

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

801B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE 8/22/11

Alex Gann
Departmental Concurrence

SUBJECT: CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 - Intent to Adopt Mitigated Negative Declaration - Applicant: Pueblo Unido, CDC - Engineer/Representative: Bob Mainiero - Fourth Supervisorial District - Mecca Zoning District - Eastern Coachella Valley Area Plan: Community Development: Very High Density Residential (CD:VHDR) (14-20 D.U./Ac.), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) - Location: Northerly of Avenue 68, southerly of Avenue 66, easterly of Lincoln Street, and westerly of State Highway 111 - 223 Gross Acres - Zoning: Controlled Development (W-2) Areas & Rural Residential (R-R) - **REQUEST:** The change of zone proposes to modify the existing Rural Residential (R-R) zone on approximately 78 acres to the Controlled Development Areas (W-2) zone. The conditional use permit proposes to replace an existing 100 unit mobile home park to be built in two phases with Phase I consisting of existing park stabilization which includes installation of Reverse Osmosis water filtration system and electrical repairs, along with 92 new spaces, and Phase II consisting of 44 new spaces with 6,200 square foot community center with a building height of 20 feet including child care center, community park, and recreation facilities. Primary and secondary road access is from dedicated public road easements from Avenue 68 and State Highway 111.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-0 VOTE WITH MODIFICATIONS RECOMMENDS
(COMMISSIONER PORRAS ABSENT):

Carolyn Symms Luna

Carolyn Symms Luna
Planning Director

Initials:
CSL:jo

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

☐ Consent
☐ Policy

Prev. Agn. Ref.

District: 4th

Agenda Number:

16.2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42325**, 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 **CHANGE OF ZONE NO. 7738**, proposing to change the site's zoning from Controlled Development Areas (W-2) and Rural Residential (R-R) to Controlled Development Areas (W-2) in accordance with Exhibit 4; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3645**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project was heard at the May 25, 2011 Planning Commission. Conditions were added including Condition of Approval (COA) 20.Planning.6 for the applicant to submit an annual report to the Planning Director, Director of Environmental Health, and 4th District Supervisor's Office on the status of well removal, as well as new sewer/water connections in compliance with the Coachella Valley Water District and Environmental Health Department. COA 20.Trans.1 was also added requiring a form of security bonding by July 1, 2012 for future water and sewer improvements. Additionally, COA 20.Planning.1 was modified to increase life of permit from three years to 30 years at the request of the applicant.