

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

805 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2003

SUBJECT: CHANGE OF ZONE NO. 6767, TENTATIVE TRACT MAP NO. 31076 - EA 38952 - Western Land Company - Unland & Associates - Hemet-San Jacinto Zoning District - Third Supervisorial District - Northerly side of Tres Cerritos Avenue, easterly side of Los Rancheritas Road, southerly side of Hidden Springs Road, and westerly of Warren Road - **REQUEST:** The change of zone proposes to change the zone from Heavy Agriculture - 10 Acre Minimum (A-2-10) to Light Agriculture - 5 Acre Minimum (A-1-5); and a Schedule D tract map proposing to subdivide 78.33 acres into 16 lots with a minimum lot size of five (5) acres.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY UNANIMOUS VOTE, RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38952**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6767**, from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Light Agriculture – 5 Acre Minimum (A-1-5) in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31076**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RJ:ah

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
DATE 1/14/04

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1