



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

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February 23, 2015

Honorable Board of Supervisors
Eric Rood Administrative Center
950 Maidu Avenue
Nevada City, CA 95959

DATE OF MEETING: March 10, 2015

SUBJECT: A public hearing to consider the Nevada County Planning Commission's February 12, 2015, 5-0 recommendation to approve a General Plan Land Use Designation Map Amendment, Zoning District Map amendment, Oak Tree Management Plan and Use Permit to allow for a 62-space expansion to the existing Forest Springs Mobile Home Community (District II).

RECOMMENDATION:

- I. Approve the attached Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (EIS13-017) for the proposed project (*Attachment 1*).
- II. Approve the attached Resolution for General Plan Amendment (GP13-004) to re-designate a 21.62-acre portion of APN: 22-230-23 from RES to UMD (*Attachment 2*).
- III. Introduce, waive further reading and adopt the attached Ordinance approving the Zoning District Map Amendment (Z13-006) amending Zoning District Map No. 043 to rezone the project site (APN 23-230-23) from RA-1.5 to R2-MH-PD and to add the No Further Subdivision "X" zoning combining district to APN 23-300-64 for a final zoning of R2-X (*Attachment 3*).
- IV. Approve the attached Resolution approving the Oak Tree Management Plan (MGT14-003) and the Use Permit (U13-008) (*Attachment 4*)

ATTACHMENTS:

1. Draft Resolution: Mitigated Negative Declaration (EIS13-017)
 - 1.a. Exhibit A. Initial Study and MMRP
2. Draft Resolution: General Plan Land Use Map Amendment (GP13-004)
3. Draft Ordinance: Zoning District Map Amendment (Z13-006)
4. Draft Resolution: Oak Tree Management Plan (MGT14-003) and Use Permit (U13-008)

- 4.a. Exhibit A. Oak Tree Management Plan
- 4.b. Exhibit B. Mitigation Measures and Conditions of Approval
5. Reduced Site Plan*
6. February 12, 2015 Planning Commission Staff Report with Duplicate Attachments Removed
 - 6.5. Preliminary Drainage Report for Forest Springs Mobile Home Community Phase IV
 - 6.6. October 23, 2014 Planning Commission Staff Report with Duplicate Attachments Removed
 - 6.6.7. Vicinity and Public Notice Map
 - 6.6.9. Economic Analysis for General Plan/Zoning Amendments
 - 6.6.10. Justification of General Plan Amendment
 - 6.6.11. Comments Letters
 - 6.7. October 23, 2014 Planning Commission Memo
 - 6.8. Public/Agency Comments on the Revised Project Description
7. October 23, 2014 Planning Commission Meeting Minutes
8. February 12, 2015 Draft Planning Commission Meeting Minutes

*Large scale preliminary development plans provided to individual Board members.

FUNDING: This is a developer funded project, no Budget amendments are required.

BACKGROUND:

The 310-space Forest Springs Mobile Home Community has developed over three phases beginning with Phase I (130 spaces) in 1972, Phase II (108 spaces) in 1978 and Phase III (72 spaces) in 1990. The park is accessed by Forest Springs Drive via La Barr Meadows Road and State Highway 49 and is approximately 3-miles south of the City of Grass Valley. The park is located in an area with variety of residential uses, some highway commercial zoning and five (5) other developed mobile home parks.

The Forest Springs Mobile Home Community expansion project was filed on August 27, 2013 and proposed a General Plan Amendment and Rezone for two parcels and a Use Permit for the 62 space expansion to the park. Under this concept, the applicant was proposing to transfer density from one site to another through the General Plan Amendment and Rezone (See Attachment 8 for specifics). Pursuant to direction from County Counsel and concerns raised by the Planning Commission regarding this approach, staff and the applicant re-evaluated the approach to the project density and revised it accordingly as described herein.

THE PROJECT:

Project Description, Legislative Actions and Density

Under the final project description, the project proposes a General Plan Land Use for Site A only from Residential (RES) to Urban Medium Density (UMD). As a result Site B will retain its UMD General Plan Designation and R2 zoning, but will be assigned the Subdivision (“Density”) Limitation Combining District (X). By retaining its R2 base designation, Site B will no longer

be changed to a single parcel of Residential Agricultural (RA) Zoning surrounded completely by properties with the Medium Density Residential (R2) zoning, which was proposed under the previous version of the project and resulted in the perceived potential for creating spot zoning of that site. In complete detail the revised project description is as follows:

Combined application proposing: 1) a General Plan map amendment to change the land use designation on 21.62 acres, referenced as 'Site A' (Portion of Assessor Parcel Number 23-230-23) from Residential (RES) to Urban Medium Density (UMD); 2) a Rezone proposal amending the zoning designation of Site A from Residential Agriculture - 1.5 acre minimum (RA-1.5) to Multi-Family Medium Density with the Mobilehome Community and Planned Development Combining Districts (R2-MH-PD). At 21.62-acres, Site A would have the potential density of 129-units under the R2 base zoning designation. However to ensure that this project will not result in a significant overall increase in density within this region of Nevada County, the applicant is proposing a total of 62-mobilehome units on Site A by retaining the site's existing density of 14-units and adding 36-units of density creating the potential for 50-total units. The applicant is also requesting an additional 12-units of density, which would be the equivalent to a 25% density bonus, because the project is proposing to provide 100 percent age restricted (55 or older) units. To offset the increase in density on Site A the project proposes to add the No Further Subdivision (X) Combining District to 'Site B' a 6.22-acre non-adjacent property zoned R2, which under current R2 zoning has density for 37-units. The project would retain 1-unit of density for Site B, which is reflective of the existing use of the site. The purpose of adding the X Combining District to Site B is to lessen the overall effect of the increase in density in this region of the County; 3) a Management Plan for potential impacts to a landmark oak grove; and 4) a Use Permit to create 62 total mobile home spaces and related amenities on Site A as a Phase IV addition to the existing Forest Springs Mobilehome Community.

In preparing this revised project description, staff found that a transfer of density was unnecessary because the 21.62-acre Site A had almost twice as much density as an UMD/R2 property above what was being requested as a part of this project. As a result it was determined that Site B did not need to change its General Plan land use designation subsequently reducing the magnitude of the project's proposed General Plan Amendment (i.e. only one property would have its General Plan Land Use designation as opposed to two properties being changed under the original project proposal). Secondly, the project applicant maintained that they wanted to continue to pursue the downzoning of their other property in the vicinity (Site B) as a way to offset the increase in density on Site A (following a lot merger of Site A into the larger park property the closest property line was approximately 90-feet between Site A and Site B). Staff also found that a density bonus was unnecessary under the revised project description because Site A would have adequate density as a R2 zoned property to accommodate the applicant's proposal for 62 new mobile home spaces. Staff determined that there would be an additional 67-units of density based on the size of Site A. Any future expansions to the Forest Springs Mobilehome Community would require additional discretionary review and analysis pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Use Permit (U13-008)

The Project

The project Use Permit proposes an expansion to the existing Forest Springs Mobilehome Community (Phase IV) by 62-units on approximately 13-acres of the 21.62-acre Site A (APN 23-230-23) and includes the construction of associated building pads, roads, parking, lighting, landscaping, utilities and storm drain facilities. The remaining approximately 8-acres will be left as open space with the exception of the construction of a drainage swale to manage the project's storm drainage and recreational trails to be utilized by future residents of Phase IV. As previously discussed, the existing Mobilehome Park was completed in three phases from 1972 to 1990 and contains 310 spaces, required infrastructure and a clubhouse facility for residents.

Mobile Home Park Construction/Expansion Regulatory Authority

The Land Use and Development Code Section L-II 2.7.4 Mobilehome Parks Combining District (MH) provides special regulations for the establishment of Mobilehome Parks in those zoning districts that permit residential uses, subject to the issuance of a Use Permit. The MH District must be attached to each Mobilehome Park. Mobilehome parks and their design are primarily regulated under the California Mobilehome Parks Act (MPA). The Department of Housing and Community Development (HCD) is responsible for overseeing the operation, construction, and inspections for mobilehome communities. The state's jurisdiction and design standards preempt most local requirements. However, the MPA does require local land use/zoning compliance (zoning, density, etc.) and approval of local public works, utility, and fire agencies. Therefore, the proposed general plan map amendment, rezone management plan and use permit would provide for the needed land use entitlements supporting the expansion and the modification of Forest Springs Mobilehome Community's state permit to operate which is issued by HCD (California Code of Regulations, Title 25, Division I, Chapter 2 commencing with Section 1000).

Site Grading

The project itself is anticipated to result in a significant amount of grading to level the site to provide for future roads and mobile home spaces. As a result the 13-acres within the development area will be stripped of the majority of its existing vegetation and trees. The 8-acres of open space with the exception of approximately 1-acre area for the construction of the drainage swale, will be retained in a more natural state and will be managed for better health as required by the project's biologist and oak tree Management Plan. Retaining this area will assist in lessening visual impacts associated with the preparation of the site. Additionally a landscape buffer is required behind the project's required sound wall to future lessen these impacts. Adequate construction Best Management Practices (erosion control, timing for grading, etc.) are incorporated into the project's conditions of approval to ensure that the grading of the site will be conducted in an environmentally responsible manner consistent with local, state and federal regulations. This includes obtaining a National Pollution Discharge Elimination Permit (NPDES) from Central Valley Regional Water Quality Control Board (CVRWQCB) and approval of a Dust Control Plan from the Northern Sierra Air Quality Managements District. Additionally, because this project will disturb more than one acre a Storm Water Pollution Prevention Plan is required for the project.

Storm Water Drainage Plan and Design

During the October 23, 2014 Planning Commission meeting, a member of the public provided a series of pictures that showed flooding of Lady Jane Road (downslope from the project) that

occurs during a major storm event due to the improvements made to State Highway 49 by CalTrans. The project had proposed to collect storm water in the southern portion of the onsite, have it pass through an oil and water separator and route it a drainage swale in the open space area to capture and slow down the sites storm drainage which would then be allowed to sheet flow above Lady Jane Road. The northern 3.5-acres were to drain into an underground detention facility to ultimately be routed into an existing culvert under State Highway 49. The details of how this system would work however were relatively vague and subsequently the applicant was requested to provide more information on the drainage swale design and how it would effectively minimize additional runoff from the creation of new roads and rooftops. In response the applicant prepared a revised Preliminary Drainage Report and a revised design of the drainage swale to address the neighboring property owner and Planning Commissioner concerns (*Attachment 7.5*). Under the revised design the northern drainage would be reduced to approximately 1.0-acres and function in the same fashion as originally proposed. For the southern drainage, the revised design of the drainage swale is still intended to be captured onsite through an appropriate storm drain system, including passing through in oil/water separator, but instead of being allowed to sheet flow above Lady Jane Road, the water would then flow into an appropriately sized pipe and the drainage swale outfall will be via a signal outlet control structure and storm drain conduit conveying 100 percent of the proposed new development's southerly storm drainage outfall to Rattlesnake Creek within lands owned by Forest Springs, LLC. This revision is intended to eliminate the possibility of additional flows along Lady Jane Road. The revised design and drainage report was reviewed by the County Department of Public Works and found to be consistent with County policy and regulations. A requirement to implement this design was incorporated into the project's conditions of approval (Mitigation Measure 9D).

Sewage Disposal and Water Supply

Domestic public water to the site is provided by the Nevada Irrigation District (NID) for both domestic use and fire flow requirements. NID has provided a will serve letter indicating that there is adequate availability of domestic water for this project.

Regarding sewage disposal, the project proposes to utilize the existing community sewage disposal system that serves the rest of the mobile home park. The applicant has provided documentation from Sauers Engineering that outlines that the existing capacity of the small community wastewater treatment system, which includes both a pond/sprayfield and a septic/leachfield, is more than adequate to serve the proposed 62-space expansion. This facility is regulated by the CVRWQCB and subsequently the project's initial distribution and both the original and revised CEQA documents were routed to the CVRWQCB for review. As a result of this outreach, no adverse comments were provided. Subsequently the project's conditions of approval (Mitigation Measures 17A) require that verification be provided to the County prior to grading permit issuance that there is adequate wastewater disposal and treatment capacity. Additionally, if necessary this mitigation measures requires that an acknowledgement of a completed Report of Waste Discharge be provided to the County if updated Waste Discharge Permits are required.

Oak Tree Management Plan (MGT14-003)

The proposed project includes the consideration of a Management Plan for the removal of one landmark oak tree (36 inch diameter measured at breast height) and disturbance of the sites landmark oak grove (oak woodlands with a canopy closure of 33% or greater) for the

construction of the proposed drainage swale in the open space area. Within the Management Plan, the project biologist recommended specific mitigation, including protecting and enhancing the existing landmark oak grove. These recommendations are incorporated into the project specific environmental document (Mitigation Measures 4B-4E). During the October 23, 2014 Planning Commission meeting, the Commission requested additional information regarding the number of trees that would have to be removed as well as mapping of the landmark oak grove. Based on this direction, the applicant's biologist prepared a revised exhibit showing the location of the 5-acre landmark oak grove and providing an inventory of those trees that would likely be removed (*Attachment 4.a*). This inventory concluded that 25 trees would likely need to be removed for the construction of the drainage swale. As a result, the project's biologist determined that 78 new black oak trees would need to be replanted to compensate for the loss of oak trees which is consistent with the County's Regulations (Land Use and Development Code Section L-II 4.3.15.C.8) that require a 3:1 replanting ratio. This requirement is reflected in Mitigation Measure 4.D and will occur adjacent to the landmark oak grove.

Circulation and Emergency Access

Roadway design requirements within Mobilehome Parks are established by the Mobilehome Parks Act and are enforced by the California Department of Housing and Community Development (HCD). The proposed internal circulation routes for the Forest Springs Mobilehome Community Phase IV Expansion project consist of interconnected paved two-way private roadways which will be 28 feet in width. These roadways will be tied into the existing Forest Spring Drive which is accessed via La Barr Meadows Road and State Highway 49. These roadways have yet to be named and are currently referenced as Roads A-F. The project is conditioned to provide road names that are consistent with County road naming standards. The project has been designed to provide adequate parking, lighting and landscaping throughout the projects circulation network that is consistent with the County Land Use Code Requirements. Additionally, a secondary gated emergency access is located at the south end of the project off of Lady Jane Road and State Highway 49. The Nevada County Consolidated Fire Protection District has revised the secondary access design and has required by through the conditions of approval that at no time shall the gate on this access road be locked.

Noise

To minimize potential noise impacts associated with adding new residential units in close proximity to an existing major source of ambient noise (State Highway 49), the applicant is proposing to construct a sound wall out of similar material and size as the existing sound wall that was installed as a part of the Caltrans widening and traffic light project at La Barr Meadows. This requirement was documented in the project specific noise analysis prepared for this project by J.C. Brennan & Associates and was incorporated as mitigation into the proposed Mitigated Negative Declaration and is made a condition of approval for this project.

Reports Prepared and Submitted for the Project

The following documents were submitted to the County as a part of the original project submittal or as a part of the project processing process. The information provide within these studies were utilized for the preparation of the project specific Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and/or as a part of the review of the project. The documents are kept on file with the Planning Department and are available for review upon request.

- Costella Environmental Consulting Inc. August 22, 2013. *Biological Inventory for the Forest Springs Mobilehome Community Phase IV Expansion.*
- Costella Environmental Consulting, Inc. March 5, 2014 and December 1, 2014. *Forest Springs Mobilehome Community Oak Tree Management Plan and Addendum.*
- Forest Springs, LLC. July 1, 2012. *Forest Springs Mobilehome Community-Emergency Plan.*
- Forest Springs, LLC. November 1, 2012. *Emergency Plan & Preparedness Guidelines for Forest Springs Mobilehome Community Resident- Space #282.*
- Genesis Society. January 22, 2013. *Archaeological Inventory Survey Forest Springs Mobile Home Park Expansion Project.*
- Holdredge & Kull. December 20, 2012. *Phase I Environmental Site Assessment Forest Springs Mobilehome Park Expansion.*
- Holdredge & Kull. December 17, 2012. *Preliminary Geotechnical Engineering Report for Forest Springs LLC.*
- J.C. Brennan & Associates, Inc. July 16, 2013. *Environmental Noise Assessment Forest Springs Mobile Home Community.*
- LSC Transportation Consultants, Inc. July 19, 2013 and October 9, 2013. *Forest Springs Mobilehome Park Expansion Project – Traffic Analysis (Original and Revised).*
- Nevada City Engineering. January 2014 and December 2014. *Original and Revised Preliminary Drainage Report for Forest Springs Mobile Home Community Phase IV.*
- Nevada City Engineering. August 2013. *General Plan Amendment and Zone Change. Justification and Findings for Forest Springs, LLC. Forest Springs Mobilehome Community Phase 4.*
- Nevada City Engineering. August 2013. *General Plan Amendment and Zone Change. Economic Analysis for Forest Springs, LLC. Forest Springs Mobilehome Community Phase 4.*
- Nevada City Engineering. August 2013. Revised March 2014. *Preliminary Development Plan, Preliminary Grading Plan including Site Sections (Cross Sections) and Preliminary Grading and Site Details (Fencing and Sound Wall Details), Preliminary Landscape Plan, and a Preliminary Lighting Plan.*
- Nevada City Engineering. Undated, Assumed August 2013. *Fuels Reduction and Open Space Maintenance Plan for Forest Springs Mobilehome Park Phase 4.*
- Sauers Engineering, Inc. April 9, 2013. *Memorandum- Wastewater Plan for Proposed 50 Unit Expansion at Forest Springs Mobile Home Community.*
- Sauers Engineering, Inc. March 1, 2014. *Letter to California RWQCB Central Valley Region- Forest Springs Mobile Home Community Expansion (WDR 88-106).*

