meets one of the threshold requirements of the Housing-Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the assistance provided by Mr. Ralph Castaneda, and Mr. Gordon R. Gaste, Director of the City's Planning Department, throughout the course of the housing element review. The Department wishes the City of Brawley success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,

Glen A. Campora  
Assistant Deputy Director

**GENERAL PLAN  
IMPLEMENTATION PROGRAM**



## General Plan Implementation Program Amendments

### Land Use Element Implementation Added Programs Include LUE 7.2 and LUE 7.3

<b><i>IMP-LUE Goal 7: Conservation of Agricultural Lands and Open Space</i></b>
---

#### *IMP-LUE Program 7.1*

**Parkland Dedication:** The City will continue to require dedication of parkland and other public facilities, a fee or lien thereon, or a combination of both, as a condition of new residential development consistent with the Quimby Act. The City will implement their Right to Farm Ordinance and help conserve agricultural lands from future development.

Responsible Agency/Department: Community Development, Parks and Recreation, and Public Works

Funding Source: Property Developer

Time Frame: Ongoing

Related Land Use Element Policies: 7.1.1-7.1.4; 7.2.1-7.2.3

#### *IMP-LUE Program 7.2*

**Brawley Greenbelt:** The City will explore with the County of Imperial and Imperial County LAFCO the establishment of a Brawley Greenbelt. The purpose of the Greenbelt is to preserve an area surrounding Brawley for agricultural lands. The City will agree to a policy of non-urban development, non-annexation and retention of agricultural and open space uses within the Brawley Greenbelt.

Responsible Agency/Department: Planning, Public Works, and Community Development

Funding Source: City General Fund

Time Frame: Mid-year 2016

Related Land Use Element Policies: 7.1.1-7.1.4; 7.2.1-7.2.3

#### *IMP-LUE Program 7.3*

**Planned Growth Boundary Line:** The City will establish a Planned Growth Boundary Line which shows the lands available for development and lands to be preserved for agriculture and open space uses within the City's Sphere of Influence. The Boundary Line will be reevaluated when the Service Area Plan is updated in 2017 and 2022.

Responsible Agency/Department: Planning, Public Works, and Community Development

Funding Source: City General Fund

Time Frame: Mid-year 2016

Related Land Use Element Policies: 7.1.1-7.1.4; 7.2.1-7.2.3

**Resource Management Element Implementation  
Added Programs Include RME 7.6 and RME 7.7**

<b><i>IMP-RME Goal 7: Minimize the Loss of Agricultural Lands</i></b>
---

***IMP-RME Program 7.1***

Prevent Leap-Frog Development: To prevent "leap-frog" development patterns, review all proposed development projects to assure that any new residential or non-agricultural commercial uses located on land used for agricultural purposes is adjoined on at least one entire property line to an existing urbanized area. In addition, coordinate with the County to reserve all Important Farmland outside of the Brawley Urban Area for agricultural uses.

Responsible Agency: Economic and Community Development/County Planning Department

Funding Source: City General Fund

Time Frame: Ongoing

Related Resource Management Element Policies: **8.1.6; 8.1.8**

***IMP-RME Program 7.2***

Transportation for Agriculture: To maximize the efficient transport of agricultural products and machinery, assess future road improvement projects for impacts and benefits to the agricultural sector and modify projects where necessary to increase transportation benefits for the agricultural sector.

Responsible Agency: Public Works/Economic and Community Development

Funding Source: Project Review Fees/City General Fund

Time Frame: Ongoing

Related Resource Management Element Policies: **8.1.3; 8.1.5; 8.1.7; 8.1.9**

***IMP-RME Program 7.3***

County Right-to-Farm Ordinance: Post and maintain copies of the County's Right-to-Farm Ordinance at the public counter in the Economic and Community Development Department. All building permit applicants proposing non-agricultural uses near areas presently used for agricultural purposes shall be given a copy of the notice and sign a statement that they have received the copy.

Responsible Agency: Economic and Community Development/Building Department/County Agricultural Commission

Funding Source: City General Fund

Time Frame: Ongoing

Related Resource Management Element Policies: **8.1.2; 8.1.9**

***IMP-RME Program 7.4***

Protect Agricultural Lands: Using the City's development review process, assess proposed nonagricultural projects near areas used for agricultural purposes for potential impacts to agricultural production, (including impacts on the movement of agricultural equipment and products, erosion, and drainage), and impacts to the proposed land use, (including noise, dust, night lighting, odors, and drainage). Establish buffers between agricultural and non-agricultural uses to minimize land use compatibility problems.

Responsible Agency: Economic and Community Development  
Funding Source: Project Review Fees  
Time Frame: Ongoing  
Related Resource Management Element Policies: **8.1.1-8.1.9; 8.2.1**

***IMP-RME Program 7.5***

Promote Agri-Business: To encourage existing and new long-term businesses supporting agricultural production in Brawley, implement the following strategies:

- Support and participate in regional efforts to maintain and establish new agricultural packaging and processing operations;
- Allow the establishment of agricultural packaging and processing operations and agricultural supply businesses in agricultural areas to allow for the efficient transportation of goods and services if the operation/business will not adversely affect agricultural production in the area or require the extension of sewer or water lines, and if it supports local agricultural production and is compatible with existing agricultural activities and residential uses in the area; and
- Prepare and periodically update a marketing strategy to attract new agricultural business to Brawley.

Responsible Agency: Economic and Community Development  
Funding Source: City General Fund  
Time Frame: Ongoing  
Related Resource Management Element Policies: **8.1.7**

***IMP-RME Program 7.6***

**Agricultural Buffers**: Adopt an Agricultural/Non-Agricultural Buffer Overlay Zone District to minimize potential conflicts between agricultural and non-agricultural land uses.

**Responsible Agency: Planning Department**  
**Funding Source: City General Fund**  
**Time Frame: Mid-year 2016**  
**Related Resource Management Element Policies: 8.1.7**

***IMP-RME Program 7.7***

**Agricultural Commissioner Agricultural Buffer Policies and Procedures**: Explore the adoption of agricultural buffer policies and procedures by the Imperial County Agricultural Commissioner.

**Responsible Agency: Planning Department**  
**Funding Source: City General Fund**  
**Time Frame: Mid-year 2016**  
**Related Resource Management Element Policies: 8.1.7**

**Economic Development Element Implementation  
Added Program Includes EDE 4.2**

<b><i>IMP-EDE Goal 4:           Achieve a Balance between Housing and Employment Opportunities</i></b>
--

***IMP-EDE Program 4.1***

**Residential Development:** The City will ensure that the Housing Element policy is utilized to address the demand for housing that result from the introduction of new jobs into the community.

Responsible Agency: Economic and Community Development Department  
Funding Source: City General Fund  
Time Frame: Ongoing  
Related Economic Development Element Policies: 4.1.1-4.1.2

***IMP-EDE Program 4.2***

**Job Growth:** The City will utilize the California Employment Development Department Employer Database to monitor job growth in Brawley by Industry and Industry Sub-Sector in order to maintain an appropriate balance between jobs and housing.

Responsible Agency: Planning Department  
Funding Source: City General Fund  
Time Frame: Ongoing  
Related Economic Development Element Policies: 4.1.2



**CITY OF BRAWLEY**

**SUSTAINABLE COMMUNITIES PLANNING GRANT**

**DRAFT**

**HOUSING ELEMENT REPORT:  
INFILL DEVELOPMENT STRATEGY**

**June 16, 2015**

*The work upon which the Draft Housing Element Report: Infill Development Strategy is based was funded in whole or in part through a grant awarded by the Strategic Growth Council.*

*The statements and conclusions of the Draft Housing Element Report: Infill Development Strategy are those of the City of Brawley and not necessarily those of the Strategic Growth Council or of the Department of Conservation, or its employees. The Strategic Growth Council and the Department make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.*



**CITY OF BRAWLEY  
SUSTAINABLE COMMUNITIES PLANNING GRANT  
HOUSING ELEMENT REPORT: *INFILL DEVELOPMENT STRATEGY***

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## **A. INTRODUCTION**

The California Strategic Growth Council awarded the City of Brawley a Sustainable Communities Planning Grant. All awards are funded through voter-approved Proposition 84 bond allocations. In 2006, California voters passed Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act, which authorized the Legislature to appropriate funds to support urban greening projects and sustainable community planning.

The Sustainable Communities Planning Grants fund climate action plans, infill development plans, sustainable community strategies, and other planning efforts, all specifically aimed at reducing greenhouse gas emissions consistent with State climate goals. Funded activities are intended to achieve the 12 Program Objectives. Brawley's Infill Development Strategy is intended to contribute to attaining five of the 12 Program Objectives:

- Promote infill and compact development
- Revitalize urban and community centers
- Increase housing affordability
- Reduce automobile usage and fuel consumption
- Promote energy efficiency and conservation

This Report discusses the following:

- Housing/Jobs Balance
- Southern California Association of Government's (SCAG) Jobs Forecast
- Inventory of Infill Sites
- Incentives for Infill Housing Development
- Infill Housing Development Strategy Plan
- Energy Conservation Program
- Climate Change Policies and Implementation Programs: Land Use and Transportation Measures
- Draft Amendments to the Housing Element

## **B. HOUSING/JOBS DATA BASE**

Fewer vehicle miles traveled leads to reducing GHG emissions. A California planning study explained why having housing and jobs in close proximity makes sense:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reduction in both vehicle miles traveled and vehicle hours traveled.

Source: California Planning Roundtable, *Deconstructing Jobs-Housing Balance*, 2008, page 6

The proximity of jobs and housing within a community is typically expressed as a ratio. For example:

Jobs-housing ratios express quantitatively the relationship between where people work (the "jobs" side) and where they live (the "housing" side). Whatever community is being

analyzed, the same kinds of inputs are required to construct a jobs-housing ratio, and several kinds of ratios can be constructed. The typical measures of the ratio of jobs to housing include jobs-households, jobs-housing units, and jobs-employed residents

Source: California Planning Roundtable, *Deconstructing Jobs-Housing Balance*, 2008, page 8

These ratios are explained below:

**Jobs-households ratio:** The most common numerical measure of jobs/housing balance is a ratio between the total job count in a jurisdiction and the total household count, i.e., occupied housing, in the same area.

