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

FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 10, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 869 – (Agricultural/Entitlement Policy) - Applicant: T&B Planning-Engineer/Rep: T & B Planning - Forth Supervisorial District- Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (10 acre minimum) - Location: Northerly of 70th Avenue, southerly of 68th Avenue and westerly of Highway 86 – 624.6 gross acres - Zoning: Agriculture (AG) - **REQUEST:** The amendment proposes to eliminate the land use designation of Agriculture - Agriculture (10 acre minimum) and would establish a Community Development Specific Plan on the 624.6 gross acre project site. The Specific Plan will include medium and high density single family and multi family residential development as well as recreational and conservation open space uses. – APN's: 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017 -Related Cases SP373.

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 7/1/09 Tmg

Tina Grande
Departmental Concurrence

Policy

Consent

Dept't Recomm.:
Per Exec. Ofc.:

Checked by: [Signature]
Per [Signature]

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 8.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: J. Childers
Planning Commission: March 4, 2009

General Plan Amendment No. 869
Applicant: T&B Planning
Engineer/Rep.: T&B Planning
Owner: Brookfield Thermal

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM DIRECTOR REPORT

PLANNING COMMISSION RECOMMENDS:

RECOMMENDATIONS:

The Planning Director recommended adoption of an order initiating the General Plan Amendment and the Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order to initiate the General Plan Amendment.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: commented that the agriculture in the Southern Coachella Valley is being threatened by projects like this. He requested information about property that was contiguous to the Specific Plan area, but not included. He requested that this area be included in the General Plan Amendment if possible.

The Commissioner went on to discuss the jobs situation in the Southern Coachella Valley and highlighted the fact that the large Specific Plans being proposed, this one included, seem to lack the higher paying jobs that this area needs.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: argued that the County should not force an agri-business that is not viable. He also requested that tables be included in the final staff reports that show what percentage of the Agricultural General Plan Land Use designations are being removed by each respective project.

Commissioner Jan Zappardo: No Comments

Agenda Item No.: 8.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: J. Childers
Planning Commission: March 4, 2009

General Plan Amendment No. 869
Applicant: T&B Planning
Engineer/Rep.: T&B Planning
Owner: Brookfield Thermal

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 869 proposes to eliminate the land use designation of Agriculture (AG) and would establish a Community Development Specific Plan on the 624.6 gross acre site. A Specific Plan application has been filed in conjunction with the General Plan Amendment. The Specific Plan will include designations that would permit a mix of medium and high density residential development and non-residential uses including a possible school and recreation uses.

The proposed Amendment is located in the Eastern Coachella Valley Area Plan of; more specifically, the project is northerly of 70th Avenue, southerly of 68th Avenue, and westerly of Highway 86.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Agriculture and Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 869 falls into the Agricultural category, because it is changing Foundation Components from Agriculture to Community Development.

The Administration Element of the General Plan explains that to justify an agriculture foundation amendment, the proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

Consideration Analysis:

In accordance with the Eastern Coachella Valley Area Plan's goal for Planned Communities, these communities will require vigorous review to ensure that the development occurs will not conflict with the three following issues:

- a) Provide a full range of necessary public services, including the assurance of a long-term, reliable water supply
- b) Be designed to provide for a range of housing needs
- c) And be designed to further the goals of the Coachella Valley Multi-species Habitat Conservation Plan, or, if outside the Plan boundaries, be designed in a manner that will not obstruct the achievement of conservation goals.

The proposed Land Use plan for Specific Plan No. 373 provides for a design that will meet all three of these goals. The plan provides for parks and recreation areas, open space, a school site, and residential units. The residential land uses are varied to provide for a mix of future housing products to meet the needs of various future residents. The plan also includes a large area for a linear park that includes flood control facilities that will not only benefit the development, but the entire community as well. The plan does not reside in the Coachella Valley Multi-Species Habitat Conservation Plan, but the large open space planning area will be available to allow for species connectivity to site outside the plans boundaries.

Furthermore, the Specific Plan is located southerly of the existing community of Oasis and would be a logical extension of development along Highway 86. Existing development in this community would also benefit from increased population by providing customers for the existing business in the community.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture (AG) |
| 2. Proposed General Plan Land Use: | Specific Plan (SP) |
| 3. Existing Zoning (Ex. #2): | Light Agriculture (A-1-10) and Controlled Development Areas (W-2) |

- | | |
|-----------------------------------|---|
| 4. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2) to the north, south and west, with Light Agriculture (A-1-10) to the east. |
| 5. Existing Land Use (Ex. #1): | Vacant land and groves |
| 6. Surrounding Land Use (Ex. #1): | Vacant land and groves to the north, south, and west, and single family residential on large agricultural lots to the east. |
| 7. Project Data: | Total Acreage:624.6 Gross |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 662. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

