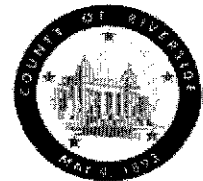


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

601 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 24, 2009

SUBJECT: CHANGE OF ZONE NO. 7699, CONDITIONAL USE PERMIT NO. 3589 (FAST TRACK NO. 2008-11) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robert B. Melkesian - Engineering/Representative: W & W Design Development, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Harrison Street, southerly of Avenue 68, and westerly of Polk Street – 61 Gross Acres – Zoning: Light Agriculture (A-1-10) – **REQUEST:** The fast track change of zone proposes a modification to the zoning classification from Light Agriculture (A-1-10) to Residential Incentive (R-6). The fast track conditional use permit proposes to develop a 61-acre site for a 398-space mobile home park with an accessory community building, maintenance yard, recreation areas and drainage areas.
APN(s): 751-280-016 and 017.

RECOMMENDED MOTION: The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

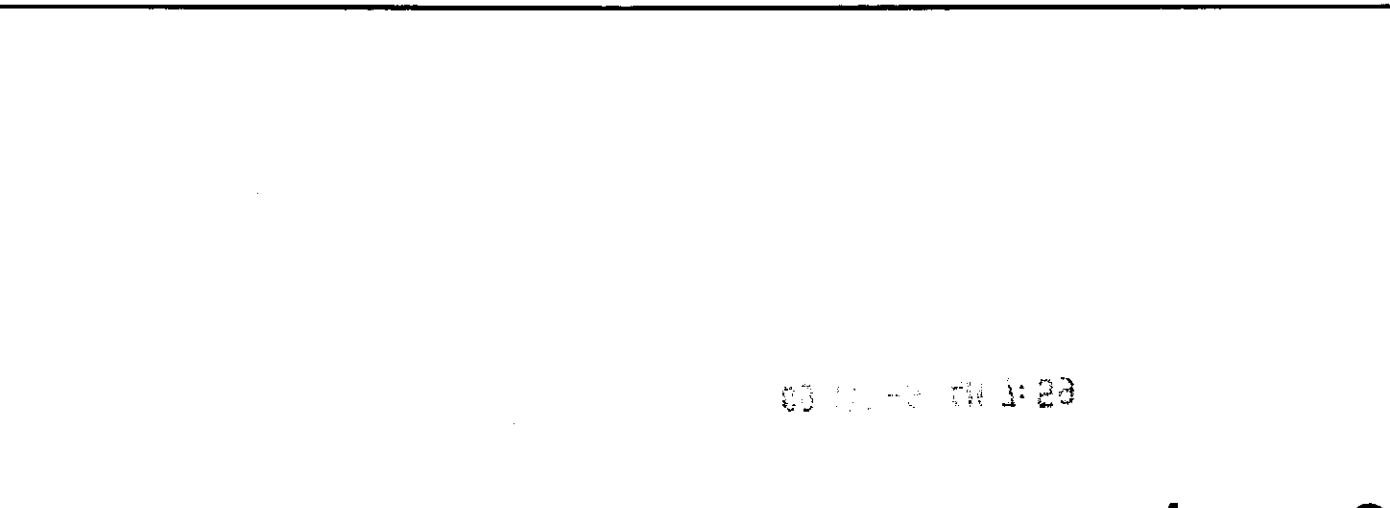
ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41907** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **FAST TRACK CHANGE OF ZONE NO. 7699** from Light Agriculture (A-1-10) to Residential Incentive (R-6), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **FAST TRACK CONDITIONAL USE PERMIT NO. 3589**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff

Ron Goldman
Planning Director

RG:mb



03 02 07 11:28

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2

REVIEWED BY EXECUTIVE OFFICE

DATE 2/25/09

Department of Planning

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

The Honorable Board of Supervisors
RE: Fast Track Change of Zone No. 7699
RE: Fast Track Conditional Use Permit No. 3589
Page 2 of 2

report.

BACKGROUND:

The Commission raised issues relating to lighting of internal trails, on-site child care facility, and washer-dryer hook-up within the mobile home units. All issues were resolved through discussion. The applicant will not provide a child care facility on-site, however, a computer room will be provided for after school use by the students within the community. Funding for project development and improvements are expected to include contributions from the Riverside County Economic Development Agency.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 18, 2009
LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 5.6: CHANGE OF ZONE NO. 7699 / CONDITIONAL USE PERMIT NO. 3589** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robert B. Melkesian - Engineering/Representative: W & W Design Development, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Harrison Street, southerly of Avenue 68, and westerly of Polk Street – 62 Gross Acres – Zoning: Light Agriculture (A-1-10). (Legislative)
- II. PROJECT DESCRIPTION**
The change of zone proposes a modification to the zoning classification from Light Agriculture (A-1-10) to Residential Incentive (R-6). The conditional use permit proposes to develop a 62-acre site for a 398-space mobile home park with an accessory community building, a maintenance yard, recreation and drainage areas. APN(s): 751-280-016 and 017.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Maurice Borrows, at 760-863-7063 or e-mail mborrows@rctlma.org.
- The following spoke in favor of the subject proposal:
Bobby Melkesian, Applicant, 85-400 Grapefruit Blvd., Coachella, Ca. 92236
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41907** 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,
- TENTATIVE APPROVAL** of **FAST TRACK CHANGE OF ZONE NO. 7699**, from Light Agriculture (A-1-10) to Residential Incentive (R-6), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
- APPROVAL** of **FAST TRACK CONDITIONAL USE PERMIT NO. 3589**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.6

Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Maurice Borrows
Planning Commission: February 18, 2009

Fast Track Change of Zone No. 7699
Fast Track Conditional Use Permit No. 3589
E.A. Number: 41907
Applicant: Robert Melkesian
Engineer/Rep.: W & W Design Development, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Fast Track Change of Zone No. 7699 is a fast track change of zone which proposes a modification to the zoning classification from Light Agriculture (A-1-10) to Residential Incentive (R-6).

Fast Track Conditional Use Permit No. 3589 is a fast track case which proposes to develop a 61-acre site for a 398-space mobile home park with a maintenance yard, an accessory community center building, recreational areas, drainage areas and includes a sewer line extension ranging in length from 2 miles to 3.25 miles to the Coachella Valley Water Reclamation Plant (WRP #4); the exact alignment of the sewer line extension, shall be determined by the Coachella Valley Water District which is responsible for this sewer improvement. The proposed project will be surrounded by masonry walls and wrought iron fencing; it includes approximately 12% landscaping and open space areas. The project site is located northeasterly of Harrison Street, southerly of Avenue 68, and westerly of Polk Street in the Oasis Community.

ISSUES OF POTENTIAL CONCERN:

The Housing Element of the Riverside County General Plan has identified the need for affordable housing as one of the most significant housing problems in the County of Riverside. It is the intent of the Board of Supervisors in enacting the R-6 Zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Pursuant to the Housing Element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted for standard projects by the Land Use Element. Upon adoption of the change of zone from A-1-10 to R-6, the property will be consistent with the Riverside County General Plan.

The project proposes approximately 2 to 3.25 miles of sewer line extension to the Coachella Valley Water Reclamation Plant (WRP #4) located northerly of the site. A 12" sewer line will be constructed from the project site to a CVWD existing lift station located on Polk Street and southerly of Avenue 64. Sewer is then pumped to the WRP #4 located northerly of Avenue 64 and easterly of Filmore Street. The Coachella Valley Water District (CVWD) will be responsible for the off-site sewer line, all CEQA reviews and for the alignment of the sewer line. Funding for project development and improvements are expected to include contributions from the Riverside County Economic Development Agency.

As of writing this staff report (2/4/09), minor hydrological issues are still being worked on by the applicant and the Transportation Department; also, minor conceptual planting details are still being worked on by the applicant and the landscaping review program. Staff is confident that these issues will be resolved before the Planning Commission hearing on February 18, 2009.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant and existing mobile home park |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the north, south, east, and west |
| 3. Existing Zoning (Ex. #3): | A-1-10 |
| 4. Surrounding Zoning (Ex. #3): | A-1-10 to the north, south, east, and west |
| 5. General Plan Land Use | Medium Density Residential (MDR) |
| 6. Project Data: | Total Acreage: 61 acres |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41907** 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, .

TENTATIVE APPROVAL of **FAST TRACK CHANGE OF ZONE NO. 7699**, from Light Agriculture (A-1-10) to Residential Incentive (R-6), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **FAST TRACK CONDITIONAL USE PERMIT NO. 3589**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan, including but not limited to the Housing Element, and the purpose and intent of the Eastern Coachella Valley Area Plan.
2. The proposed project is consistent with the Residential Incentive (R-6) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through the proposed project's design and required improvements.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site and surrounding lands to the north and south are designated Medium Density Residential (2-5 du/ac) on the Eastern Coachella Valley Area Plan land use designation map.

2. The proposed use as a mobile home park is a permitted use in the Medium Density Residential (2-5 du/ac) land use designation.
3. The project site is surrounded by properties, which are designated Medium Density Residential to the north and south, Agriculture (AG) to the west and Indian Land to the east.
4. The zoning for the subject site is Light Agriculture (A-1-10) with a proposal to change to Residential Incentive (R-6) for a 61-acre portion of the 80-acre site.
5. The proposed use for a mobile home park is a permitted use, subject to approval of a conditional use permit, in the Residential Incentive (R-6) zone.
6. The R-6 zoning designation provides residential incentive such as increase in allowable densities for affordable housing developments within the County.
7. The Housing Element has identified special needs housing for farmworkers and low to very low income households. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farmworkers and other special needs populations.
8. The proposed use as a mobile home park is consistent with the development standards set forth in the Residential Incentive (R-6) zone.
9. An existing agricultural migrant housing mobile home park approved in 2001 is operating on a 20-acre portion of the 80-acre property.
10. This project is a "Fast Track" (FTA# 2008-11) project designated by the Economic Development Agency (EDA) and is intended to benefit the County of Riverside by providing construction related jobs and affordable workforce housing.
11. This project is located within the Coachella Valley Multiple Species Habitat Conservation Plan and is not located within a Conservation Area of that plan. This project fulfils the requirements of that plan through conformance with Ordinance No. 875.
12. The project is compatible with surrounding zoning and uses through various project design measures, such as:
 - a. Building Design – The mobile homes will be "double-wide" with three and four-bedroom units having an 11' x 40' awning and a 8' x 12' patio with uniform storage on each unit.
 - b. Landscaping – The project will include landscaping features consisting of mature trees such as California Fan Palm, Mexican Fan Palms, Palo Verde, and Acacia trees along the project's perimeter and within the recreational area of the site. Proposed landscaping comprises of 12% of the project area. Perimeter fencing will be masonry wall and wrought iron fencing.
 - c. Emergency access connection to the mobile home park to the east.
 - d. Wrought iron fencing surrounds the project except to the north where masonry block wall will provide a buffer between the adjacent agricultural land uses. Approximately 120 feet of setback