**Jobs-housing units' ratio:** Because most local communities have counts of their local housing stock, a different measure from jobs-households is often used: jobs-housing units. But this measure, which uses housing units as the proxy for the labor force side of the ratio, does not take into account the fact that, at any one point in time, some housing units are vacant.

**Jobs-employed residents' ratio:** This measure uses the count of employed residents (i.e., those in the labor force who are currently working) as a substitute for households or housing units in the denominator of the ratio. It is generally superior to the other two ratios described, and is easier to understand and compare because parity can be expressed as a one-to-one ratio, i.e., one local job to one local worker, notwithstanding that there will be a small proportion of multiple job holders.

There is no one perfect balance. The ratios help to define the direction a community's growth policies should take in the future. In jobs-rich communities more housing should be added while in housing-rich communities more jobs should be added, for example.

The following are Brawley's jobs to household ratios for four time periods:

- 2012 1.125:1 (8,598 jobs/7,638 households)
- 2015 .96:1 (7,300 jobs/7,642 households)
- 2020 .87:1 (10,000 jobs/11,500 households)
- 2035 .92:1 (14,600 jobs/15,800 households)

The workers to jobs ratios for two time periods are noted below:

- 2009: .92:1 (7,305 jobs/7,908 workers)
- 2012: .99:1 (8,598 jobs/8,612 workers)

The ratios reveal that there is approximately one job for each household as well as one job for every resident worker.

National Beef closed its operations in mid-year 2014 and, as a consequence, 1,300 jobs were lost. The 2020 forecast of 10,000 jobs assumes that 500 of these jobs will be recaptured. The 2035 jobs forecast of 14,600 jobs assumes that all lost jobs will be recaptured. This latter forecast is consistent with SCAG's 2035 jobs forecast.

The ratio of jobs is influenced by Brawley’s high unemployment rate which causes fewer workers. If Brawley had the same unemployment rate as California (6.8% in February 2015), there would be an additional 1,134 employed residents (workers).

Adding more jobs to Brawley’s economic base would improve the jobs-housing and jobs-worker ratios.

Having more jobs within the City, though, is no guarantee that those jobs will be filled by local workers. Table 1 shows that Brawley workers filled almost 48% of the local jobs. In rough numbers, the percentages translate to 4,108 Brawley resident workers filling 8,598 of the jobs located in Brawley. Brawley has a higher percentage of residents working within the City limits than Calexico, Holtville and Imperial. As note previously, having job opportunities close to home reduces vehicle miles traveled and helps to reduce GHG emissions.

**Table 1  
Imperial County Place of Work by City: 2012**

<b>City</b>	<b>Worked in Place of Residence</b>	<b>Worked Outside Place of Residence</b>
Brawley	47.7%	52.3%
Calexico	35.0%	65.0%
El Centro	55.9%	44.1%
Holtville	32.2%	67.8%
Imperial	22.7%	77.3%

Source: 2011-2013 American Community Survey 3-Year Estimates, Table S0801, Commuting Characteristics

**C. SCAG’S JOBS FORECAST**

SCAG projects that by 2035 Imperial County will have a population of 288,200 people; 90,600 households; and 59,900 jobs. Brawley will share in this growth as SCAG’s 2035 projections indicate the following:

- A population of 46,800 which translates to a growth of 22,600 persons from the 2008 baseline
- 15,800 households which means a growth of 8,300 households from the 2008 baseline
- 14,600 jobs which are an increase of 7,100 jobs from the 2008 baseline

Refer to Tables 2 and 3 for details on population, household and employment projections.

SCAG’s projections reveal a population gain of 21,850 persons from the 2010 Census count of 24,953 persons to the 2035 projection of 46,800 persons.

**Table 2  
Imperial County  
Population, Household and Employment Growth: 2008-2035**

<b>Year</b>	<b>Population</b>	<b>Increase</b>	<b>Households</b>	<b>Increase</b>	<b>Employment</b>	<b>Increase</b>
2008	169,800		48,600		61,300	
2020	243,700	73,900	71,600	23,000	101,700	40,400
2035	288,200	118,400	90,600	42,000	121,200	59,900

Source: Source: Southern California Association of Governments, *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (adopted by SCAG Regional Council on April 4, 2012)*

**Table 3  
City of Brawley  
Population, Household and Employment Growth: 2008-2035**

<b>Year</b>	<b>Population</b>	<b>Increase</b>	<b>Households</b>	<b>Increase</b>	<b>Employment</b>	<b>Increase</b>
2008	24,200		7,500		7,500	
2020	36,200	12,000	<b>11,500</b>	4,000	12,300	4,800
2035	46,800	22,600	15,800	8,300	14,600	7,100

Source: Source: Southern California Association of Governments, *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (adopted by SCAG Regional Council on April 4, 2012)*

SCAG’s *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast* predicts a population increase of 22,600 people between 2008 and 2035. According to SCAG’s projections Brawley’s population will reach almost 47,000 persons by the year 2035.

**D. INVENTORY OF INFILL SITES**

Brawley’s infill sites are predominantly situated within or adjacent to Downtown. Table 4 lists 34 vacant and eight underutilized sites by location, assessor parcel number, street address and lot size. Table 5 lists the existing uses located on the underutilized parcels. Site #1 has plenty of room to add a residential component. Sites #2 and #4 are ripe for recycling given the incentives of the Downtown Specific Plan. Site #3 is obsolete and is now occupied by far fewer employees than in the past.

These parcels are ripe for recycling and infill development because of 1) the densities permitted in the Downtown and 2) the impetus of an improving economy. Allowing densities this high coupled with an improving economy and the infill development strategies that the City will adopt all should help to encourage and facilitate the recycling of the underutilized parcels.

Following Tables 4 and 5 are the following Exhibits:

- Exhibit 1: Downtown Districts
- Exhibit 2: West Village District Vacant Sites
- Exhibit 3: Civic Center and East Village Vacant Sites
- Exhibit 4: West Village Potentially Under Utilized Sites
- Exhibit 5: Civic Center and East Village Potentially Under Utilized Sites

**Table 4  
Vacant and Underutilized Sites in Brawley Downtown  
General Plan Designation: Mixed Use  
Zoning Designation: Specific Plan**

Frontage Type	Assessor Parcel Number	Street Address	Lot Size	Status
<b>West Village District</b>				
West Village Neighborhood	046-212-004-000	234 E	7,725	Vacant
West Village Neighborhood	046-212-005-000	236 E	8,078	Vacant
West Village Main Street and West Village Neighborhood	046-212-020-000	283 Main	110,392	Underutilized
<b>Civic Center District</b>				
Civic Center Main Street	046-213-006-000	217 Imperial	6,769	Vacant
Civic Center Main Street	046-213-010-000		8,702	Vacant
Civic Center Main Street	046-214-005-000		7,010	Vacant
Civic Center Neighborhood	048-062-006-000		15,558	Vacant
Civic Center Neighborhood	048-062-007-000		3,025	Vacant
Civic Center Neighborhood	047-331-015-000		11,124	Vacant
Civic Center Main Street	047-342-025-000	124 Plaza	7,408	Vacant
Civic Center Main Street	047-342-026-000		7,432	Vacant
Civic Center Neighborhood	047-342-004-000		8,336	Vacant
Civic Center Neighborhood	047-345-002-000	150 6th	9,194	Vacant
Civic Center Neighborhood	047-345-017-000	150 St 610 E	5,727	Vacant
Civic Center Neighborhood	047-345-003-000	620-624 E	21,419	Vacant*
Civic Center Neighborhood	047-345-004-000		4,136	Vacant
Civic Center Main Street	047-345-015-000	619 Main	6,429	Vacant
Civic Center Main Street	047-345-016-000	601 Main	11,281	Vacant
Civic Center Neighborhood	049-012-007-000	205 5th	4,248	Vacant
Civic Center Neighborhood	049-012-008-000	213 5th	5,264	Vacant
Civic Center Neighborhood	049-022-003-000	536 G	7,342	Vacant
Civic Center Neighborhood	049-024-004-000		8,087	Vacant
Civic Center Neighborhood	046-213-012-000	361 363 365 367 381 383 E	15,880	Underutilized
Civic Center Neighborhood	046-213-013-000		2,471	Underutilized
Civic Center Neighborhood	046-213-014-000	351-351 1/2 East E	9,685	Underutilized
Civic Center Neighborhood	046-213-015-000	347-347 1/2 349 East	10,160	Underutilized
Civic Center Neighborhood	046-213-016-000		32,355	Underutilized
Civic Center Neighborhood	046-214-010-000	302 306 312	20,089	Underutilized
Civic Center Neighborhood	046-214-011-000	320 E	7,126	Underutilized

**Table 4 continued  
Vacant and Underutilized Sites in Brawley Downtown  
General Plan Designation: Mixed Use  
Zoning Designation: Specific Plan**

Frontage Type	Assessor Parcel Number	Street Address	Lot Size	Status
<b>East Village District</b>				
East Village Neighborhood	047-353-004-000	956 E	7,580	Vacant
East Village Neighborhood	047-353-027-000	986 E	7,387	Vacant
East Village Neighborhood	049-041-017-000	959-965 E G	7,925	Vacant
East Village Neighborhood	049-041-018-000	955 G	7,847	Vacant
East Village Neighborhood	049-041-019-000	947-949 East G	7,985	Vacant
East Village Neighborhood	049-041-020-000	945 G	7,891	Vacant
East Village Neighborhood	049-041-024-000	194 9 <sup>th</sup>	5,591	Vacant
East Village Neighborhood	049-041-025-000	156 162 166 174 182 So 9 <sup>th</sup>	8,208	Vacant
East Village Neighborhood	049-042-001-000		15,586	Vacant
East Village Neighborhood	049-042-003-000	914 G	15,344	Vacant
East Village Neighborhood	049-042-029-000	942 944 946 948 E G	7,795	Vacant
East Village Neighborhood	049-042-010-000	980-980 ½ East G	7,531	Vacant
East Village Neighborhood	049-042-011-000	986-992 East G	7,164	Vacant

