

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

902B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 20, 2006

**SUBJECT: SUBJECT:** GENERAL PLAN AMENDMENT NO. 773/CHANGE OF ZONE No. 7255/CONDITIONAL USE PERMIT NO. 3486 – EA40565 – Applicant: Cocopah Nursery – Engineer/Representative: T.C. Morris - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) (RR) – Location: North of Avenue 66, south of Avenue 64, east of Highway 86, and west of Highway 111 – 53.6 Gross Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** To amend the existing Eastern Coachella Valley Area Plan from Rural: Rural Residential (5 Acre Minimum) (RR) to Community Development: Medium High Density Residential (5-8 DU/AC) (MHDR); to change the existing zone from Agriculture: Light Agriculture – 5 Acre Minimum (A-1-5) to Mobile Home Subdivisions and Mobile Home Parks (R-T); and a conditional use permit which proposes to construct and operate a mobile home park containing 382 spaces with accessory recreational open space areas and structures.

**BACKGROUND:** The project applications were presented before the Planning Commission on April 19, 2006. After taking testimony and discussion from the applicant and the general public, the Planning Commission closed the public hearing and tentatively denied the project. On May 31, 2006, the Planning Commission confirmed the denial action by adoption of a Planning Commission Resolution.

**RECOMMENDED MOTION:**

The Planning Department recommended denial; and,  
**THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Petty absent)  
RECOMMENDS:**

*David Marcus For*  
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Ron Goldman  
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/20/06 by Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

300P DEC 30 AM 10:03  
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.6

The Honorable Board of Supervisors  
RE: General Plan Amendment No. 773  
RE: Change of Zone No. 7255  
RE: Conditional Use Permit No. 3486  
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**DENIAL GENERAL PLAN AMENDMENT NO. 773**, amending the designation from Rural: Rural Residential (5 Acre Minimum) (RR) to Community Development: Medium High Density Residential (5-8 DU/AC) (MHDR), in accordance with Exhibit 5; and,

**DENIAL CHANGE OF ZONE NO. 7255**, from Light Agriculture – 5 Acre Minimum (A-1-5) to Mobile Home Subdivisions and Mobile Home Parks (R-T), in accordance with attached Exhibit 2; and,

**DENIAL CONDITIONAL USE PERMIT NO. 3486**, based on the attached Planning Commission Resolution, and based upon the findings and conclusions incorporated in the staff report.