exists between the property line and the closest mobile home space along Harrison Street. This setback includes a 20-foot trail easement, meandering sidewalk and landscape areas. Retention basins provide adequate buffering between the project and the existing mobile home park to the east. Additionally, a 90-foot setback exists along the southern boundary of the project and the closest mobile home spaces.

- e. A trail easement is dedicated outside the road R.O.W along Harrison Street, also, the project provides an internal trail system which will provide an environment for walking.
- 13. Domestic water and sewer will be provided by the Coachella Valley Water District as stated in their letter dated April 7, 2008. Domestic water and sanitation shall be provided in conformance with the water and sewer policies of the General Plan.
- 14. The project is approximately 5 miles from a fire station and will provide additional on-site fire protection improvements, such as water system and fire hydrants, in conformance with the fire services policies of the General Plan.
- 15. The project is located northeasterly of Harrison Street (152' ROW) and will provide appropriate street and off-site traffic mitigation such as Transportation Uniform Mitigation Fees (TUMF) and street improvements along the site frontage.
- 16. Aesthetic impacts are mitigated by project landscaping, architecture and undergrounding of all new utilities.
- 17. This project is not within the sphere of influence of any city. However, it is located within the boundaries of the Oasis Community Council which recommended the project for approval on February 5, 2008.
- 18. The findings of the initial study performed pursuant to Environmental Assessment No. 41907 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, that there is no evidence that the project will have a potential for adverse effects on wildlife resources, and incorporated a mitigation monitoring/reporting program.
- 19. Environmental Assessment No. 41907 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Agriculture
 - c. Air Quality
 - d. Biological Resources
 - e. Cultural Resources
 - f. Geology /Soils
 - g. Hydrology/Water Quality
 - h. Land Use/Planning
 - i. Noise
 - j. Public Services
 - k. Recreation
 - l. Transportation/Traffic
 - m. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

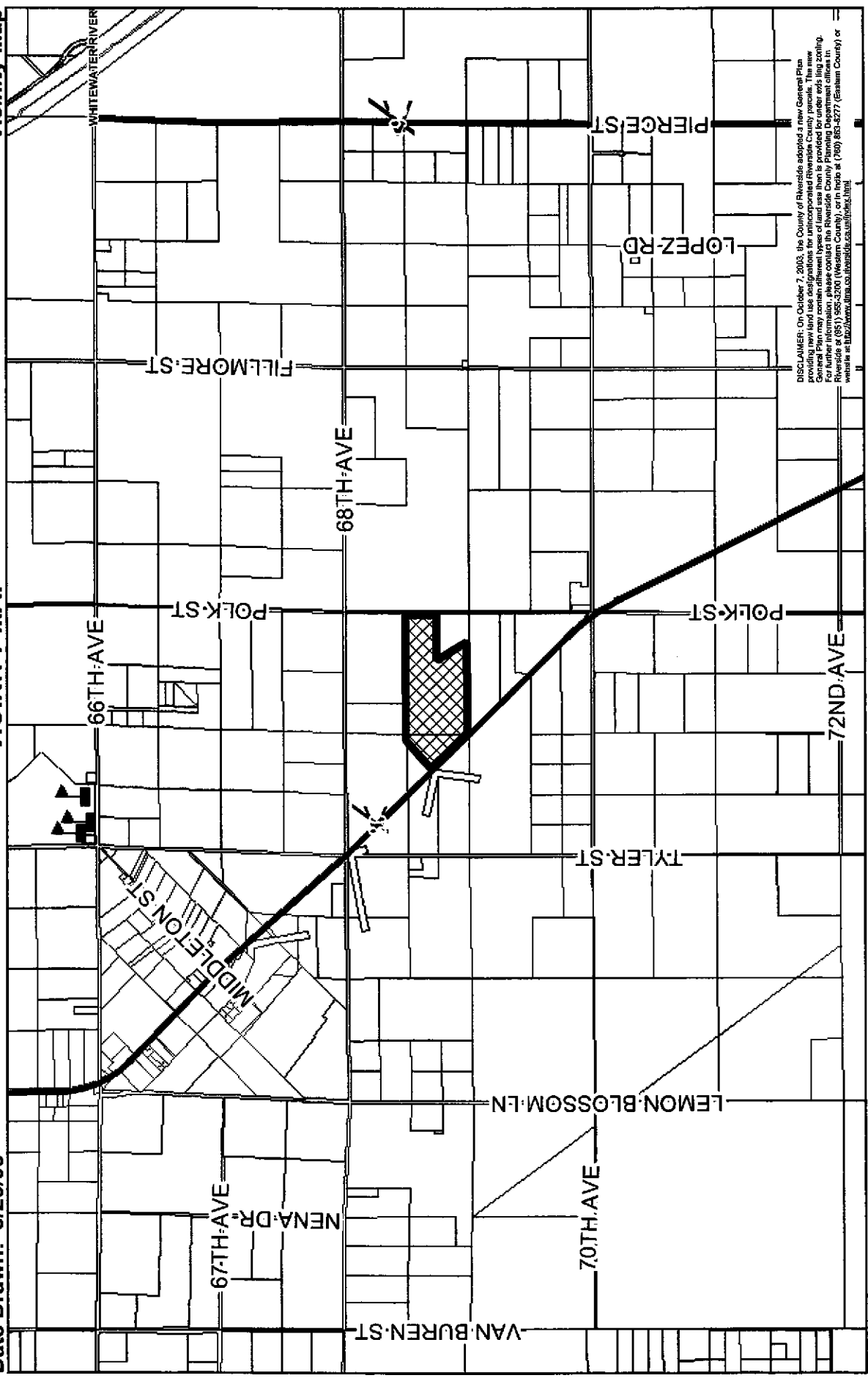
INFORMATIONAL ITEMS:

