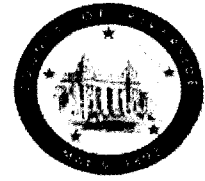


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

311 B




FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 12, 2011

**SUBJECT: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481** – Certify an Environmental Impact Report – Applicant: Brookfield California Land Holdings - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) – Location: Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk Street – 612.1 Gross Acres - Zoning: Heavy Agriculture - 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST: Agricultural Preserve No. 1001** proposes to diminish Coachella Valley Agricultural Preserve No. 18 and cancel the associated land conservation contract on a portion of the site consisting of two parcels totaling 52 gross acres. **Agricultural Preserve No. 1002** proposes to disestablish Coachella Valley Agricultural Preserve No. 62 and cancel the associated land conservation contract on a portion of the project site consisting of three parcels totaling 131 gross acres. The **Environmental Impact Report** has analyzed the impacts of the project. The **Specific Plan** proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.

Frank Coyle, Deputy Director for

  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached pages)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/11  
Tina Grande

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

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The overall project density ranges from 2 to 14 D.U./Ac. In addition, the Specific Plan designates 2.5 acres for an electrical substation and 46 acres for major roadway improvements. **General Plan Amendment No. 846 (Land Use)** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1 acre project site by changing the Land Use designations from Agriculture (AG), Public Facility (PF), and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space - Recreation (OS-R) and Open Space - Water (OS-W), as reflected on the proposed Land Use Plan. **General Plan Amendment No. 889 (Circulation)** proposes to amend the Circulation Element of the General Plan to 1) downgrade 58<sup>TH</sup> Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58<sup>TH</sup> Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The **Change of Zone** proposes to change the site's zoning designation from Heavy Agriculture (A-2-20) and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP), and to amend Ordinance No. 348 to incorporate the Specific Plan zoning standards.

**RECOMMENDED MOTION:**

**1) THE PLANNING DIRECTOR RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**APPROVAL of AGRICULTURAL PRESERVE CASE NO. 1001**, a proposal to diminish Coachella Valley Agricultural Preserve No. 18 and cancel the associated land conservation contract as depicted on Map No. 1001, subject to the Conditions of Approval and based on the findings and conclusions contained in Attachment No. 1; and,

**APPROVAL of AGRICULTURAL PRESERVE CASE NO. 1002**, a proposal to disestablish Coachella Valley Agricultural Preserve No. 62 and cancel the associated land conservation contract as depicted on Map No. 1002, subject to the Conditions of Approval and based on the findings and conclusions contained in Attachment No. 1; and,

**2) AT THE SEPTEMBER 10, 2010 PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS:**

**TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 504**, which has been completed in compliance with the EIR Guidelines and CEQA, pending final adoption of Resolution 2011-082 for EIR504 and SP369; and,

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 846** amending the Land Use designation for the subject property from Agriculture (AG), Public Facility (PF), and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space - Recreation (OS-R) and Open Space - Water (OS-W), as reflected on the proposed Land Use Plan, pending final adoption of the General Plan Resolution by the Board of Supervisors; and,

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

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**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 889** to amend the Circulation Element of the General Plan to 1) downgrade 58<sup>TH</sup> Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58<sup>TH</sup> Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely, pending final adoption of the General Plan Resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 369**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, pending final adoption of Resolution 2011-082 for EIR504 and SP369; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7481**, amending the zoning classification for the subject property from Heavy Agriculture (A-2-20) and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan zoning standards pending final adoption of the zoning ordinance by the Board of Supervisors.

#### **BACKGROUND:**

Specific Plan No. 369, General Plan Amendment Nos. 846 and 889, and Change of Zone No. 7481 are being processed concurrently with two Agricultural Preserve cases. The Environmental Impact Report studied the impacts of the Agricultural Preserve cases in addition to the accompanying entitlements. The Specific Plan and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contracts and diminishment/disestablishment of the parcels from the affected agricultural preserves. The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.

Brookfield California Land Holdings, LLC, is requesting consideration of two Agricultural Preserve Cases, Agricultural Preserve Case No. 1001 (AG01001) and Agricultural Preserve Case No. 1002 (AG01002).

AG01001 proposes to diminish Coachella Valley Agricultural Preserve No. 18, Map No. 132, and cancel the land conservation contract as it applies to a portion of the Specific Plan (which is the alternate proposed land use) site consisting of two parcels totaling 52 gross acres of the 612.1 gross acre subject site. On April 23, 2008, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to diminish Coachella Valley Agricultural Preserve No. 18, Map No. 132, as depicted on Map No. 1001.

AG01002 proposes to disestablish Coachella Valley Agricultural Preserve No. 62, Map No. 298, and cancel the land conservation contract as it applies to a portion of the Specific Plan site consisting of three parcels totaling 131 gross acres of the 612.1 gross acre subject site. On April 23, 2008, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC)

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

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considered an application to disestablish Coachella Valley Agricultural Preserve No. 62, Map No. 298, as depicted on Map No. 1002.

Pursuant to Government Code Section 51284.1, a copy of the complete application for tentative cancellation was submitted to the State Department of Conservation (SDC) for a mandatory 30-day review and comment period. Staff received no responses. Appraisals are attached to this Form 11.

CAPTAC recommended DENIAL of the proposed diminishment and disestablishment citing that the cancelation was not consistant with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment, the disestablishment, and cancellation of the associated land conservation contracts, based on the findings and conclusions found in Attachment No. 1.

Additionally, the following Conditions of Approval were added after the Planning Commission Hearing:

30.Planning.35 through 37 have been added to address concerns by CVWD. Previously this was all one Condition of Approval, but it has been separated into three conditions to allow applicants to address the CVWD concerns at different milestones within the project.

30.Planning.38 through 45 have been added to address the Agriculture Preserve issues which the Planning Commission have no jurisdiction over.

30.Planning.46 through 48 regarding tile drains have been added. These were added to maintain consistency with surrounding entitlements. The conditions were added as a result of discussions at the Planning Commission.

30.Planning.49 was added during the Planning Commission Hearings to address affordable housing needs.

100.Planning.4 was revised based on direction from the Planning Commission to eliminate an undercrossing and add a requirement for fencing along both sides of the street that bisects the park in Planning Area 22.