

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

222 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 17, 2004

SUBJECT: CHANGE OF ZONE NO. 6803 / TENTATIVE TRACT MAP NO. 31118 - EA39044
- Peter Van Kalmthout - Third Supervisorial District - Southwest Area Plan - 40.43 Acres - 133 single family residential lots; 2 open space lots; and 1 detention basin - Schedule A - R-R Zoning - Located north of Jean Nicholas Road, south of Dana Drive, and east of Leon Road - REQUEST: CZ 6803, proposes to change the zoning from R-R to R-1 / TR 31118, proposes to subdivide 40.43 acres into 133 single family residential lots, 1 open space lot and 1 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. 39044, 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 Change of Zone No. 6803, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Tract Map No. 31118, subject to the attached conditions of approval, and based upon the findings incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 2/19/04

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

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COUNTY OF RIVERSIDE
ON FEB 18 6W 11:14P
OFFICE
EXECUTIVE

Prev. Agn. Ref.

District: Third

Agenda Number:

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