1. As of this writing (2/4/09), staff received no letters in opposition or in favor of this project.
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.
3. The project site is locate within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. Flood Zone A of the FEMA Flood Plain.
 - c. The CVMHSCP fee area.
4. The subject site is currently designated as Assessor's Parcel Number 751-280-016 and 017.

Supervisor Wilson
District 4
Date Drawn: 3/26/08

CZ07699 CUP03589
VICINITY MAP

Planner: Maurice Borrows
Date: 6/25/08
Vicinity Map



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 designations are available on the County's website at <http://www.riverside.ca.gov/planning>. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-3200 (Western County), or in Inna at (951) 863-5277 (Eastern County) or write to us at info@riverside.ca.gov/planning.html.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 751-28
Thomas
Bros. Pg. 5590 F3

District: Lower Coachella Valley
Township/Range: T7SR8E
Section : 21



Supervisor Wilson
District 4

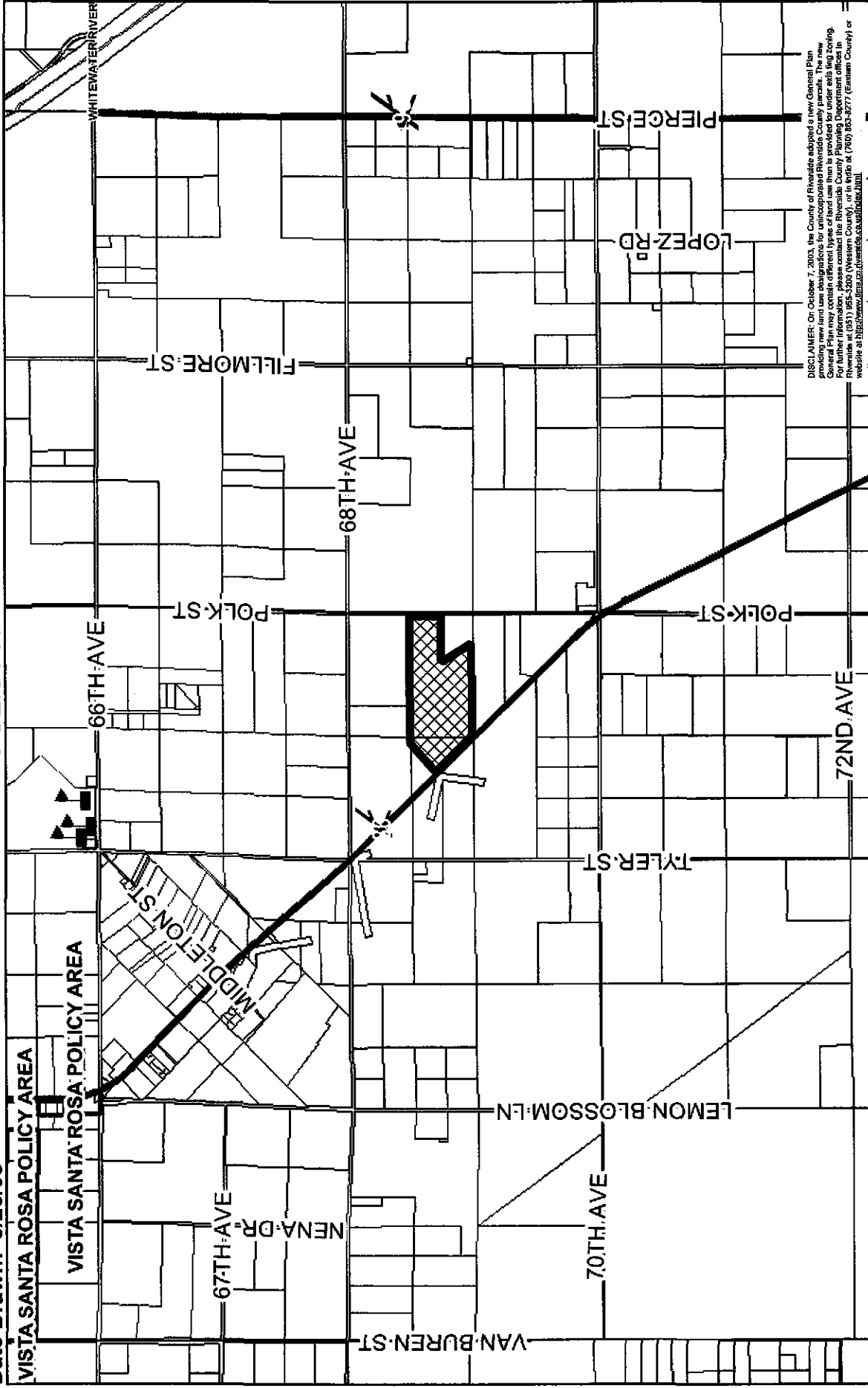
Date Drawn: 3/26/08

CZ07699 CUP03589

POLICY AREAS

Planner: Maurice Borrows
Date: 6/25/08

Exhibit 8



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 this map. For further information, please contact the Riverside County Planning Department office in Riverside, California at (951) 952-1100 or visit our website at <http://www.co.riverside.ca.us/planning.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 751-28

Thomas

Bros. Pg. 5590 F3

District: Lower Coachella Valley

Township/Range: T7SR8E

Section : 21

20,700

13,800

6,900

3,450

0

Feet

Supervisor Wilson
District 4
Date Drawn: 3/25/08

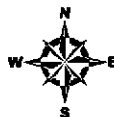
CZ07699 CUP03589
DEVELOPMENT OPPORTUNITY

Planner: Maurice Borrows
Date: 6/25/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 21



