

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

623B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 21, 2005

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 698/CHANGE OF ZONE NO. 6970/TENTATIVE TRACT MAP NO. 32206 - EA39557 - Westmark Development Corp. - First Supervisorial District - Rancho California Zoning Area - Elsinore Area Map - 18.48 acres - 63 lots - R-A-20000 - Schedule A - Located southerly of Palomar Street and westerly of Cert Street. REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR); the change of zone proposes a zone change from Residential Agriculture - 20,000 square foot minimum (R-A-20000) to One Family Dwelling - 8,000 square foot minimum (R-A-8000); and a Schedule A tract map proposing to subdivide 18.48 gross acres into 63 single family residential lots minimum lot size of 8,000 square feet.

**CONTORVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:**

**ADOPTION** of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39557**, 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. 698** from Low Density Residential (LDR) to Medium Density Residential (MDR) 2-5 Dwelling Units per Acre in accordance with Exhibit No. 6A, and based upon the findings and conclusions incorporated in the staff report; and,

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:sn

(Continued On Attached Page)

REVIEWED BY: PLANNING OFFICE

DATE: 3/24/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 698/CHANGE OF ZONE NO. 6970/TENTATIVE  
TRACT MAP NO. 32206 - EA39557 -

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**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6970** from Residential Agriculture – 20,000 Acre Minimum (R-A-20000) to One-Family Dwellings – 8,000 square foot minimum (R-A-8000) 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. 32206**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and,

**APPROVAL** of Resolution recommending adoption of **GENERAL PLAN AMENDMENT NO. 698**.