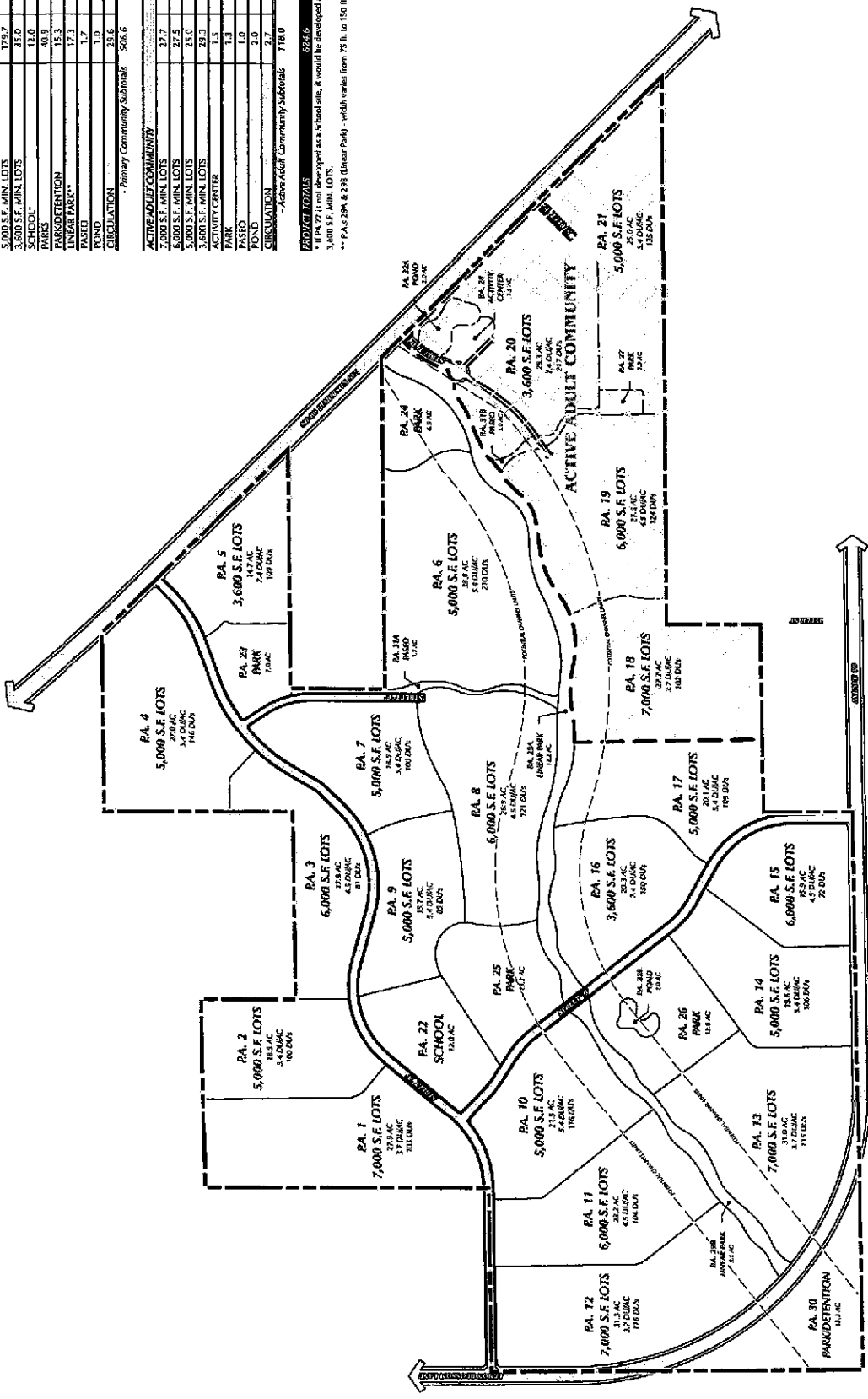
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A Redevelopment Area;
 - c. A High Fire Area
 - d. A Coachella Valley MSHCP Criteria Area;
 - e. An Airport Influence Area; or,
 - f. A Fault Zone.
3. The project site is located within:
 - a. A Community Development Overlay area;
 - b. The flood plan within the Whitewater River watershed;
 - c. A County Service area No. 125 (Thermal);
 - d. An area designated as Low potential for Paleontological resources;
 - e. The Coachella Valley Unified School District;
 - f. A development impact fee area: Eastern Coachella Valley;
 - g. An area designated as Prime Farmland, Farmland of Local Importance, and Unique Farmland; and
 - h. The Ord. 655 Mount Palomar Lighting Influence Area, Zone B (41.42 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017.