**Table 5  
Brawley Downtown Underutilized Sites – Existing Conditions**

Site#	Segment	Tax ID	Universal Land Use	Lot Sq Ft	Field Notes/Conditions
1	West Village District	046-212-020-000	Retail Trade	110,392	Dollar Tree/Little Ceasers/Check Cashing Building is 45 years old
2	Civic Center District	046-214-010-000	Apartment <sup>1</sup>	20,089	Older residential building
	Civic Center District	046-214-011-000	Apartment <sup>1</sup>	7,126	Older residential building
3	Civic Center District	046-213-016-000	ATT Building	32,355	Downsize in the number of employees and building is obsolete; building is 56 years old
4	Civic Center District	046-213-012-000	Duplexes	15,880	2 Duplexes Units – 61 years and 65 years old
	Civic Center District	046-213-013-000	Residential Lot <sup>2</sup>	2,471	
	Civic Center District	046-213-014-000	SFR <sup>2</sup>	9,685	SFR
	Civic Center District	046-213-015-000	SFR	10,160	Duplex

<sup>1</sup>Same ownership <sup>2</sup>Same ownership

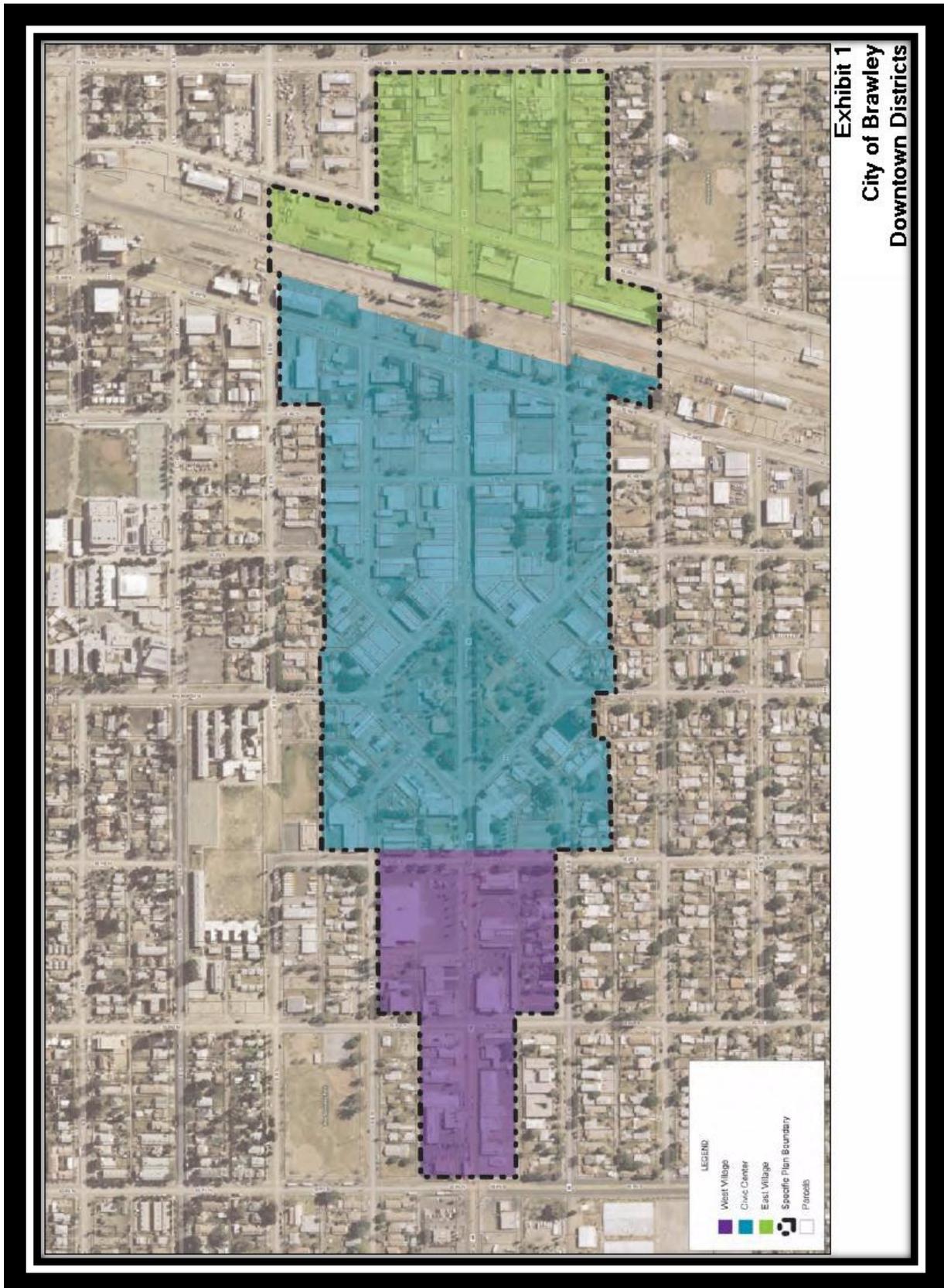


Exhibit 2: West Village District Vacant Sites



Exhibit 3: Civic Center and East Village Vacant Sites

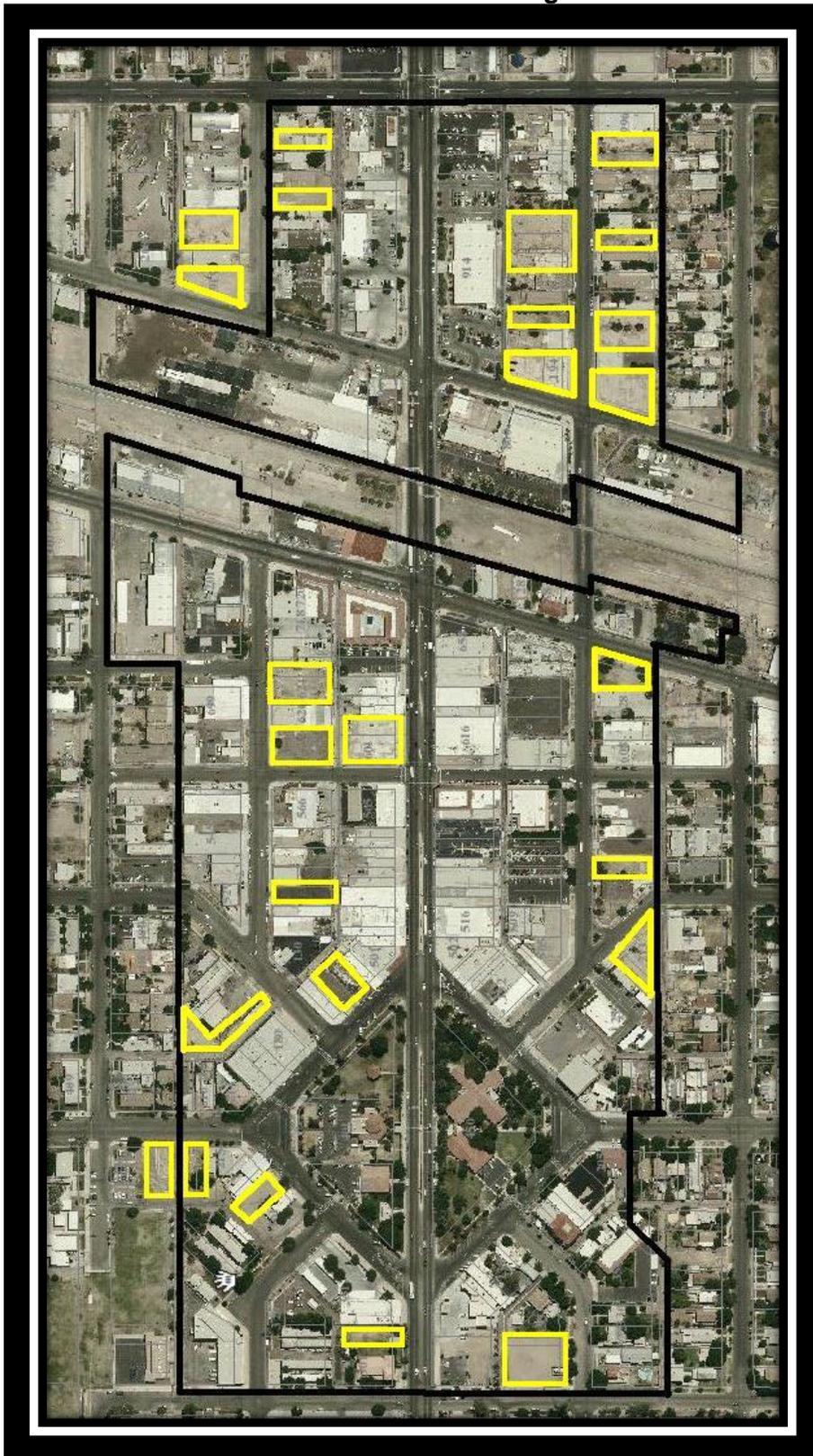


Exhibit 4: West Village Potentially Under Utilized Sites

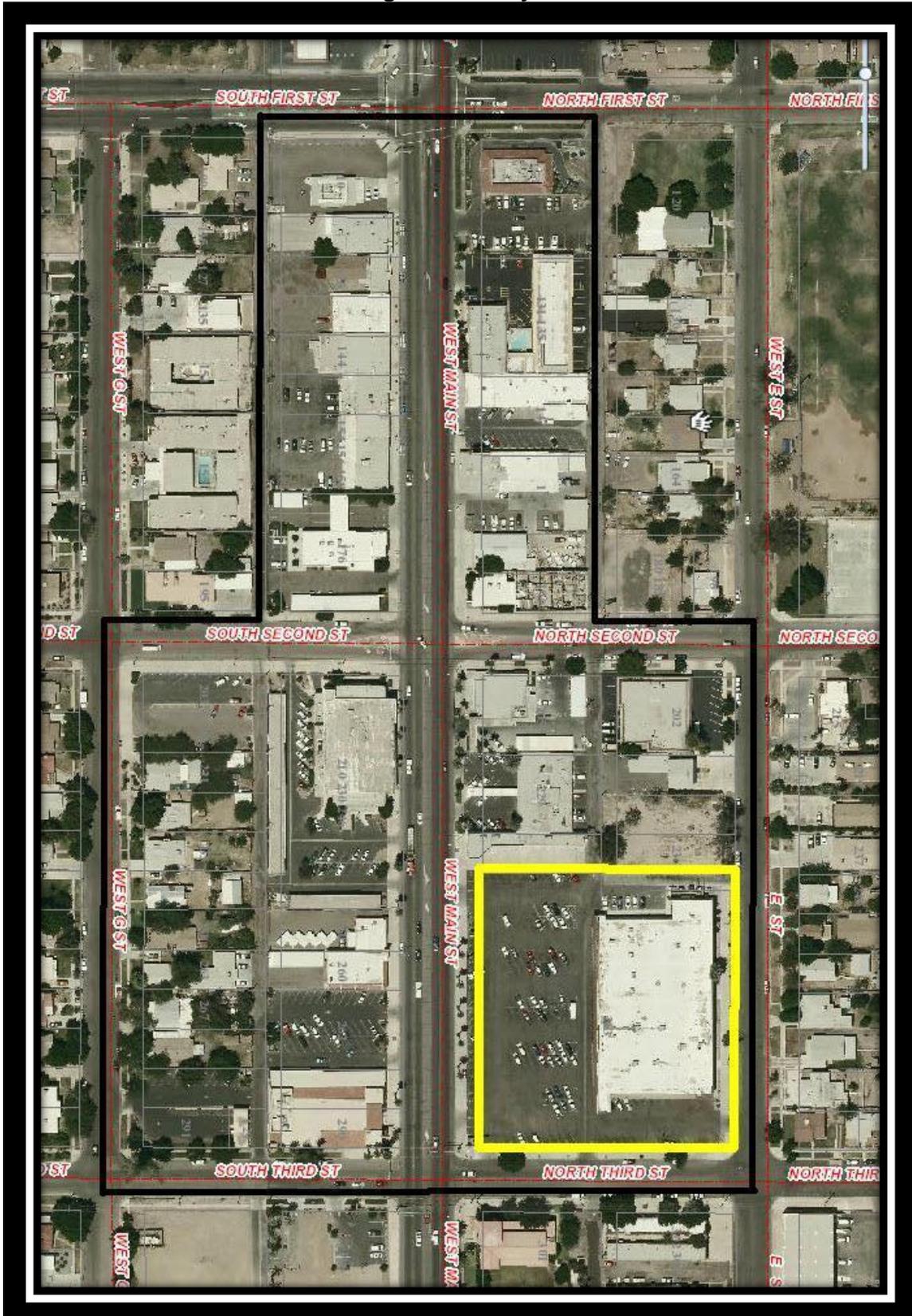
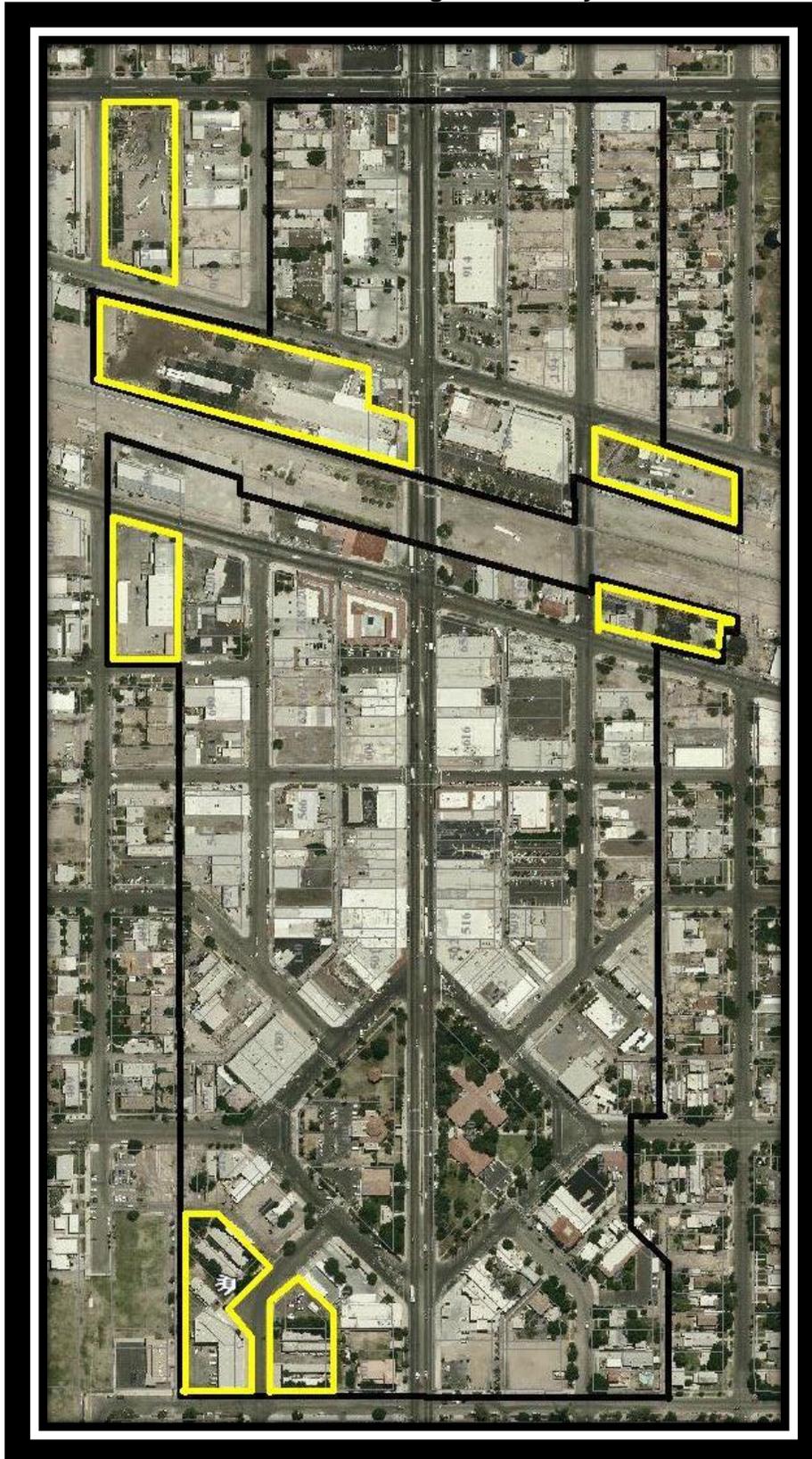


Exhibit 5: Civic Center and East Village Potentially Under Utilized Sites



## **E. INCENTIVES FOR INFILL HOUSING DEVELOPMENT**

The California Office of Planning and Research explains that:

The term “infill development” refers to building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning our cities to be environmentally and socially sustainable.

An inventory was completed of infill development incentives adopted by southern California cities. Among these cities were: Brea, Glendora, Hermosa Beach, Moreno Valley, Palm Desert, Riverside, Stanton, Temple City, West Hollywood and Tustin. Each of these cities has areas that have been bypassed and are in need of infill development.

An in-depth review of each city’s Land Use Element, Specific Plans and Zoning Code revealed that the incentives most commonly adopted included the following:

- Density bonuses
- Reducing on-site property development standards (relaxed height limits, parking reductions, relaxed setbacks, etc.)
- Consolidation of parcels to encourage more viable development opportunities
