

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

330B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 16, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 784 – Agricultural – Applicant: DACE – Engineer/Representative: Sergio Carranza – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) (10 acre min) – Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Lincoln Street, and westerly of Grant Street – 25 Gross Acres – Zoning: Heavy Agriculture (A-2-20) – REQUEST: The applicant proposes to amend the General Plan from "Agriculture: Agriculture" (A-AG) to "Community Development: Medium High Density Residential" (CD-MHDR) (5-8 du/ac).

RECOMMENDED MOTION: The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 784. The adoption of such an order does not imply that the proposed general plan amendment will be approved

BACKGROUND:

Comments were requested from the Planning Commission on May 14, 2008. The Planning Commission provided comments in the form of a unanimous recommendation that the Board of Supervisors adopt an order initiating General Plan Amendment No. 784.

General Plan Amendment No. 784 is accompanied by Change of Zone No. 7285, which proposes to change the zoning on the underlying property from Heavy Agriculture (A-2-20) to General Residential (R-3) and Controlled Development Areas (W-2). Proposed GPA No. 784 is also associated with Conditional Use Permit No. 3497 which proposes a 96-bed migrant housing facility and a 48-unit mobile home park.

At the May 14, 2008 Planning Commission meeting, after listening to staff and the applicant's presentations, Commissioner Porras voiced concerns about the close proximity of the railroad track to the site and the concern for accidents, however, he acknowledged the need for this type of project for very low income housing was needed. Commissioner Petty stated that once the

Ron Goldman
Planning Director

RG:mb

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 11/24/2008
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.2

general plan amendment is approved, there is no limit to the type of residential project that could be developed in the future. He stated that the site was more appropriate for industrial use due to the close proximity to the railroad track and Highway 111. Commissioner Roth stated that although industrial use would be more appropriate, the need exists for this type of project in the surrounding area and the public's health, safety, and general welfare could be protected through proper mitigation and project design.

The Planning Commission unanimously agreed and recommends that the Board adopt an order initiating proceedings for the proposed general plan amendment.

The Planning Director has reviewed the application for the proposed general plan amendment and the comments of the Planning Commission and recommends that your Board adopt an order initiating proceedings for the proposed general plan amendment.

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**PLANNING COMMISSION
MINUTE ORDER MAY 14, 2008
CITY OF LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 7.5: GENERAL PLAN AMENDMENT NO. 784 (Agricultural) - EA40674 - Applicant: DACE - Engineer/Representative: Robert Mainiero – Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan – Agriculture: Agriculture (A-AG) (10 Acre Minimum) - Location: Northerly of Avenue 69, easterly of Johnson Street, and southerly of Avenue 68 – 25 Gross Acres - Zoning: Heavy Agriculture (A-2-20) –APN: 729-050-002. (Legislative)**
- II. PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the Eastern Coachella Valley Area Plan from Agriculture: Agriculture (AG) (10 AC Minimum) to Community Development: Medium High Density Residential (MHDR) (5-8 DU/AC).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Maurice Borrows, Ph: (760) 863-8277 or email mborrows@rctlma.org.
- The following spoke in favor of the subject proposal:
Barry Burnell, Applicant, T & B Planning, 17542 East 17th St, Ste 100, Tustin, CA 92780
- No one spoke in neutral, or opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE.
- V. PLANNING COMMISSION ACTION**
The Planning Commission unanimously recommended adoption of an order recommending initiation to the Board of Supervisors.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

MB
Agenda Item No.: 7.5
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Maurice Borrows
Planning Commission: May 14, 2008

General Plan Amendment No. 784
Agricultural
Applicant: Dace
Engineer/Rep.: Robert Mainiero

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Agriculture: Agriculture" (A-AG) to "Community Development: Medium High Density Residential" (CD-MHDR) (5-8 du/ac) for an approximately 25-acre property. The project is located northerly of north of Hammond Road, southerly of Avenue 68, westerly of Grant Street, and easterly of Lincoln Street within the Mecca Community.

BACKGROUND:

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

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

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

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

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

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

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 784 is considered an Agricultural GPA as described in Section 2.7 of that ordinance.