Assessors
Bk. Pg. 751-28
Thomas
Bros. Pg. 5590 F3

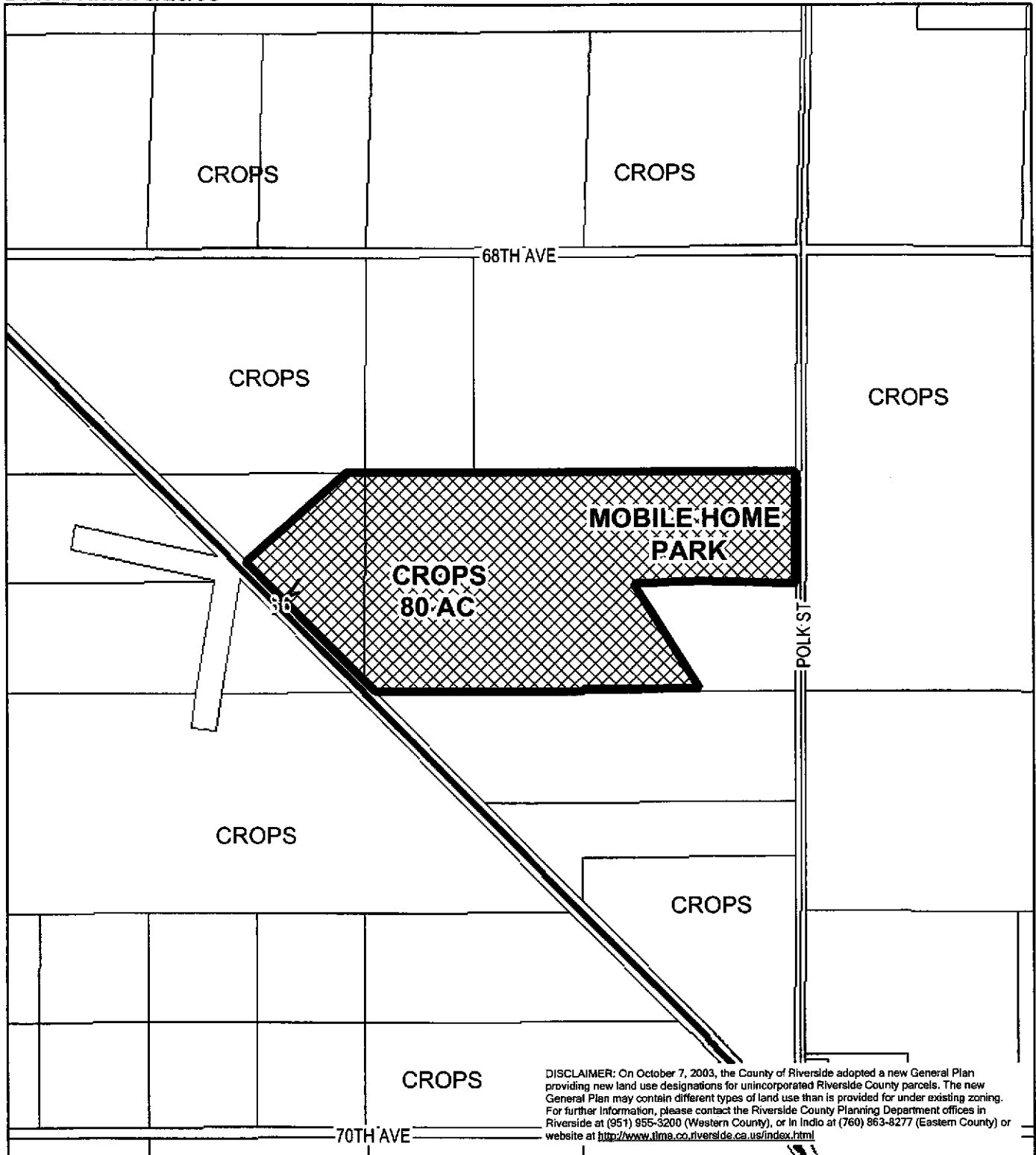


Supervisor Wilson
District 4
Date Drawn: 3/26/08

CZ07699 CUP03589

Land Use

Planner: Maurice Borrows