- Mixed use incentives
- Deferral, reduction, or waiver of fees
- Expedited processing
- Adoption of infill development guidance

## **F. INFILL HOUSING DEVELOPMENT STRATEGY PLAN**

Brawley Downtown is the priority area for infill development. Downtown Brawley consists of approximately 110 acres, 265 parcels, and approximately 1 million square feet of existing civic, commercial, institutional and industrial uses. An estimated 179 dwellings also exist within the Downtown, represented by a mixture of single-family residential and multi-family homes. A purpose of the Specific Plan for Downtown Brawley is to implement the following Land Use Element Policy:

*Encourage in-fill of vacant parcels in areas already predominately developed.*

Another purpose of the Specific Plan is to:

*Diversify the City’s housing options by providing urban housing opportunities for a range of socio-economic levels.*

The purpose of the *Brawley Downtown Infill Development Strategy* is to transform the area into a vibrant neighborhood that offers a variety of housing options in close proximity to stores, shops, work places and transportation.

The Brawley Downtown Specific Plan regulates the development of properties based on the type of building frontage for the property. The Specific Plan establishes development standards for eight frontage types of which six permit residential uses. Table 7 lists the residential density standards and height limits for six frontage types.

Table 6 illustrates that the combined housing capacity of the three districts is 200 housing units.

**Table 6  
Brawley Downtown: Housing Capacity by District**

<b>District</b>	<b>Permitted Dwelling Units Per Acre (DU)</b>	<b>Maximum # of Dwelling Units<sup>1</sup></b>	<b>Height Limits</b>
Civic Center (I)	25	150	5 stories
West Village (II)	20	20	3 stories
East Village (III)	18	30	4 stories
Total	N/A	200	

<sup>1</sup>Maximum # of Dwelling Units (DU) was determined by the Downtown Brawley Specific Plan based on total combined acres of parcels designated by one of the “Neighborhood” frontage types.

Downtown Brawley has examples of high density residential development. The Ciudad Plaza – located at the northwest corner of North 8<sup>th</sup> Street and Main Street – is three stories high and contains 60 housing units on a lot that is 14,300 square feet.