Conceptual Land Use Plan

STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DUA
PRIMARY COMMUNITY			
2,000 S.F. MIN. LOTS	95.2	3.7	354
5,000 S.F. MIN. LOTS	85.9	4.5	376
3,000 S.F. MIN. LOTS	179.7	3.4	572
3,600 S.F. MIN. LOTS	35.0	7.4	259
SCHOOL	12.0	7.4	88
PARKS	45.3	...	...
PARKS/RECREATION	15.3	...	...
AMUSEMENT PARK**	1.2	...	...
POND	1.0	...	...
CIRCULATION	35.6	...	...
- Primary Community Subtotals: 506.6 4.0 2,072			
ACTIVE ADULT COMMUNITY			
2,000 S.F. MIN. LOTS	32.7	3.7	102
5,000 S.F. MIN. LOTS	27.5	4.5	124
3,000 S.F. MIN. LOTS	25.0	5.4	135
3,600 S.F. MIN. LOTS	29.3	7.4	217
ACTIVITY CENTER	1.3	...	...
PARK	1.3	...	...
POND	2.0	...	...
CIRCULATION	2.7	...	...
- Active Adult Community Subtotals: 118.0 4.3 578			
PROJECT TOTALS			
	624.6	4.2	2,650

* If PA 22 is not developed as a School site, it would be developed as 89 units of 3,000 S.F. MIN. LOTS.
 ** PA 2, 29A, & 29B (Linear Park) - width varies from 75 ft. to 150 ft.



THE FALLS

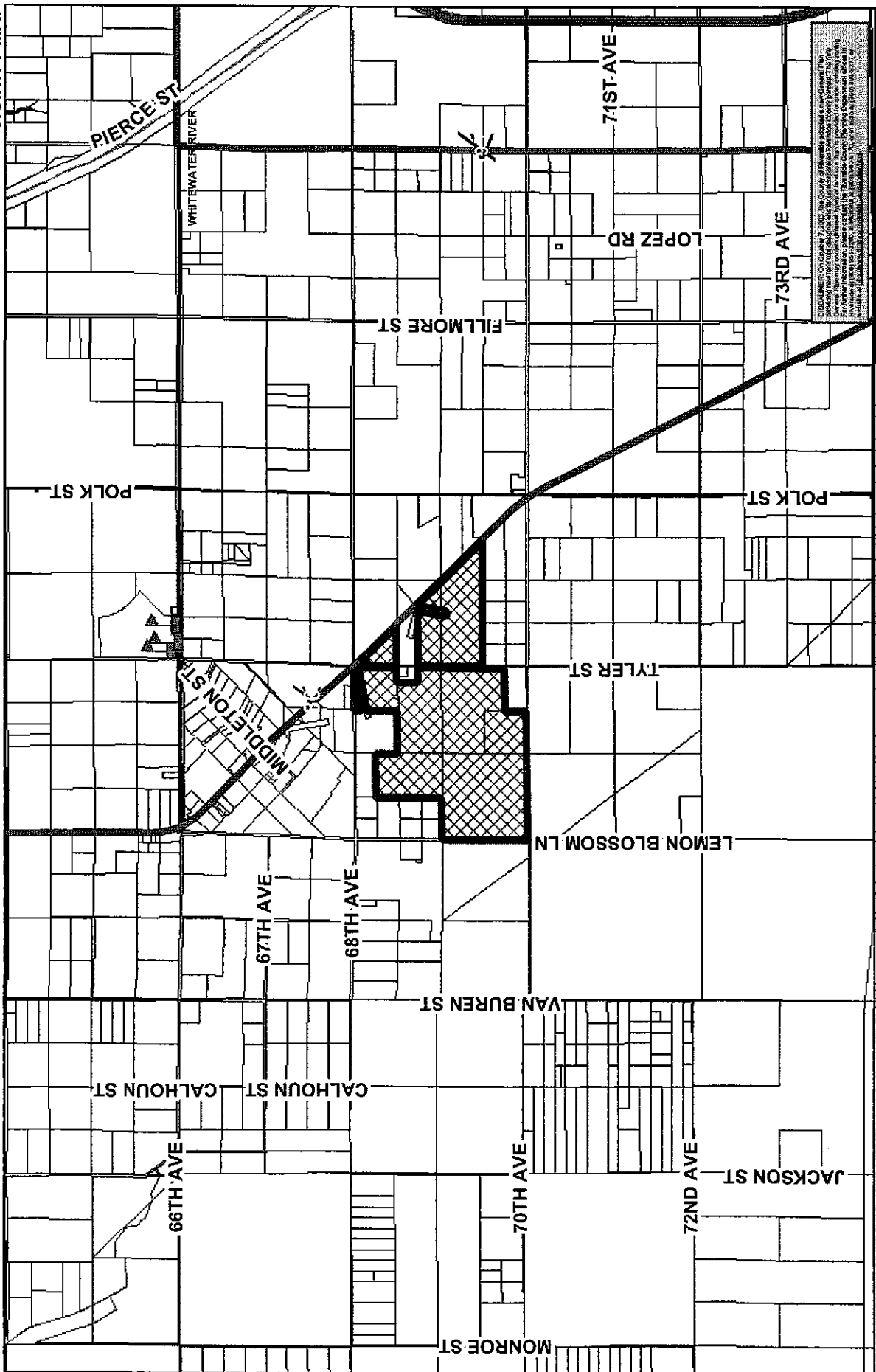
DATE: 05/16/2007
 T&B PLANNING
 17481 Fall The Falls Blvd. Suite 100 | Irvine, CA 92714
 P 949.453.8800 | F 949.453.8801
 www.tbplanning.com



Supervisor Wilson
District 4
Date Drawn: 10/22/08

CZ07549 SP00373 GPA00869
VICINITY MAP

Planner: Ryan Fowler
Date: 12/10/08
VICINITY MAP



District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 20 & 21

RIVERSIDE COUNTY PLANNING DEPARTMENT

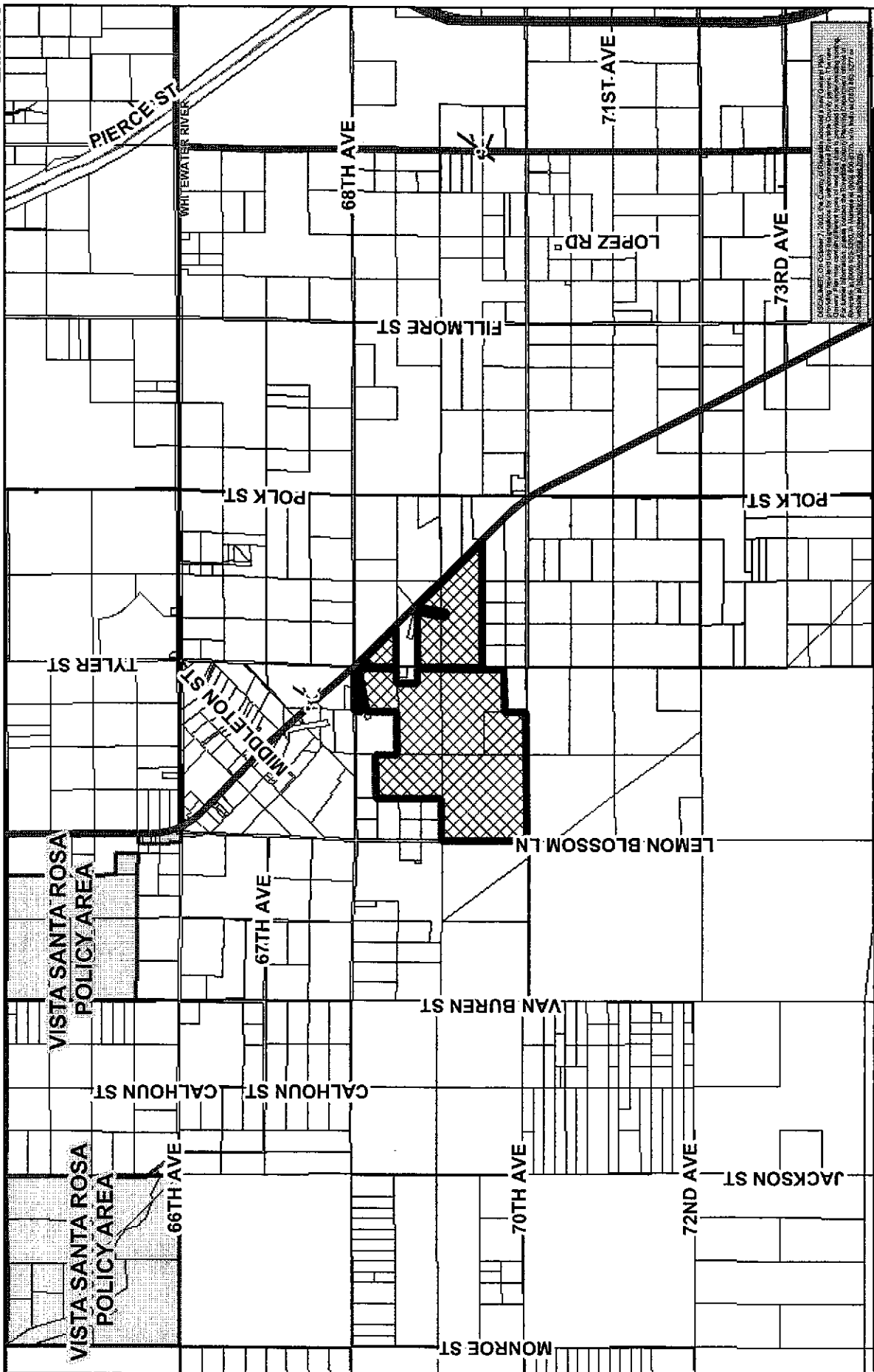
Assessors
Bk. Pg. 751-26 27 28 & 29
Thomas
Bros. Pg. 410 E2



Supervisor Wilson
District 4
Date Drawn: 10/22/08

CZ07549 SP00373 GPA00869 POLICY AREAS

Planner: Ryan Fowler
Date: 12/10/08
Exhibit 8

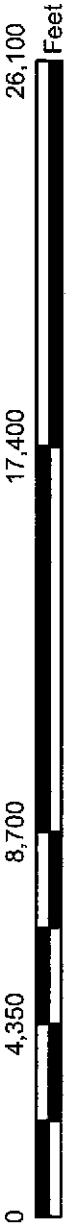


DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan. This map is based on the General Plan and is not intended to be used for any other purpose. The County of Riverside is not responsible for any errors or omissions on this map. For more information, please contact the Riverside County Planning Department, 1000 North Main Street, Suite 1000, Riverside, CA 92501. Telephone: (951) 955-5271. Fax: (951) 955-5272.