Date: 6/25/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T7SR8E
Section : 21



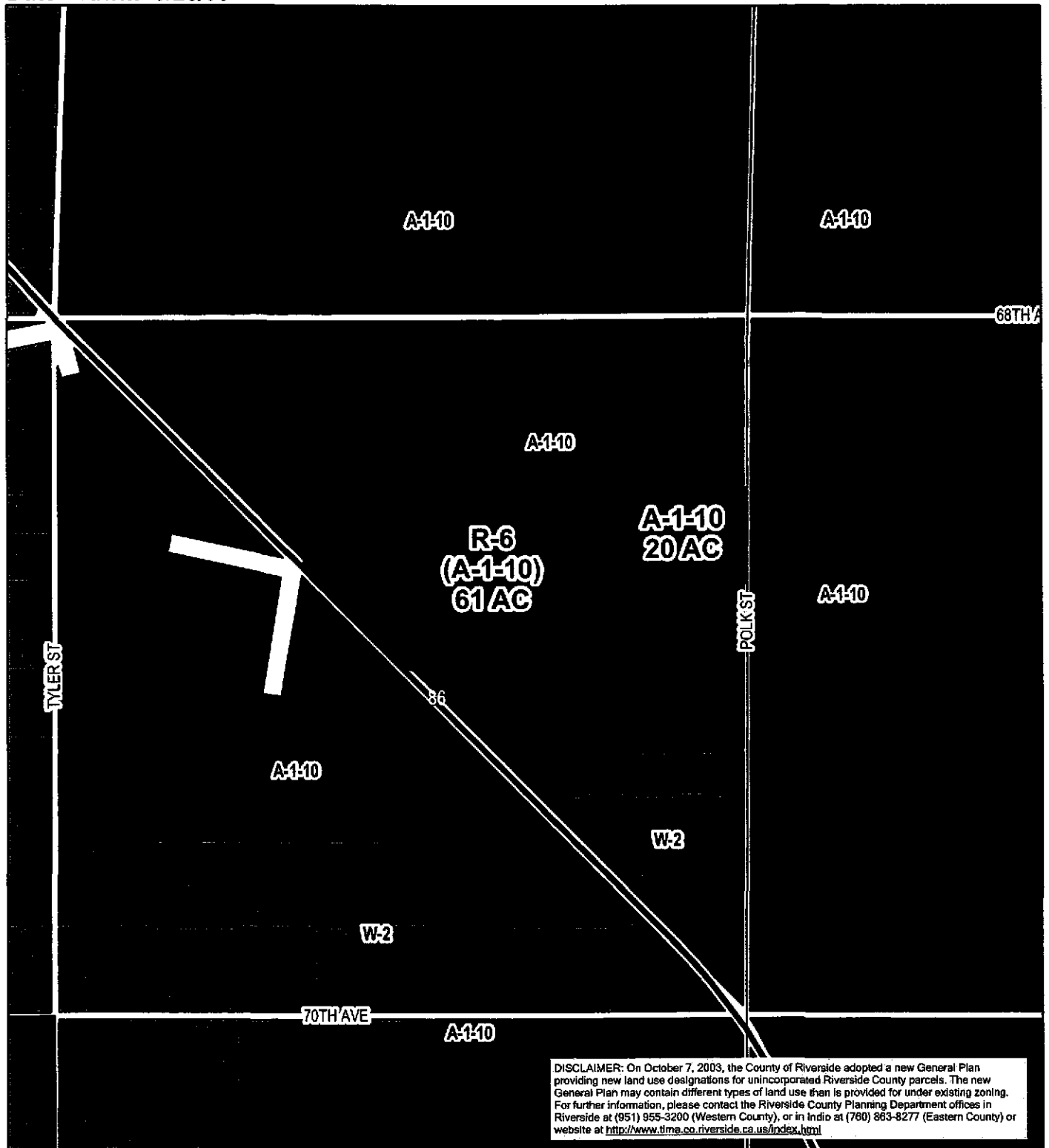
Assessors
Bk. Pg. 751-28
Thomas
Bros. Pg. 5590 F3

