

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

812 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 28, 2005

SUBJECT: CHANGE OF ZONE NO. 6954 – CEQA Exempt – Applicant: GW Engineering – Engineer / Representative: GW Engineering - Third Supervisorial District – Hemet - San Jacinto Zoning District – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Southerly of Cactus Valley Road, easterly of Morse Road and westerly of Kel-Star Road – 18.43 Gross Acres - Zoning: Heavy Agricultural - 10 Acre Minimum (A-2-10) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Heavy Agriculture - 10-Acre Minimum (A-2-10) to Residential Agriculture - 1/2- Acre Minimum (R-A) and Open Area Combining Zone - Residential Developments (R-5) on 58.71 acres. The Change of Zone encompasses the project areas for Tentative Tract Map No. 31291 and Tentative Tract Map No. 31292.

RECOMMENDED MOTION:

The Planning Department recommends:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6954** from Heavy Agriculture 10-Acre Minimum (A-2-10) to residential Agriculture (R-A) and Open Area Combining Zone – Residential Developments (R-5), in accordance with Exhibit #2.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE *12/1/05*

Robert C. Johnson
Planning Director

RCJ:sn

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

Prev. Agn. Ref. | District: Third | Agenda Number:

16.2