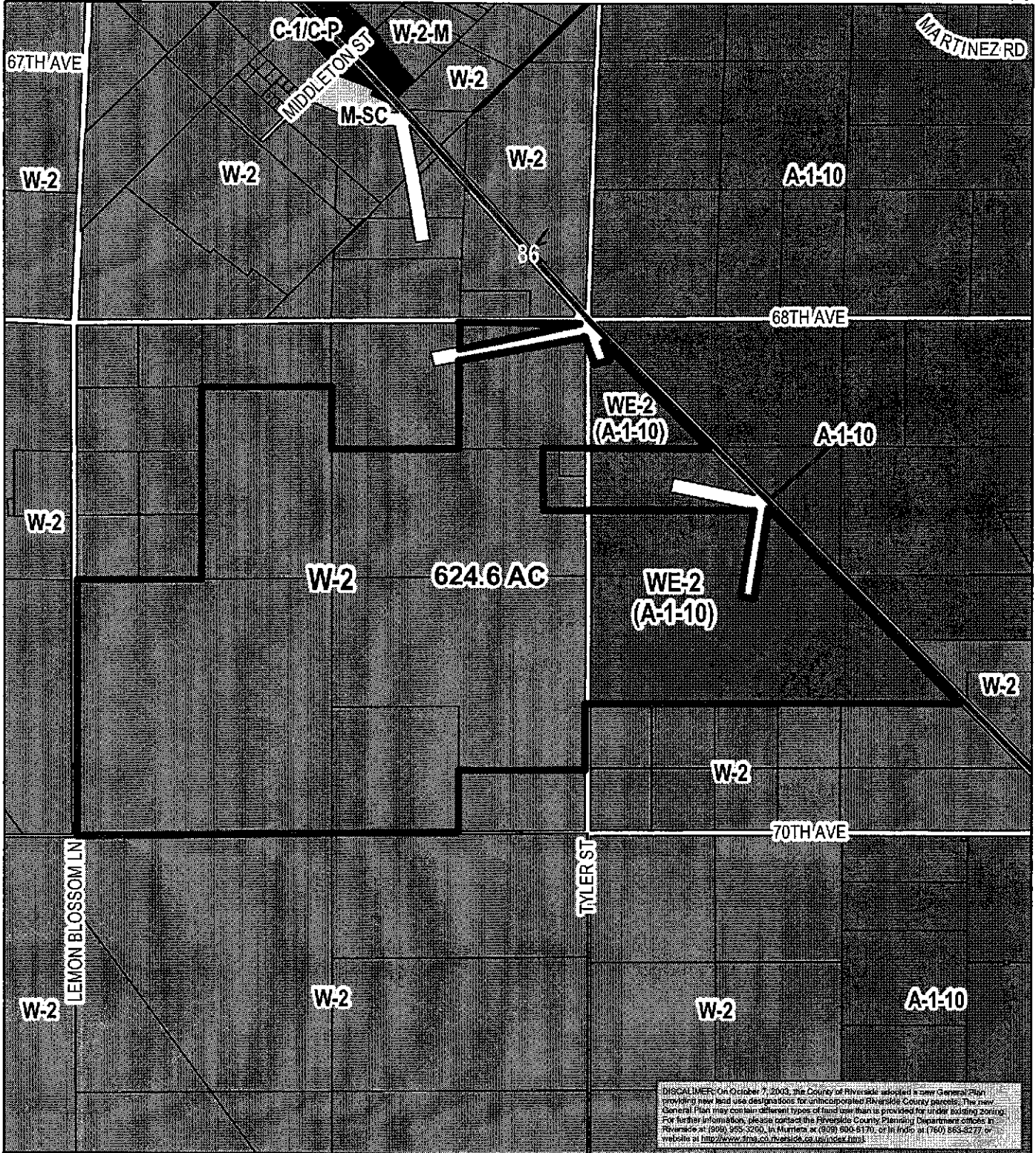
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 20 & 21

Assessors
Bk. Pg. 751-26 27 28 & 29
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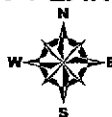
PROPOSED ZONING



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 by under existing zoning. For further information, please contact the Riverside County Planning Department at 600 S. Riverside at (909) 955-3200, in Murrieta at (909) 606-6170, or in Indio at (760) 853-4377 or website at <http://www.plm.ca.gov/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