Proposed GPA No. 784 is associated with Change of Zone Case No. 7285, which proposes to change the zoning from Light Agriculture (A-2-20) to General Residential (R-3) and Controlled Development Areas (W-2). Proposed GPA No. 784 is also associated with Tentative Tract Map No. 34084, which proposes to divide 25 acres into 6 lots, and Conditional Use Permit No. 3497 which proposes a 96-bed migrant housing facility and a 48-unit mobile home park. The associated cases are not subject to discussion or comment by the Commission at this time.

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

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the south and west; agricultural fields to the north and east |
| 3. Existing Zoning (Ex. #3): | A-2-20 |
| 4. Surrounding Zoning (Ex. #3): | A-2-20 to the north, south, east, and west |
| 5. Riverside County General Plan | Agriculture |
| 6. Project Data: | Total Acreage: 25 |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 784 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
 - a. Fringe Toed Lizard sand source area
 - b. General Plan Policy Overlay Area
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. A redevelopment area
3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. Flood Zone D of the FEMA Flood Plain.
 - c. The boundaries of the Coachella Valley Water District.
4. The project site is currently designated as Assessor's Parcel Number 729-050-002.

AGRICULTURAL AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA 784 Supervisorial District: Fourth Existing Zoning: Heavy Agriculture (A-2-20)

Area Plan: Eastern Coachella Valley Acreage: 25

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture (A)

Existing General Plan Land Use Designation: Agriculture (AG)

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

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

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

PROPOSED GENERAL PLAN CHANGES

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

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: Medium Density Residential (MDR)

Proposed Change to Policy Area or Overlay: N/A

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

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

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	Adjacent to land designated as agricultural preserve
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)		X	Zone D
FTL Sand Source Area or FTL Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Very high liquefaction potential
High Fire Area		X	
Code Compliant	X		
MSHCP Conserved Land		X	Coachella Valley Stormwater Channel and Delta Conservation Area is located across SH-111
Access / Alternate Access Issues	X		From Hammond Road and Avenue 68
Water / Sewer Issues	X		CVWD
City Sphere of Influence		X	
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)			

AGRICULTURAL FINDINGS (Check all that apply)

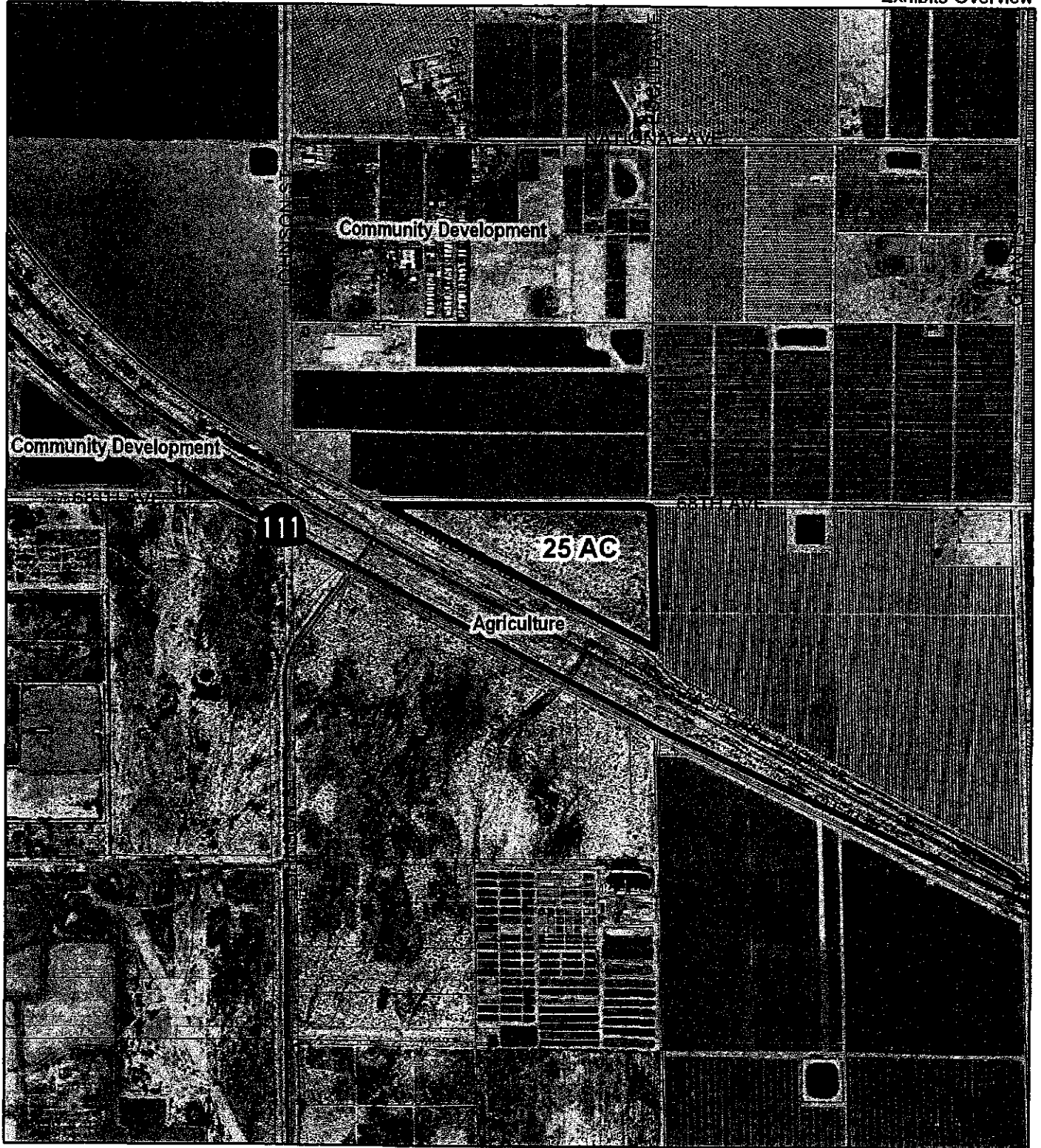
Is there a reasonable possibility that the following findings can be made?*

