

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

2013



FROM: TLMA - Planning Department

SUBMITTAL DATE: 8/22/03

**SUBJECT:** SPECIFIC PLAN NO. 106, AMENDED NO. 12 / CHANGE OF ZONE NO. 6751 / TENTATIVE TRACT MAP NO. 30791 - EA38888 - Peter Van Kalmthout - Third Supervisorial District - Southwest Area Plan - 20.13 acres - 50 single family residential lots - R-A-5 zoning - Schedule A - Located north of Thompson Road, south of Nicholas Road, east of Leon Road, and west of State Highway 79 - REQUEST: SP106A12, proposes to change 20.13 acres within the Dutch Village Specific Plan from Very Low Density Residential to Medium Density Residential / CZ6751, proposes to change the zoning on 20.13 acres from R-A-5 to R-1 within SP 106 / TR30791, proposes to divide 20.13 acres into 50 single family residential lots with a min. lot size of 7,200 square feet.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

The Planning Department Recommended Approval; and,  
**THE PLANNING COMMISSION, BY A VOTE OF 3-0** (Commissioner Zuppardo and Commissioner Porras Absent) **RECOMMENDS:**

**ADOPTION of a MITIGATED NEGATIVE DECLARATION** for ENVIRONMENTAL ASSESSMENT NO. 38888, 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 SPECIFIC PLAN NO. 106, AMENDMENT NO. 12**, subject to the attached conditions of approval, and based upon the findings and conclusions

Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Pages)

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE: 8/27/03

- Department Recommendation:  Consent  Policy
- Per Executive Office:  Consent  Policy

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

03 AUG 28 AM 8:11  
OFFICE OF THE CLERK  
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The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 106, AMENDED NO. 12 / CHANGE OF ZONE NO. 6751 /  
TENTATIVE TRACT MAP NO. 30791 -

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incorporated in the staff report, pending adoption of the Specific Plan Amendment by the Board of Supervisors; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6751**, from R-A-5 to R-1 in accordance with Exhibit 2; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 30791**, based upon the findings and conclusions incorporated in the staff report.