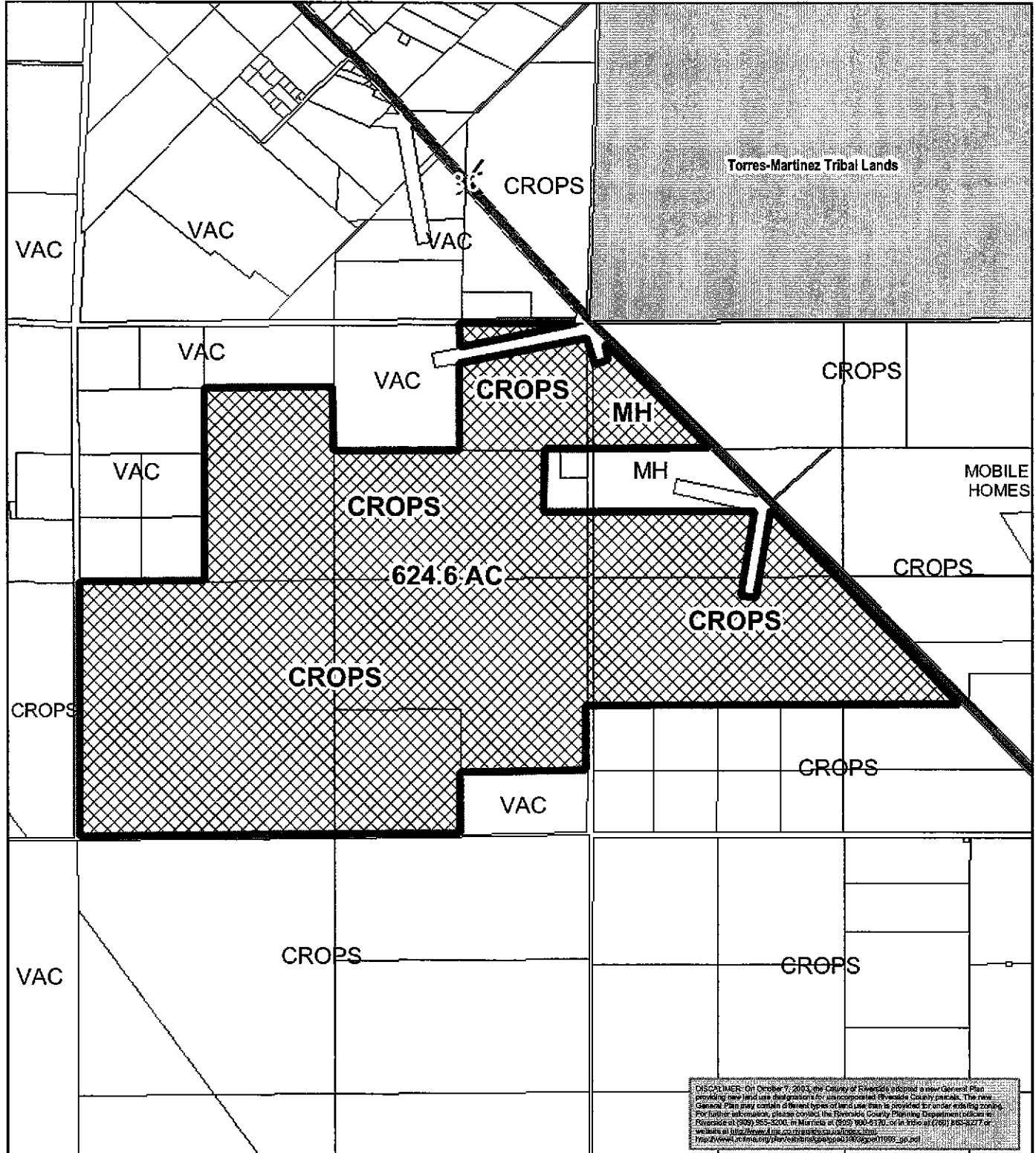
District: Lower Coachella Valley
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Assessors
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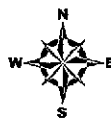


Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 20 & 21



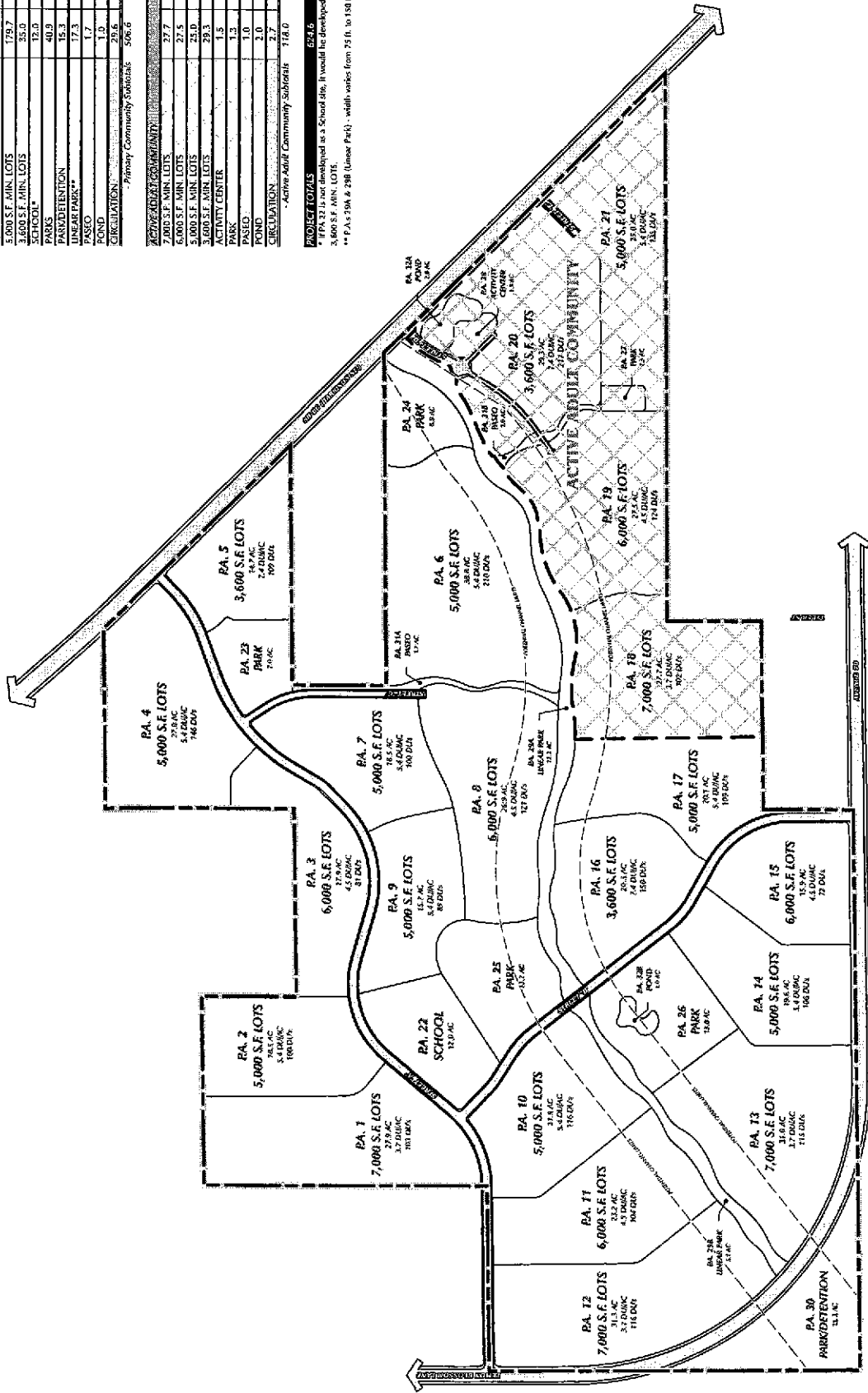
Assessors
Bk. Pg. 751-26 27 28 & 29
Thomas
Bros.Pg. 410 E2



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DUs
PRIMARY COMMUNITY			
7,000 S.F. MIN. LOTS	90.24	3.7	334
6,000 S.F. MIN. LOTS	89.5	4.5	378
5,000 S.F. MIN. LOTS	179.7	5.4	972
3,600 S.F. MIN. LOTS	35.0	7.4	259
SCHOOL*	12.0	7.4	88
PARKS	40.9	..	..
PARK/RECREATION	15.3	..	..
LINEAR PARK**	17.3	..	..
PASO	1.7	..	..
POND	1.0	..	..
CIRCULATION	29.6	..	..
Primary Community Subtotal	506.6	4.0	2,037
ACTIVE ADULT COMMUNITY			
7,000 S.F. MIN. LOTS	27.7	3.7	102
6,000 S.F. MIN. LOTS	27.5	4.5	124
5,000 S.F. MIN. LOTS	25.0	5.4	135
3,600 S.F. MIN. LOTS	29.3	7.4	217
ACTIVITY CENTER	1.5	..	..
PARK	1.3	..	..
PASO	1.0	..	..
POND	2.0	..	..
CIRCULATION	2.7	..	..
Active Adult Community Subtotal	118.0	4.9	578
PROJECT TOTALS	624.6	4.2	2,610

* PPA 22 is not developed as a School site, it would be developed as 80 units of 3,600 S.F. MIN. LOTS.
 ** PALS 20A & 20B (Linear Park) - width varies from 75 ft. to 150 ft.