Finding	Yes	No	Comment
<p>The amendment would contribute to the achievement of the purposes of the General Plan.</p>	X		<p>The proposed amendment would allow the development of low income single-family housing for migrant workers. It will provide needed housing for migrant workers within this predominantly agricultural area. It would also replace the St. Anthony's mobile home park which is non-compliant and condemned.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	X		<p>The proposed general plan amendment involves a change from the Agricultural Foundation Component to the Community Development Foundation Component. Pursuant to the Riverside County General Plan, up to 7% of land designated Agriculture within the Eastern and Western Coachella Valleys may be removed from the Agriculture designation over the course of a 2 ½ year period, the first period ended April 6, 2006. A total 46,839.2 acres of land in the Eastern and Western Coachella Valley Area Plans was designated Agriculture, as of October 2003. Therefore, up to 3,278.7 acres of land may be converted from Agriculture to other designations during the first 2 ½ year period. Approximately 848 acres of land have been removed from the Agriculture Foundation Component since the adoption of the General Plan on October 7, 2003. Thus, the proposed change from Agriculture to Community Development would be within the scope and purpose of the General plan.</p>

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

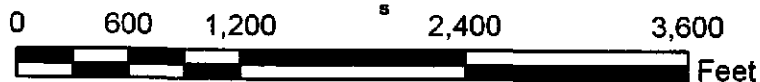
STAFF COMMENTS:

Department	Comments
Planning	The project is currently being reviewed by the Planning Department
Transportation	The project is currently being reviewed by the Transportation Department
EPD	N/A
Fire	Project is cleared by the Fire Department for a public hearing at the Planning Commission
Flood	Project is cleared by the Flood Control District for a public hearing at the Planning Commission
Building and Safety	The project is currently being reviewed by the Building and Safety Department
Geologist	The project is currently being reviewed by the County geologist