The infill development strategy –

- Encourages mixed use development on parcels having street frontage, including attached single-family and multi-family residential allowed only on the upper floors
- Permits density bonuses so housing can be developed at 25, 27 and 34 dwelling units per acre

**Table 7**  
**Brawley Downtown Residential Development Standards by Frontage Type**  
**General Plan Designation: Mixed Use**  
**Zoning Designation: Specific Plan**

Residential Permitted by Right or in Specific Locations	Base Residential Density Standards	Maximum Height
<b>Civic Center Main Street</b>		
Attached Single-Family and Multi-Family Residential Units: residential units are only allowed on upper floors or within ground floor locations that do not have street frontage	Base Residential Density: 18.5 units per acre  Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	5 stories maximum; however, the fifth story facade shall not project past the property line maximum.
<b>Civic Center Neighborhood</b>		
Attached Single-Family and Multi-Family Residential Units (by right)	Base Residential Density: 25 units per acre  Density Bonus: Density bonuses of up to 35% (maximum of 34 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	4 stories maximum
<b>West Village Main Street</b>		
Attached Single-Family and Multi-Family Residential Units: residential units are only allowed on upper floors or within ground floor locations that do not have street frontage	Base Residential Density: 18.5 units per acre  Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.	3 stories maximum

**Table 7 continued**  
**Brawley Downtown Residential Development Standards by Frontage Type**  
**General Plan Designation: Mixed Use**  
**Zoning Designation: Specific Plan**

Residential Permitted by Right or in Specific Locations	Base Residential Density Standards	Maximum Height
<b>West Village Neighborhood</b>		
Attached Single-Family and Multi-Family Residential Units (by right)	<p>Base Residential Density: 20 units per acre</p> <p>Density Bonus: Density bonuses of up to 35% (maximum of 27 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.</p>	3 stories maximum
<b>East Village Main Street</b>		
Attached Single-Family and Multi-Family Residential Units: residential units are only allowed on upper floors or within ground floor locations that do not have street frontage	<p>Base Residential Density: 18.5 units per acre</p> <p>Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.</p>	4 stories maximum
<b>East Village Neighborhood</b>		
Attached Single-Family and Multi-Family Residential Units (by right)	<p>Base Residential Density: 18 units per acre</p> <p>Density Bonus: Density bonuses of up to 35% (maximum of 25 units per acre) are allowed per the requirements of Article XXI (Density Bonus Program) of the Zoning Ordinance.</p>	3 stories maximum

## **G. ENERGY CONSERVATION PROGRAM**

According to the California Department of Housing and Community Development (HCD):

The housing element update can provide an effective mechanism to adopt new efficient land-use strategies such as infill, mixed-use, or downtown revitalization. It can also provide a vehicle for local governments to adopt housing and land-use strategies to address climate change and the reduction of green house gas emissions.

HCD has compiled an inventory of programs and policies being used by local government to not only meet housing element requirements, but make significant contributions to reducing greenhouse gas emissions and promote energy conservation.

Table 8 describes the programs in the HCD inventory which while relating to infill development also contribute to energy conservation and a reduction in GHG emissions. Many of programs and ideas in HCD's inventory have been incorporated in the incentives to encourage and facilitate infill development in Brawley Downtown.

**Table 8**  
**Housing Element Policies and Programs Addressing Climate Change**

<ul style="list-style-type: none"> <li>▪ Increase infill development opportunities along commercial corridors by facilitating site assemblage to create larger more viable sites.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Promote infill and intensify land uses consistent with existing neighborhood or commercial district patterns in developed areas currently served by municipal services.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Based on the land-use strategy developed in the City's land-use and circulation element (LUCE) identify areas of future residential development near existing and proposed transit connections and adopt tools or policies to successfully develop housing that is served by nearby retail uses and services.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Direct growth into compact patterns of development, where living and working environments are within walkable distances. Apply the "Transit Oriented Development Design Guidelines" which are designed to reduce auto trips to work, roadway expansion and air pollution. These guidelines will maximize availability of open spaces, diversify housing and populations, as well as improve upon new and existing public transit, convenience and availability.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Traditional Neighborhood Design (TND) Ordinance. Provides for a 30% reduction in transportation fees charged to the developer in return for pedestrian-oriented design features, and another possible 30% cut for transit-friendly design.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Promote design and development of inter-connected streets and traffic calming features.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Facilitate mixed-use development opportunities along commercial corridors served by high quality transit.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Revitalize the Downtown by upzoning sites.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Rezone sites for higher density use.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Promote Infill Housing Development by (a) funding of an infill coordinator position that develops and directs the infill program; (b) providing incentives for infill development including financial incentives: (c) amending the zoning code to provide for a new mixed-use zone; (d) adopting a new development code to facilitate medium and high density development along commercial corridors; (e) developing and utilizing "ready-made" plans to promote infill projects.</li> </ul>

Source: California Department of Housing and Community Development, *Housing Element Policies and Programs Addressing Climate Change*, February 2009, pages 7-9

## H. CLIMATE CHANGE POLICIES AND IMPLEMENTATION PROGRAMS: LAND USE AND TRANSPORTATION MEASURES

Brawley's *Plan to Reduce GHG Emissions* re-enforces the efforts to encourage and facilitate infill development. The *Plan* includes land use and transportation measures designed to attain the goals of infill development.

### 1. Land Use Measures: Facilitate Infill Development

#### a. Goal

One of the goals of the *Plan to Reduce GHG Emissions* is to:

Contribute to a reduction of vehicle miles traveled (VMT) through land use and zoning measures.

This goal can be partially met by facilitating infill development through implementation of the *Brawley Downtown Specific Plan*. The Planning Department has the primary responsibility for implementation of the Specific Plan.

#### b. Program Description and GHG Emissions Reduction Potential

Increased densities allowed by the Specific Plan reduce GHG emissions associated with VMT traveled in many ways. Density is usually measured in terms of persons, jobs or dwellings per unit. Increased densities affect the distance people travel and provide greater options for the mode of travel they choose. Also, transit ridership increases with density, which justifies enhanced transit service.

Additionally, having different types of land uses near one another decreases VMT because trips between land uses types are shorter and can be accommodated by non-auto modes of travel. A resident does not need to travel outside the neighborhood to meet his or her trip needs.

Infill development in Downtown Brawley meets one of the major objectives of the Sustainable Communities Planning Program. Downtown Brawley has a potential for the development of 200 housing units at densities ranging from 18 to 25 dwellings per acre in buildings three, four and five stories high.

The Specific Plan encourages mixed use development on parcels having street frontage, including attached single-family and multi-family residential allowed only on the upper floors. Density bonuses permit housing to be developed at 25, 27 and 34 dwelling units per acre.

Once the housing in Downtown is built and occupied, there will be an opportunity for workers to walk to the Transit Transfer Station and commute by bus to work. Assuming 20 workers commuted by bus to a job located in Calexico there would be a decrease in VMT and gasoline consumed. Overall, 200 trips would be taken weekly (20 workers X 2 daily trips X 5 days a week). Over the course of a year, approximately 10,000 to 10,500 fewer gallons of gasoline would be consumed. With work weeks ranging from 48 to 50 weeks, the annual reduction would range from 89 to 93 metric tons of CO<sub>2</sub>e.

Additional reductions in VMT would result as Downtown residents walked or biked to school, shopping, church or parks. Within one half mile of the center of the Downtown Specific Plan area are the following amenities and services:

### **Schools**

- Brawley Junior College
- Barbara Worth Jr. High School
- Reid School
- Sacred Heart School
- Desert Valley High School (just outside ½ mile)
- Witter Elementary School (just outside ½ mile)
- Miguel Hidalgo Elementary School (just outside ½ mile)

### **Churches**

- Eighteen Churches of various denominations

### **Parks**

- Plaza Park (located at the center of the Downtown Specific Plan area)
- Abe Gonzales Park
- Hinojosa Park
- Lions Field
- Meserve Park
- Warner Park (just outside ½ mile)

### **Post Office**

- Brawley Post Office located in the Plaza Park

### **Library**

- Brawley Public Library located in the Plaza Park

Additionally, some Downtown residents also would use the Gold Line for doctor and hospital trips and shopping trips to WalMart.

## **2. Transportation Measures: Brawley Transit Transfer Station and Imperial Valley Transit**

### **a. Goal**

One of the goals of the *Plan to Reduce GHG Emissions* is:

*Reduce the vehicle mile traveled (VMT) by encouraging alternative modes of transportation such as walking, biking, and bus transit and acquisition of fuel efficient or zero emission vehicles.*

Promoting the use of the Imperial Valley Transit will result in replacing some automobile trips with bus transit.

The Public Works Department is primarily responsible for implementation of transportation measures.

b. Program Description and GHG Emissions Reduction Potentials

The replacement of vehicle trips by bus trips for some activities reduces vehicle miles traveled and, therefore, the gasoline consumption. The reduction in gasoline consumption, in turns, contributes to a reduction in CO<sub>2</sub>e emissions.

Efforts by the City have resulted in the development of the Brawley Transit Transfer Station, located at the SEC of 5<sup>th</sup> Street and S. Plaza. Located within the Downtown core, the Brawley Transit Transfer Station is situated on a 0.3-acre parcel, and contains six bus bays, security cameras, photovoltaic lighting, shade canopies, a restroom building, bike racks, pedestrian lighting, and xeriscaped landscaping. The Transit Station along with the adopted Brawley Downtown Specific Plan promotes walkable, mixed-use and mixed-income development. As noted in the Transit Transfer Station funding application, these are important factors in evolving a sustainable community and healthier living conditions. They will support creating economic and pedestrian activity around the Transit Station to capitalize on key opportunities for achieving sustainable development.

The relationship between jobs and housing is an issue in Brawley and the Imperial Valley. Most workers commute via an automobile and are isolated from their work and shopping/service areas. With available vacant parcels and increased allowable capacity/density in the Downtown, there are expanding opportunities for more housing and diverse business opportunities near the newly operational Transit Station.

