

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

610B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 3, 2004

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 671 / CHANGE OF ZONE NO. 6829 / TENTATIVE TRACT MAP NO. 31499 - EA 39114 - Century American Development Corporation - First Supervisorial District - Elsinore Area Plan - 17.9 Acres - 63 Lots - Schedule A - C-O Zoning - Located northerly of Catt Road, southerly of Charles Street and easterly of Frederick Street - REQUEST: GENERAL PLAN ADMENDMENT NO. 671 proposes changing the Elsinore Area land use plan designations from B-P and C-R to M-D-R 2-5 DU/AC / CHANGE OF ZONE NO. 6829 proposes changing the zoning from C-O and C-P-S to R-1 / TENTATIVE TRACT MAP NO. 31499 proposes a subdivision of 17.9 acres into 63 single family lots with a 7,200 sq. ft. minimum and a 21,941 sq. ft. detention basin.

**CONTROVERSIAL ISSUES: None**

**RECOMMENDED MOTION:**

**The Planning Department recommended Approval; and, THE PLANNING COMMISSION, BY A VOTE OF 4-0** (Commissioner Zuppardo choose not to participate in the discussion or decision of this project) **RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39114**, 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 **GENERAL PLAN AMENDMENT NO. 671**, in accordance with Exhibit #6A, and based upon the findings and conclusions incorporated in the staff report; and,

REVIEWED BY EXECUTIVE OFFICE  
DATE 3/10/04  
Departmental Concurrence

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued On Attached Page)

Policy

Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: FIRST

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 671 / CHANGE OF ZONE NO. 6829 / TENTATIVE  
TRACT MAP NO. 31499 -

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**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6829**, in accordance with Exhibit #2, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31499**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.