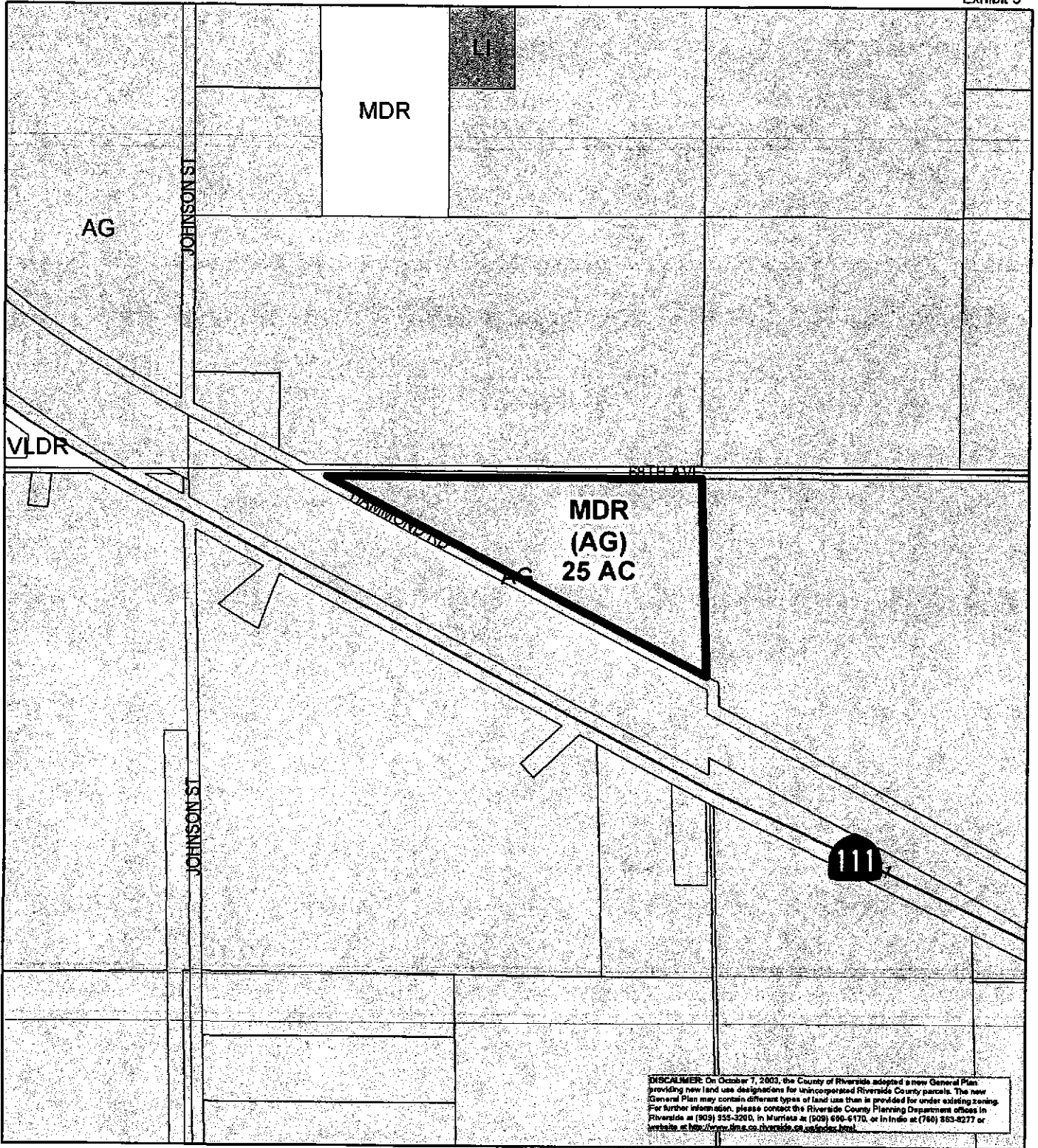
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Lower Coachella Valley
Township/Range: T7SR9E
SECTION: 21



ASSESSORS
BK. PG. 729-05
THOMAS
BROS.PG 5592 A3

Proposed General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 690-6170, or in Indio at (760) 353-8277 or website at <http://www.riverside.ca.gov/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: **T7SR9E**
Section : **21**



ASSESSORS
BK. PG. **729-05**
THOMAS
BROS.PG **5592 A3**



PROPOSED ZONING



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (909) 600-6176, or in Indio at (760) 863-8277 or visit us at <http://www.planning.riverside.ca.gov/index.html>