Most importantly, the Transit Station is also the home base for the Brawley Gold Line, the community's first shuttle service with 28 total stops in the City. This expanded service allows riders to have to have access to notable places such as Pioneer's Memorial Hospital, doctor's offices and Wal-Mart. By providing convenient access to these places, there has an undoubtedly been a reduction in VMT.

This mitigation measures suggest that the City work with IVT to promote bus ridership by the community's workers, even if it were only occasionally. If 5% of the City's workers commuted to work by bus one day a week, it would result an annual reduction of nearly 300 metric tons of CO<sub>2</sub>e, as explained below.

According to 2012 American Community Survey (ACS) data some 5,840 Brawley workers drove alone to work. Other ACS data stated that more than one in five (20.6% or about 1,600) commuters had commute times between 30 and 34 minutes. Using Google Maps with the Brawley Transit Center as the starting point and the Calexico 3<sup>rd</sup> Street and Paulin stop as the end point, the distance is 23.7 miles with an estimated drive time of 32 minutes compared to a 40-minute bus ride.

According to Census 2010 and using Circular Area Profiles (CAPS) software provided online by the Missouri Census Data Center, there are approximately 3,015 people 16 years or older within ½ mile of the Transit Transfer Station . Within one mile of the Transit Transfer Station there is about 11,740 persons 16 years or older. While walking a mile to the Transit Transfer Station may not be practicable, a worker could ride a bike or get dropped off by a family member.

In the event some drive alone commuters took a bus once a week at a job located in Calexico, a reduction in greenhouse gas emissions would result. Table 9 shows the potential GHG emission reductions if 5% of the drove alone commuters took the bus once per week.

**Table 9**  
**City of Brawley**  
**Weekly Greenhouse Gas Emissions Reductions Due to Bus Commuting**

Total Drive Alone Workers	5,840
Percentage Taking Bus to Commute Once Per Week	5.0%
Number Taking Bus to Commute Once Per Week	292
Total Trips Per Worker	2
Total Number of Trips	584
Brawley Transit to Calexico Last Stop (Miles)	23.7
Total Vehicle Miles Traveled (VMT)	13,841
Average Miles Per Gallon	22.5
Total Number of Gallons Consumed	615
CO <sub>2</sub> Emissions Factor per Gallon (kg CO <sub>2</sub> /Gallon)	8.78
CO <sub>2</sub> Emissions	5,400.99
kg to Metric Ton Conversions Factor	0.001
Metric Tons of CO <sub>2</sub>	5.40
N <sub>2</sub> O Gasoline Passenger Car Emissions Factor g/gallon	0.08
N <sub>2</sub> O Emissions (Grams)	49.21
N <sub>2</sub> O Global Warming Potential (GWP)	298
Grams of CO <sub>2</sub> e	14,665.10
Grams to Metric Ton Conversion Factor	0.000001
Metric Tons of CO <sub>2</sub> e	0.01
CH <sub>4</sub> Gasoline Passenger Car Emissions Factor g/gallon	0.38
CH <sub>4</sub> Emissions (Grams)	233.76
CH <sub>4</sub> Global Warming Potential (GWP)	25
Grams of CO <sub>2</sub> e	5,843.89
Grams to Metric Ton Conversion Factor	0.000001
Metric Tons of CO <sub>2</sub> e	0.01
<b>TOTAL METRIC TONS OF CO<sub>2</sub>e</b>	<b>5.42</b>

Nearly five and one half metric tons of CO<sub>2</sub>e would not be produced in a single week. With work weeks ranging from 48 to 50 weeks, the annual reduction would range from about 260 to 271 metric tons of CO<sub>2</sub>e.

## I. DRAFT AMENDMENTS TO THE HOUSING ELEMENT

The *2013-2021 Housing Element* was adopted by the City Council on December 3, 2013 and certified by the State Department of Housing and Community Development on December 20, 2013.

The adopted Housing Element can be amended in order to 1) recommend additional incentives to foster infill development and 2) describe additional energy conservation measures that can be incorporated in the current Housing Element Energy Conservation Program.

### 1. Lot Consolidation Incentives

Program #2 of the *2013-2021 Housing Element* is an Infill Housing Development Strategy. The program description indicated that ideas to incentivize infill development would be formulated during the course of preparing this Housing Element Report.

In order to encourage the assembly of smaller existing lots into larger lots in Brawley Downtown, which can be more efficiently developed into a mixed use project, the *2013-2021 Housing Element* will be amended in the future to offer the following incentives:

- Increase in maximum floor area ratio (FAR), up to a maximum of 10%
- Density bonuses
- Reduction in required parking for a mixed use project
- Reduction in common and/or private open space requirements, up to a maximum of 10% percent
- Financial incentives such as fee permit assistance subject to available resources
- A height bonus subject to review and approval of the Planning Director

In order to further encourage and facilitate infill development, the City will post on its website:

- Aerials and maps of the infill sites
- Assessor information
- Descriptions of the infill development incentives
- Descriptions of the lot consolidation incentives
- Prototypical plans of potential infill, mixed use developments
- Prototypical plans of possible lot consolidations
- Flowchart showing expedited processing for infill developments

### 2. Energy Conservation Measures

Program #19 of the *2013-2021 Housing Element* is the Energy Conservation Program. That program will be amended to account for the energy conservation measures incorporated in the *Plan to Reduce GHG Emissions*. In this way, the goals and programs adopted in the *Plan to Reduce GHG Emissions* will be re-enforced by the General Plan Housing Element.

The *2013-2021 Housing Element* will be amended to include the *Plan's* Weatherization and HERO Programs.

a. Weatherization Program

The Weatherization Assistance Program (WAP) is a federal program designed to increase the energy efficiency of homes which are owned or occupied by low-income persons, to reduce their total residential expenditures such as heating and cooling bills, and to improve the health and safety of families. The process of making homes more energy efficient, thereby reducing energy usage and costs is called *weatherization*. Weatherization services can help a family, struggling to make ends meet, reduce their energy consumption by up to 35%, and save them more than \$400 on their heating and cooling bills in the first year alone.

Common types of weatherization include, but are not limited, to:

- Sealing the holes and cracks around windows, doors and pipes
- Ensuring proper levels of insulation
- Fixing or replacing windows
- Putting an insulated blanket around a water heater
- Making sure heating and air conditioning systems are working properly

Locally, the WAP is administered Campesinos Unidos, Inc., a nonprofit 501(c)(3) organization located in Brawley, as a subgrantee to the State of California. The 2014 State Plan allocates \$191,370 to Campesinos Unidos, Inc. Based on the statewide average cost per dwelling unit of \$1,911; the allocated funds could support the weatherization of 100 homes.

Short- and long-term performance assumes that Federal funding will continue to be allocated to the State and that Campesino Unidos, Inc. or another local non-profit will administer the program so that 100 homes can be weatherized per year. Based on a 20% participation rate, Brawley's share of all weatherized homes would be 20 per year and 400 for period 2015-2035.

The State Department of Community Services and Development estimates a 30.5 MBTU of total annual energy savings resulting from the weatherization of a home. Based on this annual savings, each home would produce 0.16 less metric tons of CO<sub>2</sub>e each year. Assuming 400 homes participated in the program by 2035, there would be a reduction of about 64 MT CO<sub>2</sub>e.

The Imperial Valley Housing Authority also has completed weatherization of housing located in Brawley. These efforts have included, for example, foam roofing, A/C replacement, low flow showerheads, water saving toilets, and energy efficient interior lighting, at Austin-Thomas Housing, Eastern Avenue Homes, and Brawley Homes. Other energy efficient improvements are planned for 2015.

Source: State of California, Department of Community Services and Development, *Weatherization Assistance Program for Low-Income Persons: 2014 State Plan and Application to the U.S. Department*, June 26, 2014

b. Promote the Brawley HERO Program

The HERO Program which allows homeowners to borrow money to fund an array of conservation and renewable energy projects including water efficiency projects as well as the installation of electric vehicle charging infrastructure.

Homeowners have access to funds to improve the energy and water efficiency of their homes. The amount borrowed can be financed over a 5-, 10-, 15-, 20- or 25-year period and is paid through annual installments collected on their property tax bill.

On October 1, 2013 the City Council approved a resolution enabling the California Home Energy Retrofit Program (HERO) Program to be available to owners of property within Brawley to finance renewable energy efficiency and water efficiency improvements and vehicle charging infrastructure. Typical projects include: solar photovoltaic (PV) systems; energy efficient space heating, air cooling and ventilation (HVAC); cool roof systems; energy efficient windows, skylights, and doors; solar thermal water heating; air sealing and weatherization; insulation; water heating; indoor energy efficient light fixtures; and water efficiency measures.

The US Department of Energy has a website created by the Lawrence Berkeley Laboratory that provides estimates of cost savings and GHG reductions based on several typical home energy upgrades. The on-line calculator is specific to a zip code, year the home was built and the number of occupants. The website can be found at <http://homeenergysaver.lbl.gov/consumer>.

Based on 2011-2013 American Community Survey data, the median year built for owner occupied housing was 1974 while the average household size was 3.17. This data was entered in to the on-line calculator. The results indicated that with whole home upgrades there was a potential for \$866 in yearly savings in addition to a reduction of 5,249 kWh of electricity and 69 Therms. This would result in a reduction of 4,264 pounds of CO<sub>2</sub> or nearly two (1.93) metric tons of CO<sub>2</sub> per dwelling unit.