Supervisor Wilson
District 4
Date Drawn: 3/26/08

CZ07699 CUP03589

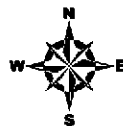
PROPOSED ZONING

Planner: Maurice Borrows
Date: 6/25/08
Exhibit 3



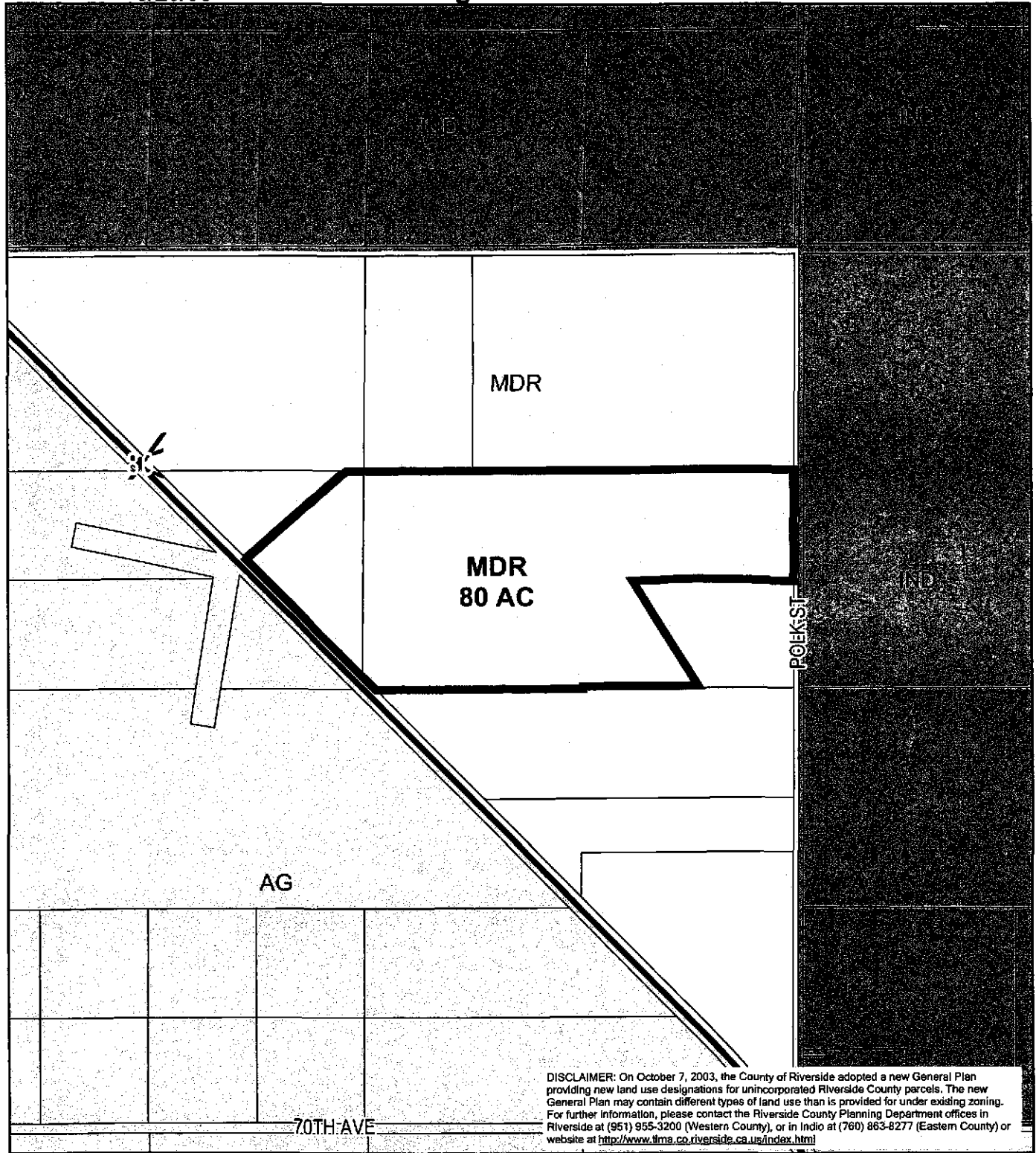
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T7SR8E
Section : 21



Assessors
Bk. Pg. 751-28
Thomas
Bros. Pg. 5590 F3





RIVERSIDE COUNTY PLANNING DEPARTMENT

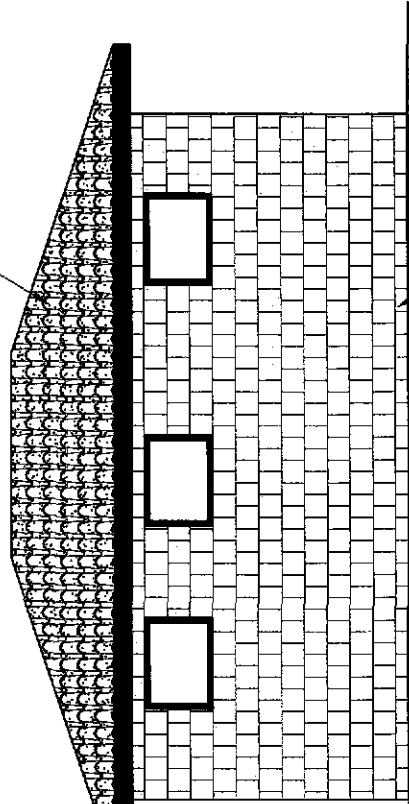
District: Lower Coachella Valley
Township/Range: T7SR8E
Section : 21



