

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

119B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 16, 2004

SUBJECT: CHANGE OF ZONE NO. 6954/TENTATIVE TRACT MAP NO. 31291 - EA 39512 - GW Engineering - Third Supervisorial District - Hemet Zoning District - 40.28 Acres - 42 proposed lots and one flood plain parcel - A-2-10 zoning - Schedule B - located northerly of Selgado Canyon road, southerly of Cactus Valley Road, easterly of Girard Street and westerly of Kel-Star Road - REQUEST: CZ6954 proposes a change of zone from heavy agriculture, A-2-10 to R-A / TR31291 proposes to subdivide 40.28 acres into 42 single family residential lots with 1/2 acre minimum lot sizes and one remainder parcel for the flood plain.

CONTROVERSIAL ISSUES: NONE

RECOMMENDED MOTION:

**The Planning Department recommended Approval; and
THE PLANNING COMMISSION BY A VOTE OF 4-1, (Commissioner Roth opposed)
RECOMMENDS:**

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39512, 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. 6954 from A-2-10 to R-A.

APPROVAL of TENTATIVE TRACT MAP NO. 31291, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ck

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 11/22/04

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3