

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

701 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 16, 2003

**SUBJECT:** SPECIFIC PLAN NO. 106, AMENDMENT NO. 13 / CHANGE OF ZONE NO. 6804 / TENTATIVE TRACT MAP NO. 31119 - EA39045 - Peter Van Kalmthout - Third Supervisorial District - Rancho California Zoning Area - 20.01 acres - 31 residential lots - Schedule A - R-A-5 zoning - Located at the northwest corner of the intersection of Auld and Pourroy Roads - REQUEST: SP106A13, proposes to change 20.01 acres within the Dutch Village Specific Plan from Very Low Density Residential to Medium Density Residential / CZ6804, proposes to change the zoning on 20.01 acres from R-A-5 to R-1 within SP 106 / TR31119, proposes to divide 20.13 acres into 31 single family residential lots and one detention basin.


**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS TO THE BOARD OF SUPERVISORS:

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39045,** 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. 13,** subject to the attached conditions of approval, and based upon the findings and conclusions 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. 6804,** from R-A-5 to R-1 in accordance with Exhibit No. 2; and,

  
Robert C. Johnson  
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE  
*Robert C. Johnson*  
DATE 1/16/04

Departmental Concurrence

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

Prev. Agn. Ref. | District: Third | Agenda Number: 16.3

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 106, AMENDMENT NO. 13 / CHANGE OF ZONE NO. 6804 /

TENTATIVE TRACT MAP NO. 31119 -

December 16, 2003

Page 2 of 2

**APPROVAL of Tentative Tract Map No. 31119**, based upon the findings and conclusions incorporated in the staff report.

**CONTROVERSIAL ISSUES:** Grading – resolved through Conditions of Approval.