Assessors
Bk.Pg. 751-28
Thomas
Bros. Pg. 5590 F3



TILE ROOFING
TERRA COITTA

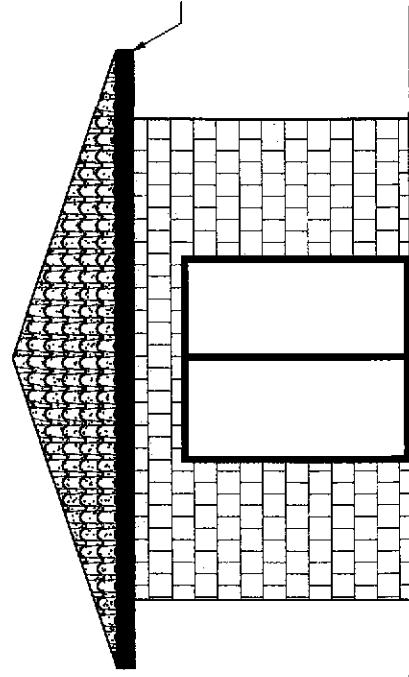


WALL COLOR
BENJAMIN MOORE
KAHLUA AND CREAM

SIDE ELEVATION

SCALE: 1/4" = 1'

TRIM COLOR
BENJAMIN MOORE
CARMEL LATTE

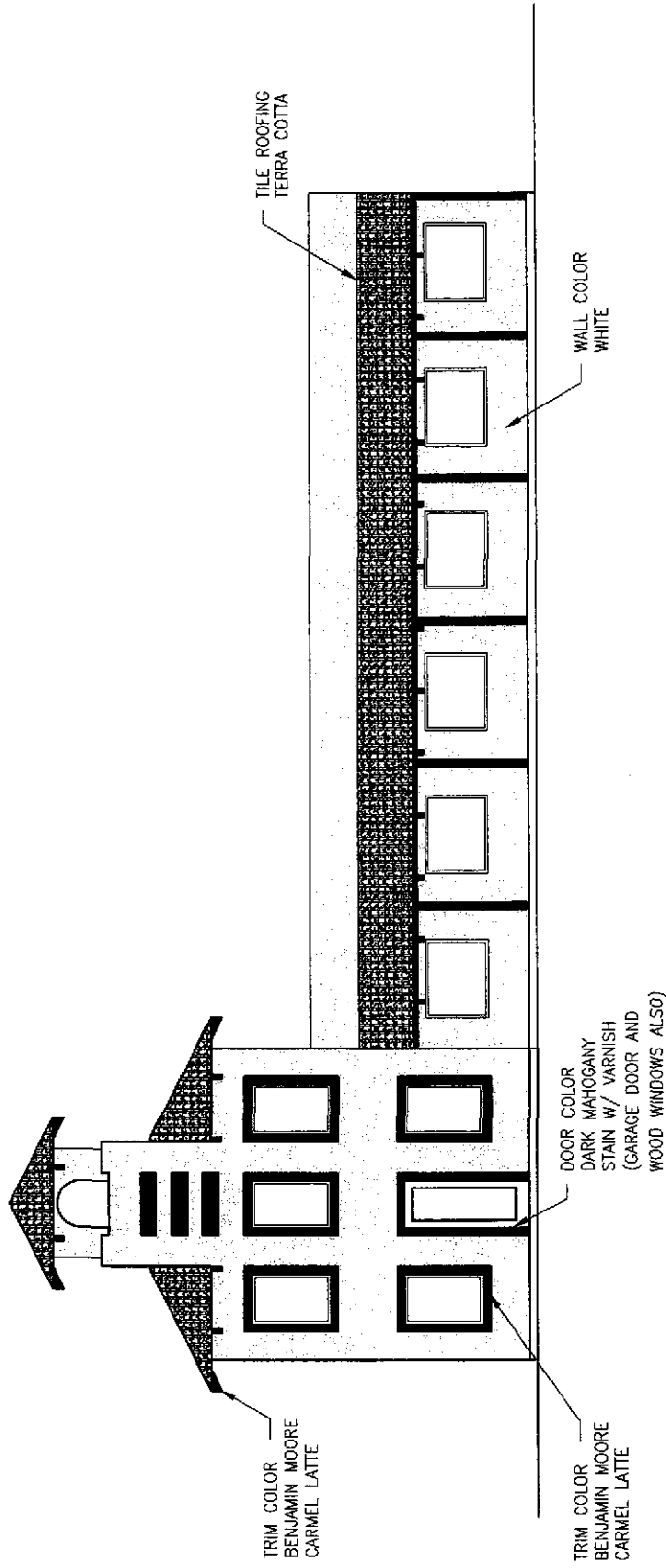


BRONZE ALUM DOORS AND WINDOWS

FRONT ELEVATION

SCALE: 1/4" = 1'

Mountain View Estates Laundry Buildings Front and Side Elevations Color Board



Mountain View Estates Community Center Front Elevation Color Board