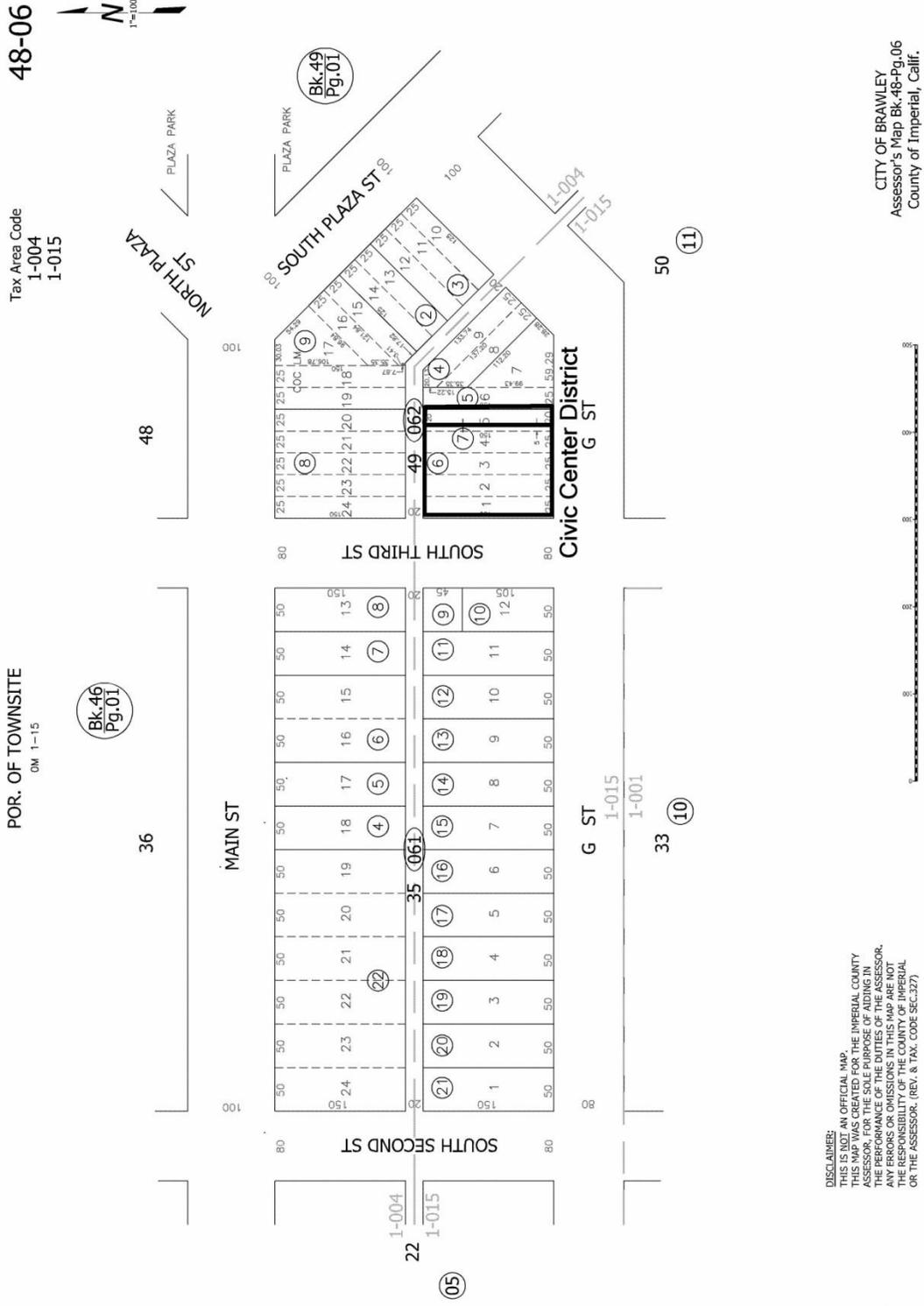
It is assumed that the HERO Program may attract the same number of homeowner participants as the weatherization program during the period 2015-2035. Therefore, by 2035, 400 homes would produce approximately 772 MT of CO<sub>2e</sub> less than they would without the energy savings improvements.

# **Attachment A**

## **Assessor Parcel Maps**



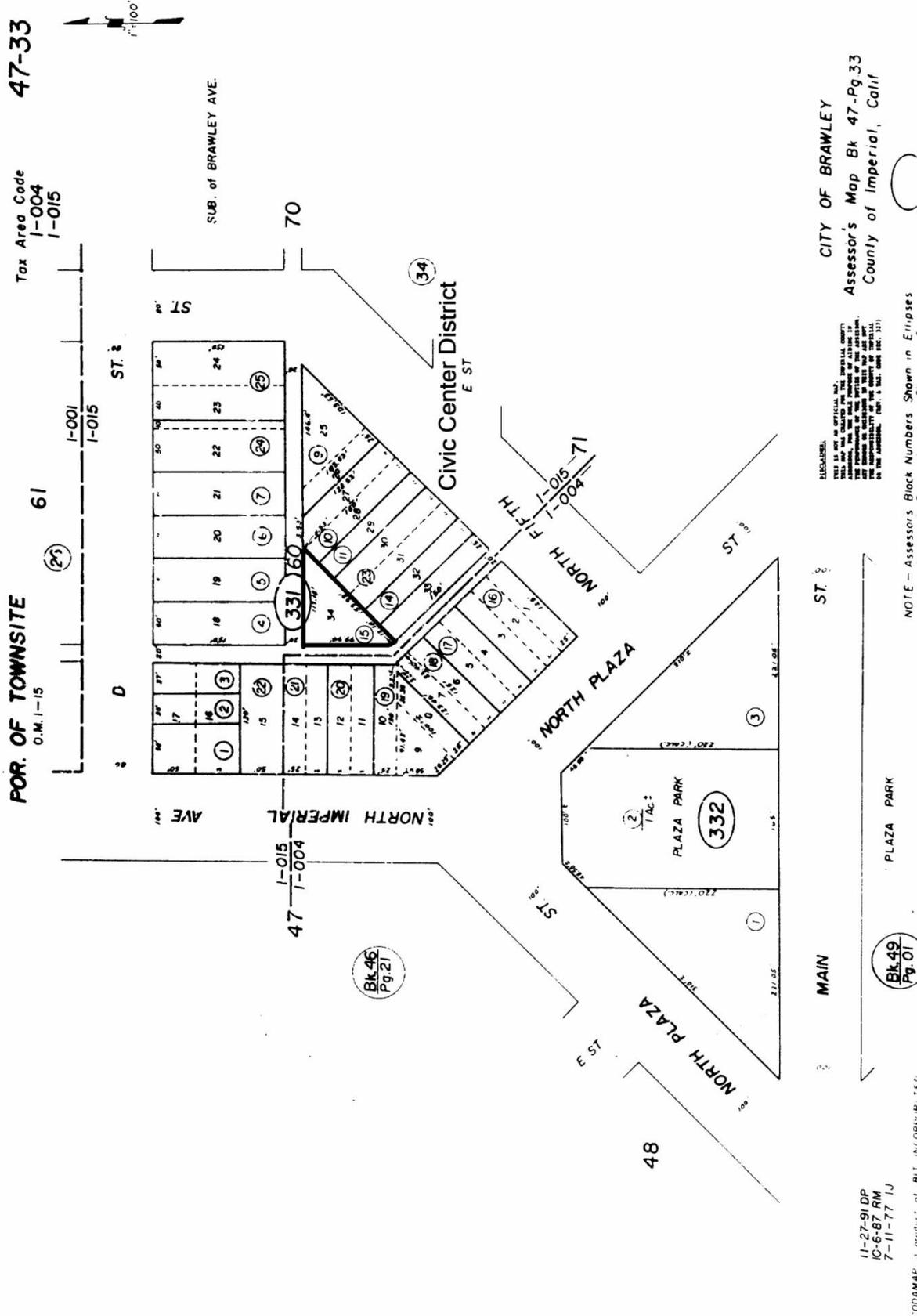




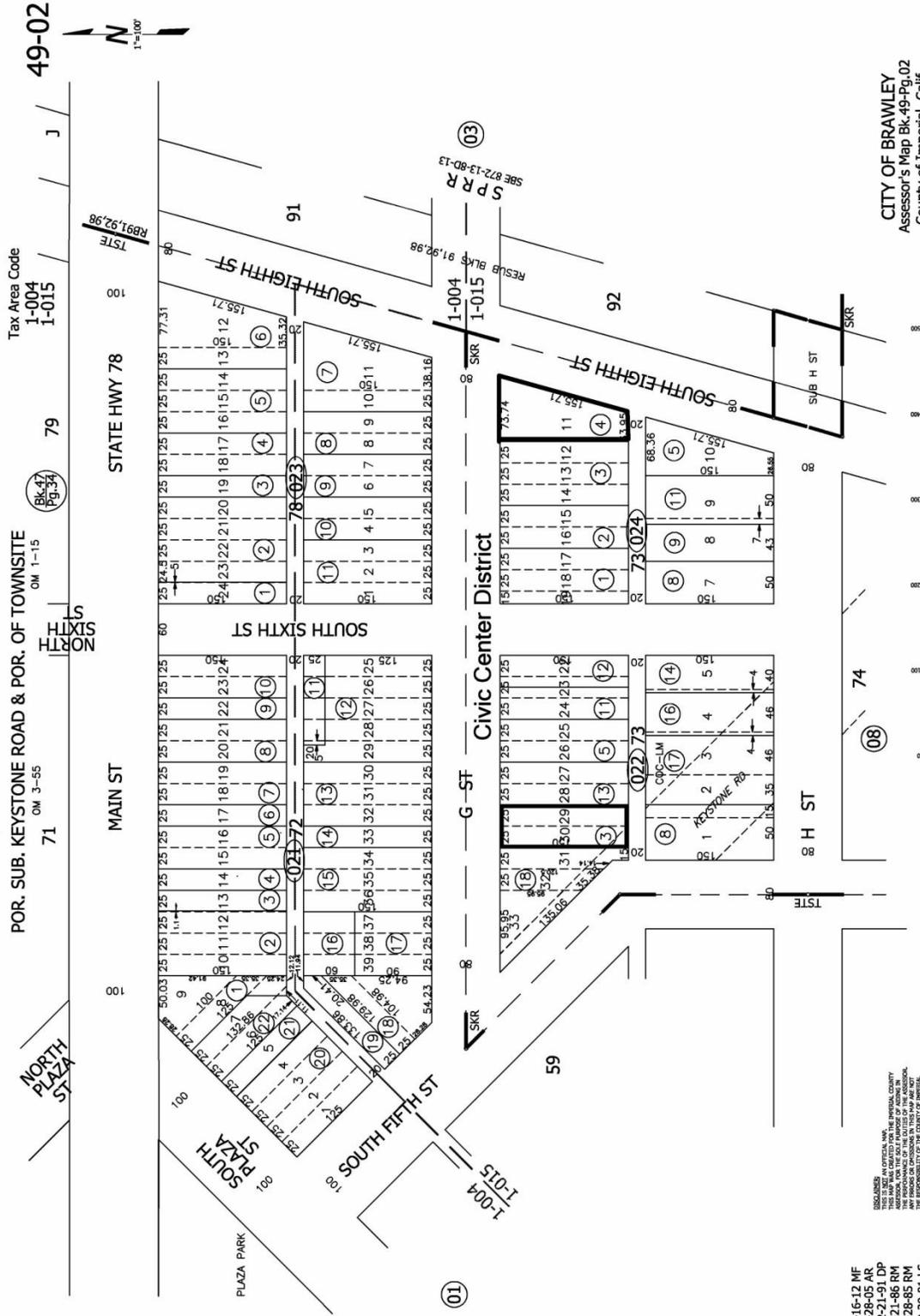
**DISCLAIMER:**  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSASSOR'S OFFICE AS PART OF THE  
PERFORMANCE OF THE DUTIES OF THE ASSASSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSASSOR. (REV. & TAX. CODE SEC. 327)