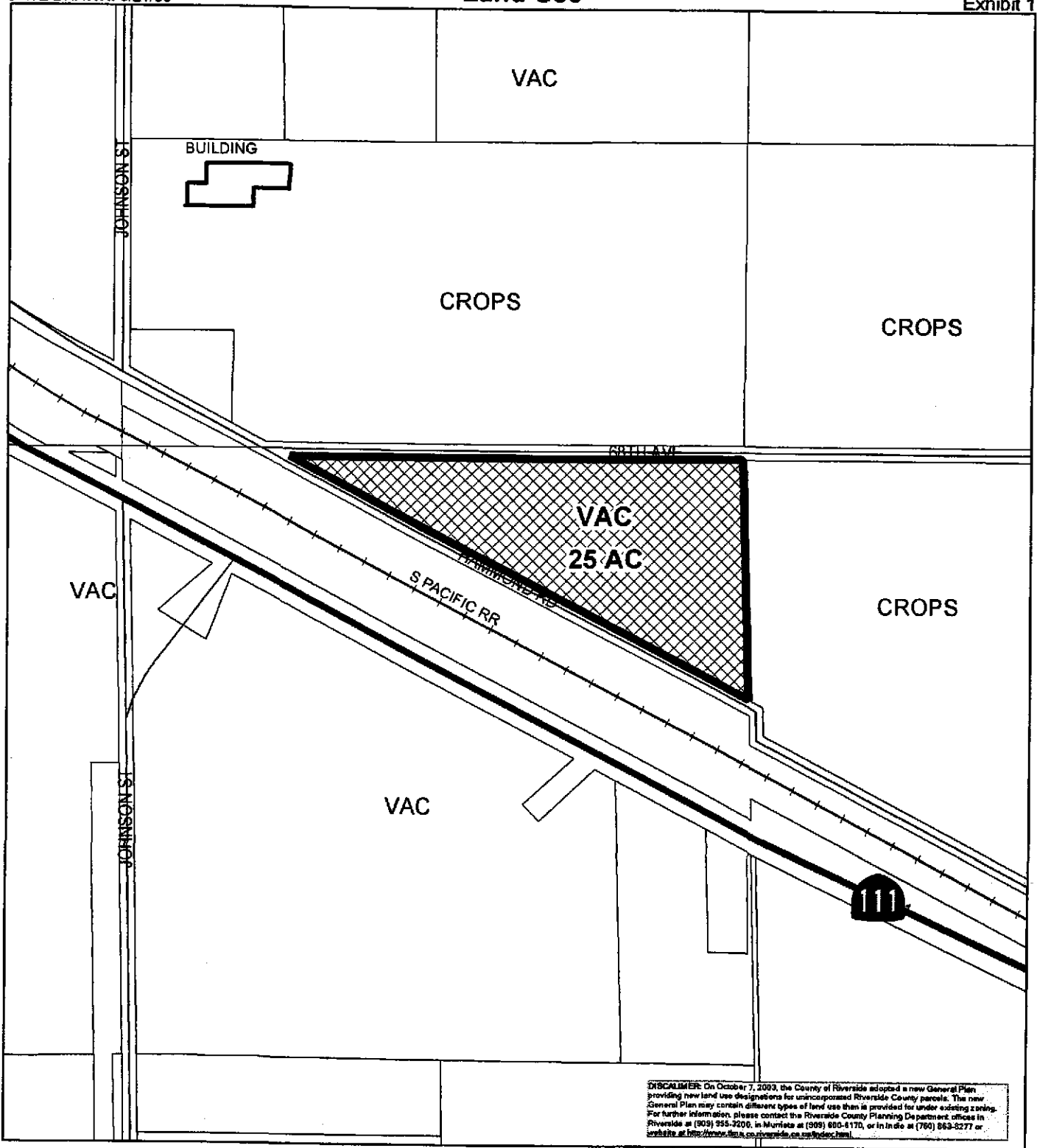
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: T7SR9E
Section : 21



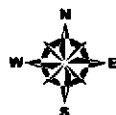
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Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: **T7SR9E**
Section : **21**



