

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

904 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 17, 2009

**SUBJECT:** FAST TRACK GENERAL PLAN AMENDMENT NO. 905 (FTA # 2007-08) / FAST TRACK CHANGE OF ZONE NO. 7621 (FTA #2007-08) / FAST TRACK TENTATIVE TRACT MAP NO. 35465 – (FTA # 2007-08) - EA No. 41710 – Applicant: Coachella Valley Housing Coalition – Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units Per Acre) - Location: Northerly of Avenue 64, southerly of Avenue 63, easterly of Lincoln Street, westerly of Johnson Street – Zoning: Heavy Agriculture, 10 Acres Minimum (A-2-10) Zone – 60 Gross Acres – Schedule A – REQUEST: The general plan amendment proposes to amend the Eastern Coachella Valley Area Plan Map from Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units Per Acre) to Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre); the change of zone proposes to change the zoning classification from Heavy Agriculture, 10 Acre Minimum (A-2-10) to Residential Incentive (R-6); the tentative tract map proposes an affordable housing development to divide approximately 60 acres into 291 single-family residential lots with common area lots for open space and drainage purposes. – APN(s): 727-030-037. (Legislative)

**RECOMMENDED MOTION:** The Planning Department recommended approval; and,

**THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41710** 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,

Ron Goldman  
Planning Director

RG:jd

REVIEWED BY EXECUTIVE OFFICE

DATE

2/19/09  
Tina Grande  
Departmental Concurrence

Policy

Consent

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

2009-02-18 AM 8:03

2009-02-18 AM 8:03

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2