2-22-11 MF  
03-30-10 LC  
12-11-91 DP  
9-23-77 JJ  
7-12-77 JJ

CITY OF BRAWLEY  
Assessor's Map Bk. 46-Pg. 06  
County of Imperial, Calif.

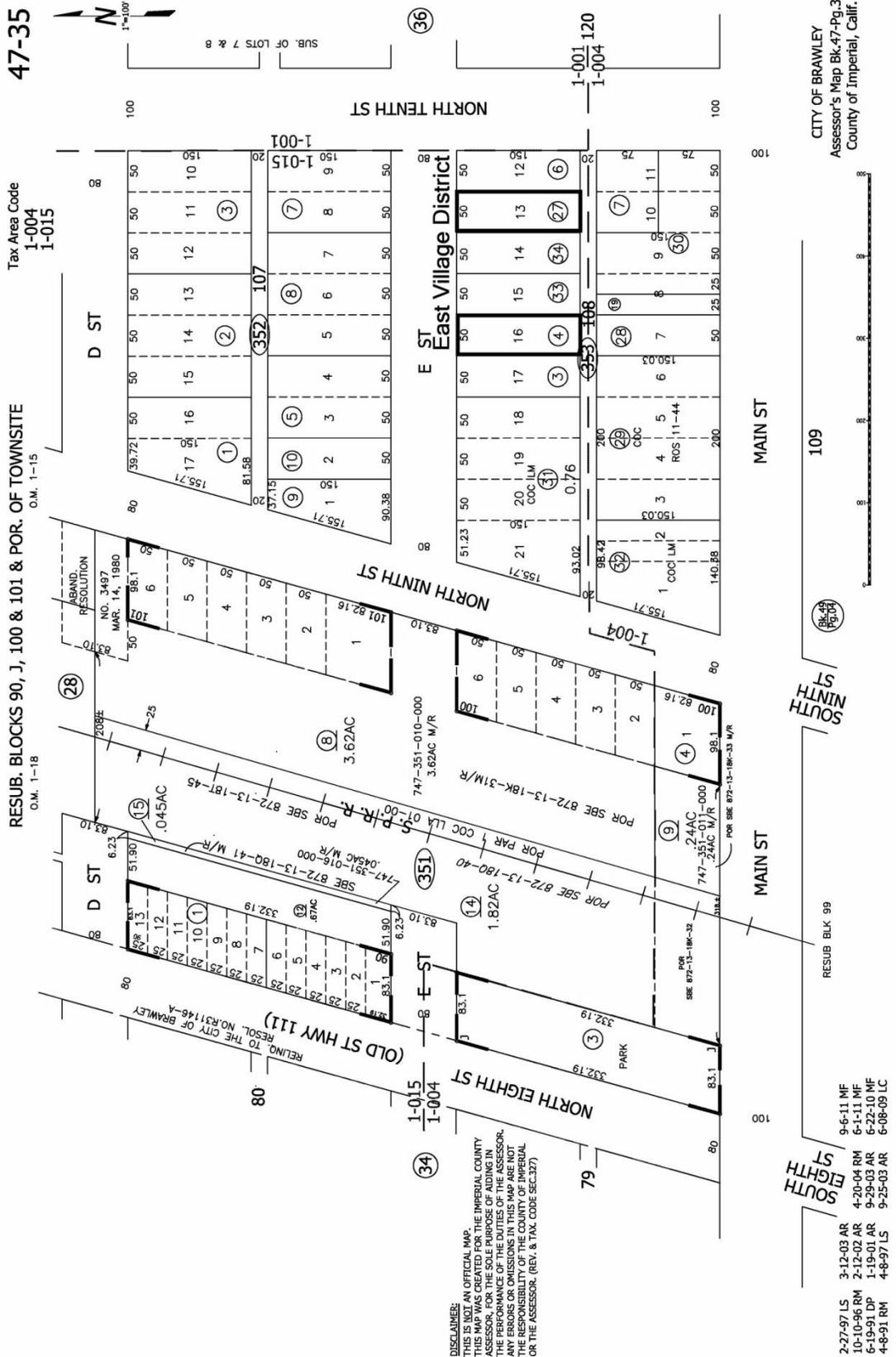


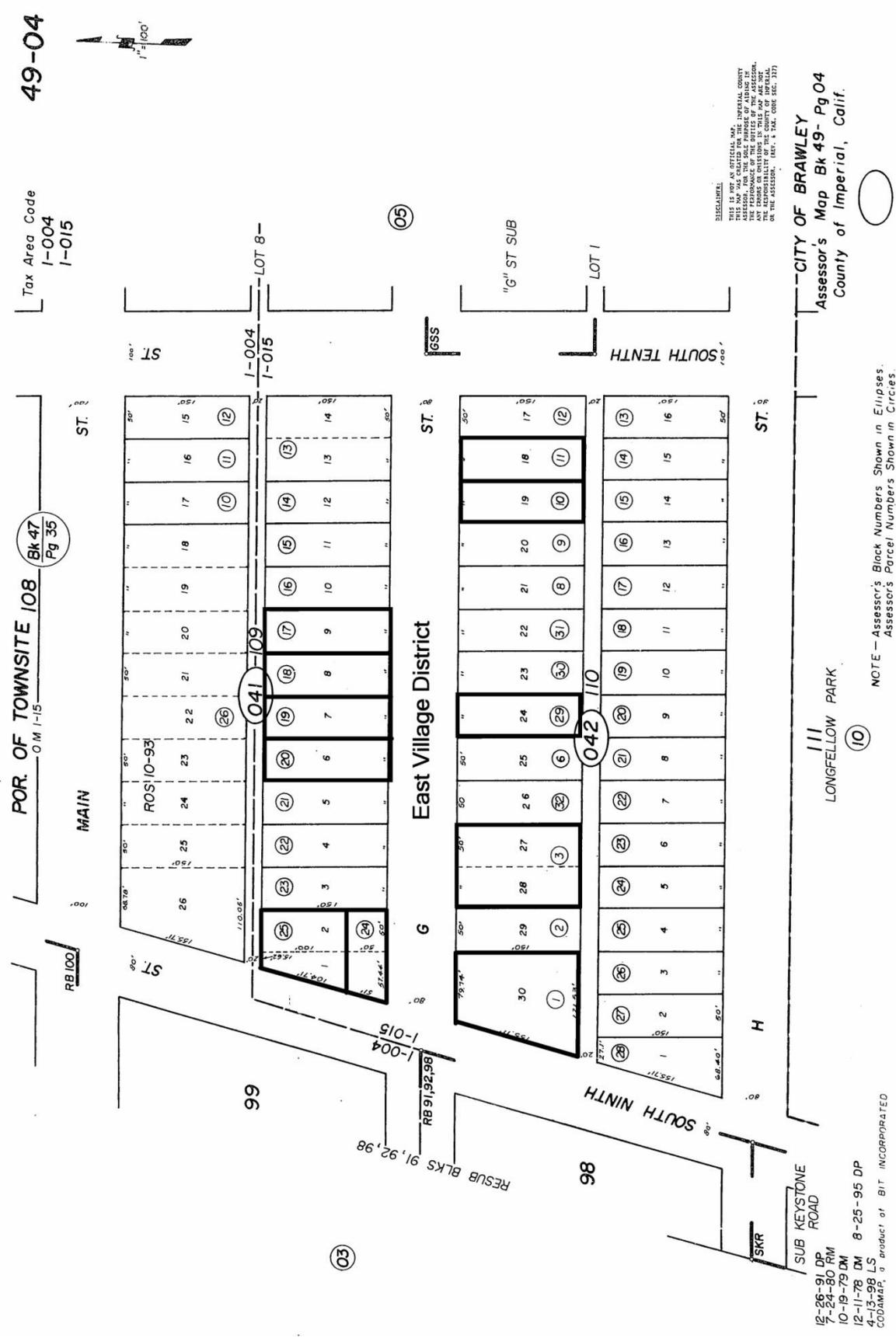




CITY OF BRAWLEY  
Assessor's Map Bk. 49-Pg. 02  
County of Imperial, Calif.

- 2-16-12 MF
- 3-28-05 AR
- 12-21-91 DP
- 2-21-86 RM
- 3-28-85 RM
- 10-29-81 LS





49-04

Tax Area Code  
I-004  
I-015

Bk 47  
Pg 35

POR. OF TOWNSITE 108

MAIN ST

ST

ST

ST

ST

East Village District

CITY OF BRAWLEY

Assessor's Map Bk 49- Pg 04

County of Imperial, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles.