

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

103 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: October 20, 2003

SUBJECT: CHANGE OF ZONE NO. 6810/TENTATIVE TRACT MAP NO. 31027, AMENDED MAP NO. 1 - EA39062 - Coachella Valley Housing Coalition - Lower Coachella Valley Zoning District - 40 Acres - R-1 Zone - Northerly of Katherine Drive, southerly of Avenue 64, and westerly of Johnson Street - Schedule A - Change of zone to change the existing R-1 zone to the R-6 zone; TR31027 proposes to divide 40 acres into 200 single-family residential lots along with separate park/retention basin site and a "well site".

CONTROVERSIAL ISSUES: Improvement of Avenue 65, local drainage, liquefaction potential, R-6 zoning criteria, school access, and desert landscaping in the road right-of-way. These issues were resolved through recommended conditions of approval.

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

ADOPTION of a **De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39062**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson, Planning Director

RCJ: jo

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Edmund J. Sayre
DATE 11/17/03

- Policy
- Policy
- Consent
- Consent
- Department Recommendation:
- Per Executive Office:

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO.

16.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6810/TENTATIVE TRACT MAP NO. 31027, AMENDED
MAP NO. 1

October 20, 2003

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ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39062**, based on the findings incorporated in the environmental assessment study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 6810**, from R-1 to R-6 in accordance with Exhibit No. 2, and;

APPROVAL of **TENTATIVE TRACT MAP NO. 31027, AMENDED MAP NO. 1**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.

JO
10/20/03