

**MEMORANDUM
PLANNING COMMISSION MEETING**

DATE: December 14, 2020

TO: Chairman Vose and Members of the Planning Commission

FROM: Jocelyn Swain, Senior Planner

SUBJECT: CONTINUED ITEM – TENTATIVE TRACT MAP NO. 61921 TO ALLOW FOR THE SUBDIVISION OF 20 GROSS ACRES INTO 72 LOTS IN THE R-7,000 ZONE LOCATED AT THE NORTHEAST CORNER OF AVENUE J AND 40TH STREET WEST (APNS 3153-011-036 AND 3153-011-043)

PROJECT SUMMARY:

Tentative Tract Map No. 61921 is a proposed subdivision for 72 single family residential lots in the R-7,000 zone (single family residential, minimum lot size 7,000 square feet) at the northeast corner of Avenue J and 40th Street West. This map was heard at the October 19, 2020 Planning Commission meeting. However, due to issues raised in a comment letter from the California Department of Fish and Wildlife (CDFW), staff requested that the hearing be continued in order to recirculate the Initial Study to provide additional information on Joshua trees (*Yucca brevifolia*), Crotch bumblebee (*Bombus crotchii*), and other biological resources.

Additional information was requested from the applicant's biologist and incorporated into the Revised Initial Study. Based on information provided by the biologist, it was determined that there wasn't likely to be an impact to the bee. Additionally, revised and new mitigation measures were added to address impacts to Joshua trees, alkali mariposa lilies, and silvery legless lizards. The Revised Initial Study was circulated for public review from November 4, 2020 to December 4, 2020. In response to the recirculation, the CDFW submitted a second comment letter in which they continued to express their concern regarding the bee. As such, staff has incorporated a condition of approval requiring a survey for the species during the bee's flying season. With the incorporation of this condition, staff believes that all concerns are adequately addressed.

STAFF RECOMMENDATION:

Adopt Resolution No. 20-23 approving Tentative Tract Map No. 61921 to allow for the subdivision of 20 gross acres into 72 lots in the R-7,000 zone located at the northeast corner of Avenue J and 40th Street West.