

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

901/B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 14, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 784, CHANGE OF ZONE NO. 7285, CONDITIONAL USE PERMIT NO. 3497 – Intent to Adopt a Mitigated Negative Declaration - Applicant: DACE – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (10 Acre Min.) – Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street and westerly of Grant Street - 25 Gross Acres - Zoning: Heavy Agriculture - 20 Acre Minimum (A-2-20) - **REQUEST:** The General Plan Amendment proposes to amend the existing General Plan Land Use Designation from Agriculture: Agriculture (AG) (10 Acre Minimum) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.) on an approximate 16 acre portion of a 25 gross acre site. The Change of Zone proposes to change the zoning classification from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Controlled Development Areas (W-2) on an approximate 16 acre portion of a 25 gross acre site. The Conditional Use Permit proposed to construct a farm labor camp/migrant housing facility consisting of dormitories with 96 beds, off-street parking facilities and community center, and, a migrant agricultural worker mobilehome park consisting of 84 units with community center and open space.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40674**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Ron Goldman
Planning Director

RG:jo

0.11

REVIEWED BY EXECUTIVE OFFICE

DATE 11/12/09

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 784**, proposing to amend the General Plan Land Use Designation from Agriculture: Agriculture (AG) (10 Acre Minimum) to Community Development: "Medium High Density Residential" (CD-MHDR) (5-8 D.U./Ac.) on a 16 acre portion, in accordance with Exhibit # 6, and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7285**, proposing to change the site's zoning classification from General Agriculture – 20 Acre Minimum (A-2-20) to Controlled Development Areas (W-2) on a 16 acre portion, in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3497**, subject to the attached conditions of approval, and based upon upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

This project was filed in February 2006. Project re-design and street improvements were key issues that lead to the amount of processing time. A key issue at the commission hearing revolved around consistency with the General Plan for the farm labor camp/migrant housing facility which was found to be consistent with land use element policy LU 16.3 which allows farm worker housing as an interim land use under certain circumstances. The project complies with these circumstances in that the subject area is primarily agriculture, the proposal has a recommended condition of a 10 year life, the project will have adequate infrastructure with required improvements, the project will not create significant land use incompatibilities due to the agriculture nature of the area with existing crops, and the proposal will not jeopardize public health, safety and welfare due to compliance with uniform building codes.