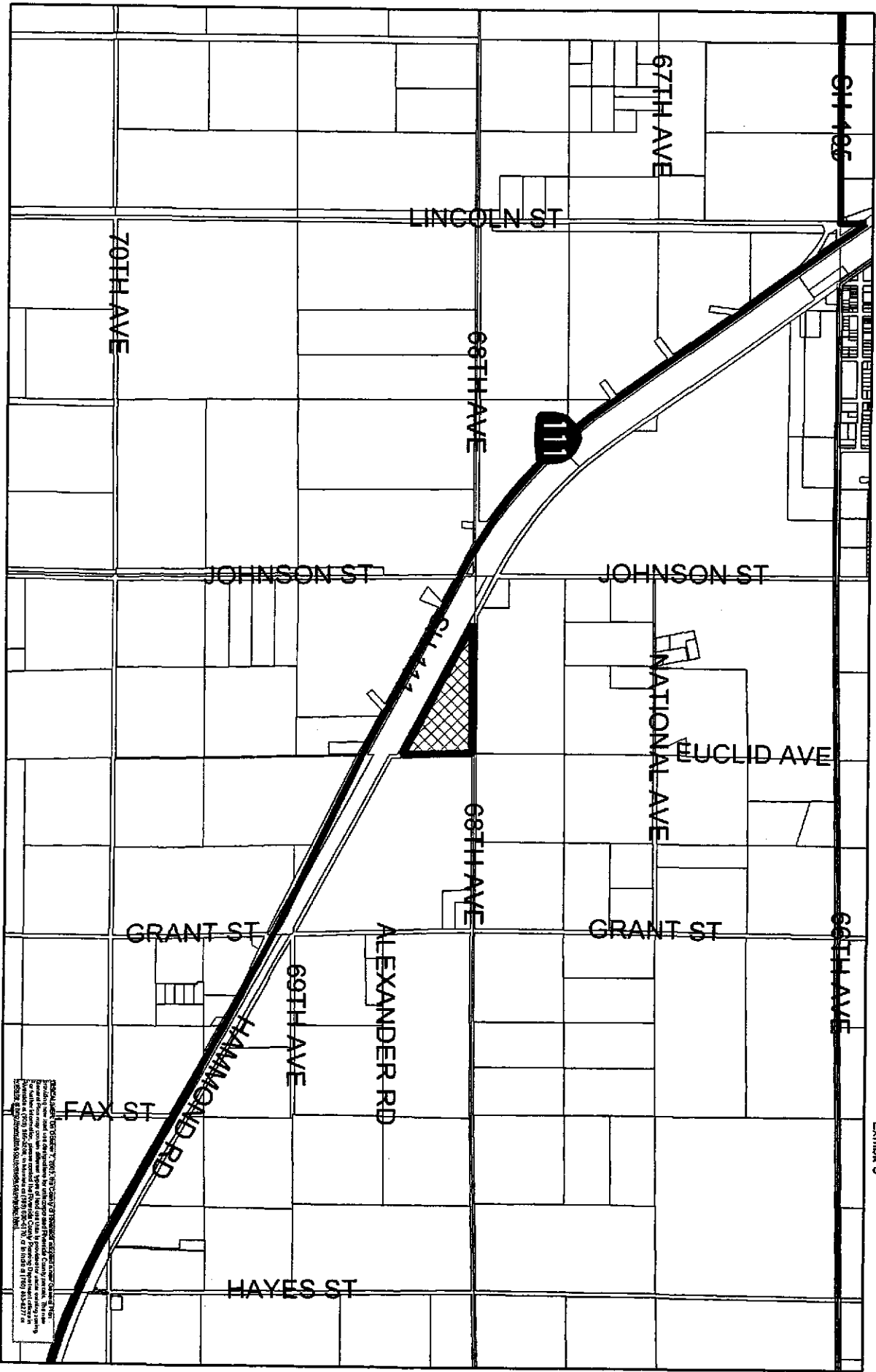
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BK. PG. **729-05**
THOMAS
BROS.PG **5592 A3**



