



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:30 A.M.

MAY 25, 2011

**PLANNING
COMMISSIONERS
2011**

1st District
John Roth
Chairman

2nd District
John Snell
Vice Chairman

3rd District
John Petty

4th District
Jim Porras

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
Deputy County
Counsel

Phone
951 955-3200

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951 955-1811

AGENDA

• REGULAR MEETING • CITY OF LA QUINTA •
RIVERSIDE COUNTY PLANNING COMMISSION
CITY OF LA QUINTA COUNCIL CHAMBERS
78-495 CALLE TAMPICO
LA QUINTA, CA 92247

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 **NONE**

2.0 WORKSHOPS: 9:30 a.m. or as soon as possible thereafter:

2.1 **ORDINANCE NO. 348 COMPREHENSIVE REVISION WORKSHOP**
Project Planner, Adam Rush at 951-955-6646 or e-mail arush@rctlma.org

(No Staff Report provided)

3.0 PUBLIC HEARING: 9:30 a.m. or as soon as possible thereafter:

- 3.1 **CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645** – Intent to Adopt Mitigated Negative Declaration – Applicant: Pueblo Unido CDC – Representative: Sergio Carranza - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community 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 State Highway 111, easterly of Lincoln Street in Mecca, CA – 223 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R), Controlled Development Areas – ½ Acre Minimum (W-2). **REQUEST:** The Change of Zone proposes to modify existing zoning from Rural Residential (R-R) and Controlled Development Areas (W-2) to Controlled Development Areas (W-2). The conditional use permit proposes to replace an existing 100 unit mobile home park with a new 136 unit mobile home park to be built in two phases with Phase I consisting of 92 spaces and Phase II consisting of 44 spaces along with a 6,200 square foot community building up to 20 feet in height including child care center, community park, recreational facilities, and retention basins. Primary road access is proposed from Avenue 68 and secondary road access is proposed from State Highway 111. APN's: 727-271-002, 727-271-003, 727-271-007, and 727-271-008. Project Planner, Jay Olivas at 951-955-1195 or e-mail jolivas@rctlma.org (Quasi-judicial)

[3.1 Staff Report \(15 MB\)](#)

[3.1 Conditions of Approval](#)

[3.1 Environmental Assessment](#)

PUBLIC HEARING: 1:30 p.m. or as soon as possible thereafter:

- 3.2 **SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** – Intent to Certify an Environmental Impact Report - Applicant: Black Emerald LLC - Engineer/Representative: Innovative Land Concepts, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space – Water (OS-W) - Location: Easterly and westerly of Highway 86 south northerly of the Imperial County line and southerly of 81st Avenue – 5,131 acres (3,936 in Riverside County)- Zoning: Watercourse (W-1) Watercourse, 20 Acre Minimum (W-1-20), Controlled Development (W-2), Light Agriculture, 10 Acre Minimum (A-1-10), Light Agriculture, 20 Acre Minimum (A-1-20), Heavy Agriculture, 10 Acre Minimum (A-2-10) and Heavy Agriculture, 20 Acre Minimum (A-2-20) - **REQUEST:** The **Specific Plan** proposes to arrange 4,918 acres into 5 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space – Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space- Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the zoning for the site from Light Agriculture with a 5, 10 and 20 Acre Minimum (A-1-5, A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP). The **Environmental Impact Report** has analyzed the impacts of the project. - APNs: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-

14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, **SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Legislative)

[3.2 Staff Report](#) (17 MB)

[3.2 Conditions of Approval](#)

4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

5.0 DIRECTOR'S REPORT

6.0 COMMISSIONER'S COMMENTS