Conceptual Land Use Plan

THE FALLS

DATE: 05/16/2007

T&B PLANNING
 17415 E. 17th Street, Suite 108, Irvine, CA 92618
 714.261.5500 • 714.261.5541
 www.tbplanning.com

AGRICULTURE AMENDMENT

Case No. GPA 00869 Supervisorial District: Fourth Existing Zoning: Agriculture (A-1-10)

Area Plan: Eastern Coachella Valley Acreage: 624.6

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture

Existing General Plan Land Use Designation: Agriculture

Existing Policy Area(s) or Overlay(s): Partially within a Community Development Overlay area

Existing Map(s) of Issue (cite GP figure # and page #): _____

Existing Text of Issue (cite GP page #, plus policy #, if applicable): _____

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development

Proposed General Plan Land Use Designation: Specific Plan

Proposed Change to Policy Area or Overlay: _____

Proposed Change to Map (cite GP map name): _____

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): _____

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		LOW - MODERATE
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)			

AGRICULTURE FINDINGS (Check all that apply)

Is there a reasonable possibility that the following findings can be made?*

Finding	Yes	No	Comment
<p>The amendment would contribute to the achievement of the purposes of the General Plan.</p>	<p>X</p>		<p>a) Provide a full range of necessary public services, including the assurance of a long-term, reliable water supply b) Be designed to provide for a range of housing needs c) And be designed to further the goals of the Coachella Valley Multi-species Habitat Conservation Plan, or, if outside the Plan boundaries, be designed in a manner that will not obstruct the achievement of conservation goals.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	<p>X</p>		<p>Located southerly of the existing community of Oasis and would be a logical extension of development along Highway 86</p>

*** THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	
Transportation	
EPD	
Fire	
Flood	
Building and Safety	
Geologist	

GENERAL PLAN AMENDMENT 869 - EIR No. 513 - Applicant:T&B Planning-Engineer/Rep: T & B Planning - Forth Supervisorial District- Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (10 acre minimum) - Location: Northerly of 70th Avenue, southerly of 68th Avenue and westerly of Highway 86 – 624.6 gross acres - Zoning: Agriculture (AG) - **REQUEST:** The amendment proposes to eliminate the land use designation of Agriculture - Agriculture (10 acre minimum) and would establish a Community Development Specific Plan on the 624.6 gross acre project site. The Specific Plan will include medium and high density single family and multi family residential development as well as recreational and conservation open space uses. – APN's: 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017 -Related Cases SP373.

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AGRICULTURE AMENDMENT

Case No. GPA 00869 Supervisorial District: Fourth Existing Zoning: Agriculture (A-1-10)

Area Plan: Eastern Coachella Valley Acreage: 624.6

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture

Existing General Plan Land Use Designation: Agriculture

Existing Policy Area(s) or Overlay(s): Partially within a Community Development Overlay area

Existing Map(s) of Issue (cite GP figure # and page #): _____

Existing Text of Issue (cite GP page #, plus policy #, if applicable): _____

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

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Proposed Change to Policy Area or Overlay: _____

Proposed Change to Map (cite GP map name): _____

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): _____

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		LOW - MODERATE
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)			

AGRICULTURE FINDINGS

(Check all that apply)

Is there a reasonable possibility that the following findings can be made?*

Finding	Yes	No	Comment
<p>The amendment would contribute to the achievement of the purposes of the General Plan.</p>	<p>X</p>		<p>a) Provide a full range of necessary public services, including the assurance of a long-term, reliable water supply b) Be designed to provide for a range of housing needs c) And be designed to further the goals of the Coachella Valley Multi-species Habitat Conservation Plan, or, if outside the Plan boundaries, be designed in a manner that will not obstruct the achievement of conservation goals.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	<p>X</p>		<p>Located southerly of the existing community of Oasis and would be a logical extension of development along Highway 86</p>

* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	
Transportation	
EPD	
Fire	
Flood	
Building and Safety	
Geologist	

Owner:

Brookkfield Thermal Plaza
700 Northwest 107th Avenue
Miami, FL 33172

Engineer/Representative:

T&B Planning
17542 East 17th Street Suite 100
Tustin CA 92780

Applicant:

T&B Planning
17542 East 17th Street Suite 100
Tustin CA 92780

GENERAL PLAN AMENDMENT 869 - EIR No. 513 - Applicant:T&B Planning-Engineer/Rep: T & B Planning - Forth Supervisorial District- Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (10 acre minimum) - Location: Northerly of 70th Avenue, southerly of 68th Avenue and westerly of Highway 86 – 624.6 gross acres - Zoning: Agriculture (AG) - **REQUEST:** The amendment proposes to eliminate the land use designation of Agriculture - Agriculture (10 acre minimum) and would establish a Community Development Specific Plan on the 624.6 gross acre project site. The Specific Plan will include medium and high density single family and multi family residential development as well as recreational and conservation open space uses. – APN's: 751-260-015, 752-260-016, 751-260-021, 751-260-023, 751-270-001, 751-270-004, 751-270-005, 751-280-001, 751-280-008, and 751-290-017 -Related Cases SP373.

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