ENVIRONMENTAL REVIEW:

The County Planning Department prepared a draft initial study/Mitigated Negative Declaration (MND) for this project that was circulated for public comment for a period of 30-days. No adverse comments were received as a result of that review. Following the revisions to the project description and approach to General Plan and Zoning Map Amendments, as well as a revised site drainage design and additional information for the oak Management Plan, staff revised the Initial Study/Mitigated Negative Declaration and re-circulated it for public/agency review for additional 30-days (*Attachment 1.a*). The Notice of Availability for both documents were sent to several local and state responsible agencies as well as the applicable neighborhood and special interest groups on the Planning Department's distribution list.. The project specific

mitigation measures and the requisite Mitigation Monitoring and Reporting Plan as well as the project's conditions of approval (Attachment 4.b) will ensure that the project is constructed consistent with local, state and federal laws. Subsequently Planning Commission, in recommending the project for approval by the Board, found that the project as mitigated and conditioned would have a less than significant impact to the environment and therefore the Planning Commission found the Mitigated Negative Declaration to be the appropriate environmental document for this project.

ZONING AND GENERAL PLAN CONSISTENCY:

With the approval of the proposed General Plan Land Use Map Amendment and Rezone, the use of Site A as mobilehome housing will be consistent with the proposed base and combining zoning districts, the General Plan land use designation and specifically with the Land Use and Development Code (LUDC) Mobilehome Parks Combining District (Section L-II 2.7.4). Additionally, the design of the proposed project has been reviewed for consistency with the applicable comprehensive site development standards contained in the LUDC and found to be consistent with the County's standards, regarding parcel size, setback requirements, building height and through implementation of the project specific Oak Tree Management Plan, the protection of sensitive environmental resources.

Regarding the General Plan, the project furthers several of the goals and policies of the County's General Plan Housing Element, specifically: Goal HD-8.1 which encourages a variety of housing types for all income segments; Policy HD-8.1.2 will promote the use of mobile homes and factory built housing; Program HD-8.1.8 which encourages the County to partner with non-profit and for-profit corporations that construct and manage very-low and low-income housing; Policy RC-8.4.8 which encourages the County to remove governmental constraints on the development of senior citizen housing; and Goal EO-8.1 which encourages the County to actively recognize and facilitate the needs of special housing groups, in this case senior citizens.

The project is also consistent with several goals and policies of the County's Land Use Element including but not limited to: Policy 1.5.5 which encourages clustering of development as the project will cluster the development on 13-acres and retain approximately 8-acres of open space; Goal 1.6 and Policy 1.6.1 which encourages growth while protecting, maintaining and enhancing neighborhoods because this project is basically an infill addition to the existing Forest Springs Mobilehome Community; Policy 1.6.4 which directs growth to areas that can create acceptable levels of public facilities and services as the project is served by existing roads, a community sewage disposal system with adequate capacity for the development and the project has access to public water; Policy 1.7.2 which restricts additional subdivision (or density) of lands with the "X" combining district and allows for the use of the "X" zone where allowed density is transferred to another parcel, which is effectively what is occurring with this project; and Policy 1.8.1 which encourages compatibility and coordination with land use designations by retaining the existing R2 designation on Site B the project is not creating a "spot" zoned parcel. With the approval of the proposed legislative actions proposed by the project and adherence to proposed conditions of approval and mitigation measures, the project has been found to be compliant with both the Zoning Regulations and the County General Plan.