Supervisor Wilson
District 4
DATE DRAWN: 3/21/08

CZ07285 TR34084 CUP03497 GPA00784 VICINITY MAP

Planner: Maurice Borrows
Date: 4/19/06
Exhibit 5



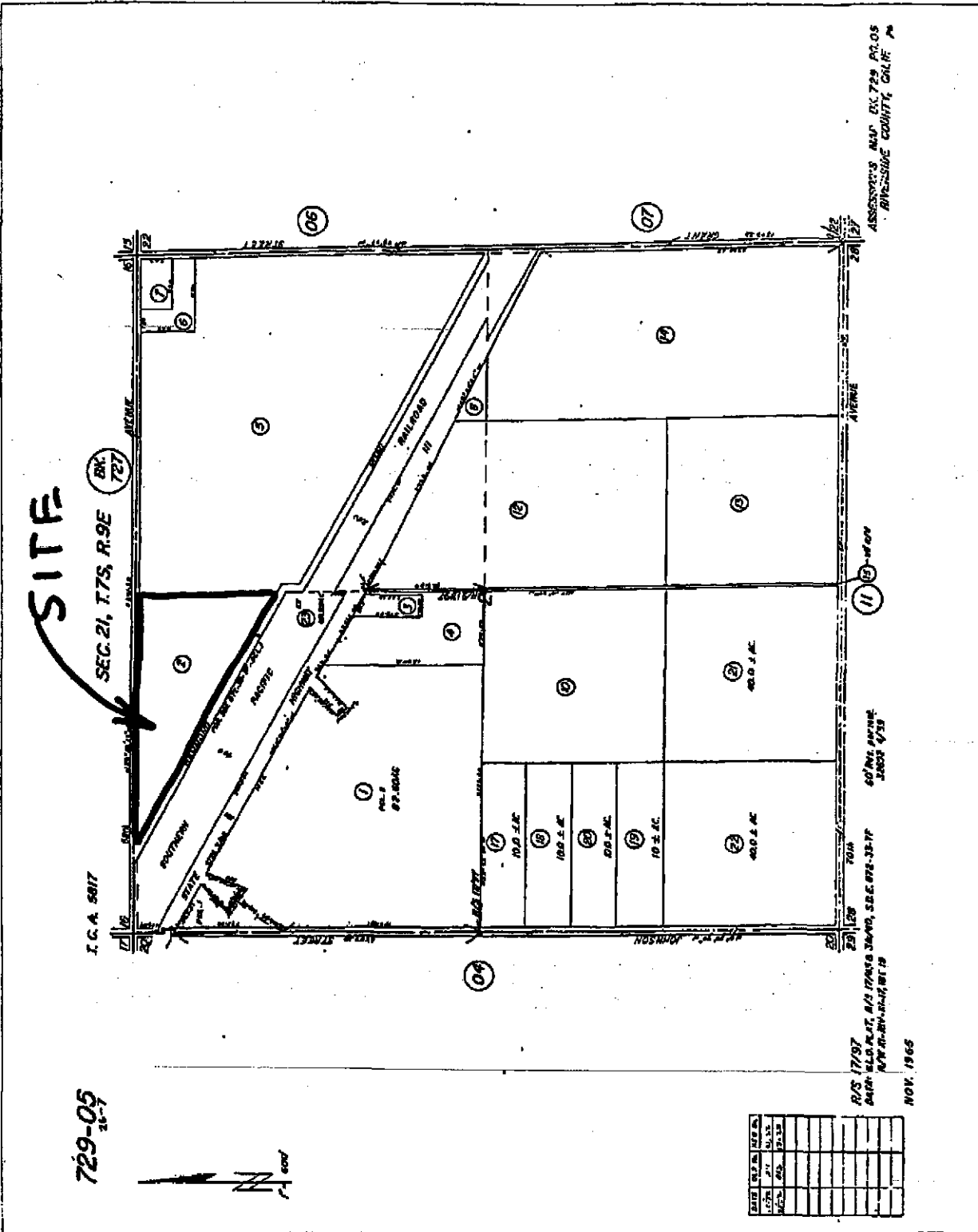
RIVERSIDE COUNTY PLANNING DEPARTMENT

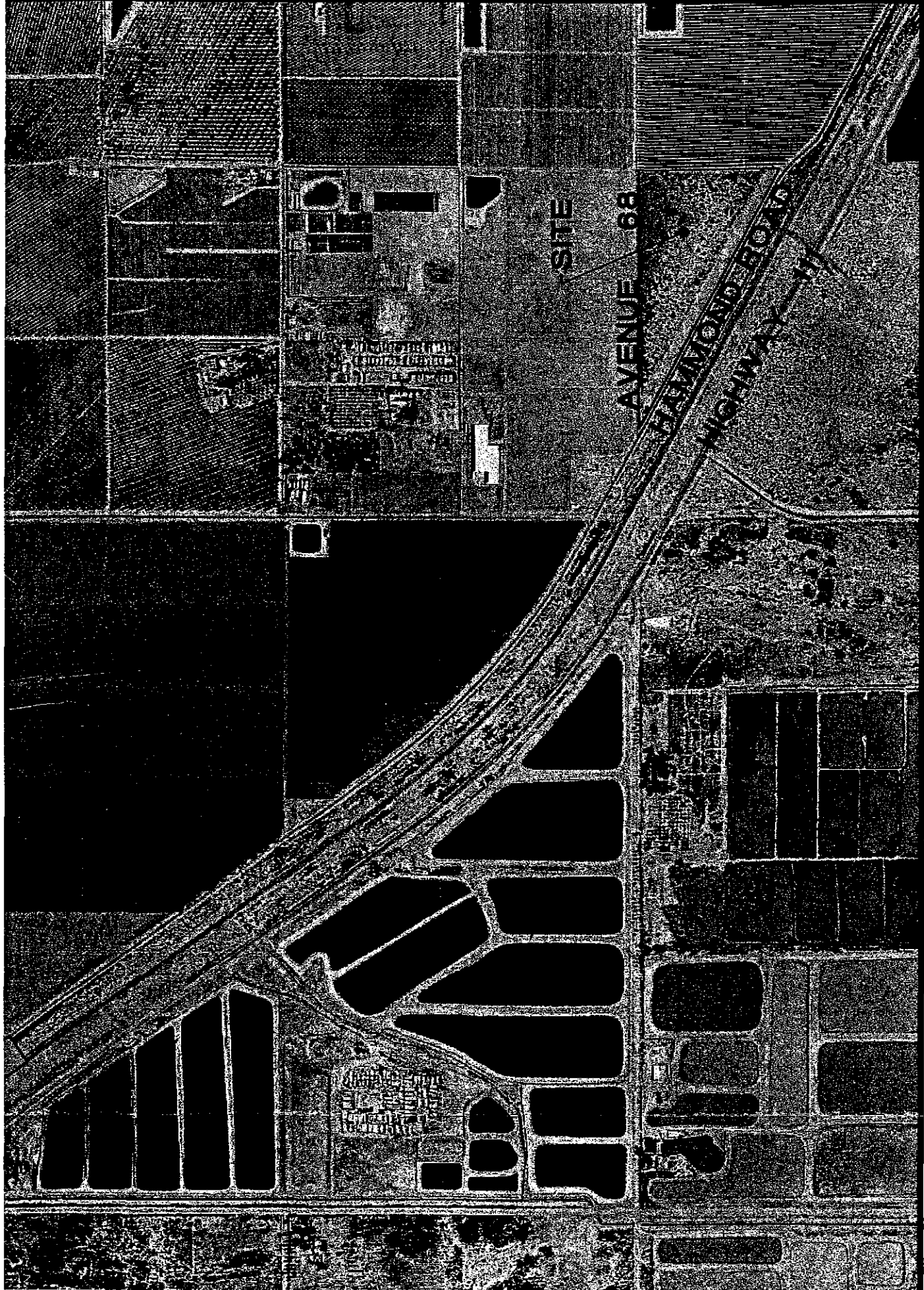
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PLANNING DEPARTMENT, 3000 N. STATE ST., RIVERSIDE, CALIFORNIA 92503
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FOR COMMUNITY EMPOWERMENT (DACE)
 CRISTOBAL MIGRANT FARMWORKERS HOUSING