

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

401B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 21, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE 10/30/13  
Tina Grande

Departmental Concurrence

**SUBJECT: FAST TRACK CONDITIONAL USE PERMIT NO. 3497, REVISED PERMIT NO. 1 / FAST TRACK CONDITIONAL USE PERMIT NO. 3686 (FTA-2012-01) – Intent to Adopt Mitigated Negative Declaration – Fourth/Fourth Supervisorial District – REQUEST: Fast Track Conditional Use Permit No. 3497, Revised Permit No. 1** proposes to modify a previously approved farm labor camp (unbuilt). The modification is as follows: an increase in the number of beds from 96 to 160. [\$0]

**Fast Track Conditional Use Permit No. 3686** is located on property adjacent to CUP No. 3497R1 and proposes to construct a migrant agricultural worker mobile home park consisting of 84 units with typical single wide and double wide mobile home spaces ranging from approximately 2,800 square feet to 3,500 square feet along with 1,780 square foot community center building, 1,040 square foot child care facility for up to 15 children, 800 square foot children's playground, and 2,800 square foot outdoor play area.

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42609**, 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,

*Carolyn Syms Luna*  
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Carolyn Syms Luna  
Planning Director

Initials: CSL:jo  
(Continued on Attached Page)

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

30 OCT 31 6W 3:52

Prev. Agn. Ref. District: 4/4 Agenda Number:

16-2

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**APPROVAL** of **FAST TRACK CONDITIONAL USE PERMIT NO. 3497, REVISED PERMIT NO. 1**, subject to the attached conditions of approval; and,

**APPROVAL** of **FAST TRACK CONDITIONAL USE PERMIT NO. 3686**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:** The project, consisting of two (2) Conditional Use Permits is located on 25 gross acres that was previously approved under Conditional Use Permit No. 3497 in 2009 for a 96 bed farm labor camp and 84 space migrant agricultural worker mobile home park. The project remains unbuilt. The project site is mostly vacant except for an existing "migrant agricultural worker shower facility" approved in 2005 under Plot Plan No. 20402.

The owner/applicant recently obtained approval and recorded Change of Zone No. 7785 (CZ No. 7785) in 2012 and Tentative Parcel Map No. 36456 (PM36456) in 2013. CZ No. 7785 modified the westerly 11 acres from A-2-20 to A-2-10 and PM36456 created two (2) parcels with the westerly parcel consisting of approximately 11.1 gross acres and the easterly parcel consisting of approximately 13.7 gross acres.

The project was separated into two (2) CUP's with the westerly parcel for the revised farm labor camp being processed under Conditional Use Permit No. 3497, Revised Permit No. 1 (CUP No. 3497R1) and the easterly parcel for the migrant agricultural worker mobile home park being processed under Conditional Use Permit No. 3686 (CUP No. 3686).

The primary purpose of revised CUP No. 3497R1 (San Cristobal) for the farm labor camp is to increase the number of beds from 96 to 160. Additionally, CUP No. 3686 (Los Vinedos) eliminates driveway access from Hammond Road, and limits driveway access from realigned 68<sup>th</sup> Avenue due to traffic safety concerns.

Both Conditional Use Permits were presented to the Mecca Community Council on June 12, 2013, where street lighting and decorative entry monuments were discussed and resolved. Staff recommends approval of both Conditional Use Permits.