PLANNING COMMISSION ACTION:

On October 23, 2014 and again on February 12, 2015, the Nevada County Planning Commission held a public hearing to consider a recommendation to the Board of Supervisors regarding all

aspects of the proposed project. On February 12, 2015, after opening and closing the public hearing, the Planning Commission made two amendments to the project's recommended conditions of approval. The first amendment required that the perimeter fencing be constructed of a recognized wildlife friendly fencing material such as a three strand barbless wire fence instead of chain-link as originally proposed and the second amendment added a requirement that the proposed sound wall along Highway 49 be extend along the emergency access road (easterly) and proposed space 52 to a point where it reaches proposed Road "A". After making these modifications, the Planning Commission subsequent voted 5-0 to recommend that the Board of Supervisors approve all aspects of the project allowing for the 62-unit expansion to the existing 310-unit Forest Springs Mobile Home Community.

SUMMARY:

The proposed project is requesting entitlements for the creation of 62-new age restricted mobilehome tenant spaces as the Phase IV expansion to the existing 310-unit Forest Springs Mobilehome Community. The project will develop approximately 13-acres for the mobilehome park use and retain 8-acres of designated open space. The project requires the approval of an Oak Tree Management Plan for anticipated impacts to the site's 5-acre landmark oak grove for the construction of the site's drainage detention swale. To establish appropriate densities to support this proposal, the project proposes legislative actions to change the land use designation of the approximately 21.62-acre Site A from RES to UMD and is proposing a Zoning District Map amendment to rezone Site A from RA-1.5 to R2-MH-PD and to add the X Combining District to a nearby 6.22-acre R2 zoned parcel that is developed with a single family dwelling. At 21.62-acres, Site A would have the potential density of 129-units under the R2 base zoning designation. To ensure that this project would only have a minor incremental overall increase in density within this region of Nevada County, the applicant is only proposing a total of 62-mobilehome units on Site A. Through the proposed General Plan and Zoning Map Amendments, the applicant is requesting the retention of the existing 14-units of density on Site A and an increase of 48-units. To offset the increase of 36 of those units, the applicant is proposing to downzone a neighboring parcel that they own by a total of 36-units. Finally, the extra 12-units of density is the equivalent to a 25% density bonus, because the project is proposing to provide 100 percent age restricted (55 or older) units.

The Planning Department and Planning Commission considers this proposal to be an infill type of development that is consistent with the surrounding land uses, as well as the County's General Plan and Zoning Ordinance. Adequate mitigation and conditions of approval has been applied to this project that will ensure that the project does not result in significant environmental impacts and subsequently the Planning Commission has recommended on a 5-0 vote that the Board of Supervisors take the recommended actions below.

RECOMMENDATION:

After conducting a public hearing, staff recommends that the Board of Supervisors take the following actions as recommended by the Nevada County Planning Commission on February 12, 2015 on a 5-0 Vote:

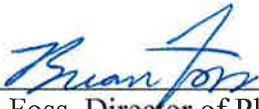
- I. Approve the attached Resolution for the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (EIS13-017), as may be modified, pursuant to Section

15073.5 and 15074 of the California Environmental Quality Act Guidelines based on the findings contained in the draft Resolution (*Attachment 1*).

- II. Approve the attached Resolution for the General Plan Amendment (GP13-004) to re-designate an approximately 21.62-acre portion of Assessor's Parcel Number 23-230-23 from Residential (RES) to Urban Medium Density (UMD) based on the findings contained within the draft Resolution (*Attachment 2*).
- III. Introduce, waive further reading and adopt the attached Ordinance approving a Rezone (Z13-006) that will amend Zoning District Map No. 043 to rezone the approximately 21.62-acre portion of Assessor's Parcel Number 23-230-23 from RA-1.5 to R2-MH-PD; and to rezone the Assessor's Parcel Number 23-300-64 to add the Subdivision Limitation Combining District (X) resulting in a final designation of R2-X based on the findings contained within the draft Ordinance (*Attachment 3*).
- IV. Approve the attached Resolution for the proposed Oak Tree Management Plan (MGT14-003) (*Attachment 4.a*) and the proposed Use Permit (U13-008) allowing for the creation of 62 new age-restricted senior housing residential mobilehome spaces as the Phase IV expansion to the existing Forest Springs Mobilehome Community, subject to the attached Mitigation Measures and Conditions of Approval (*Attachment 4.b*) based on the findings contained within the draft Resolution (*Attachment 4*).

Please contact me should you require additional information or background.

Respectfully submitted,



Brian Foss, Director of Planning