

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

901B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 29, 2004

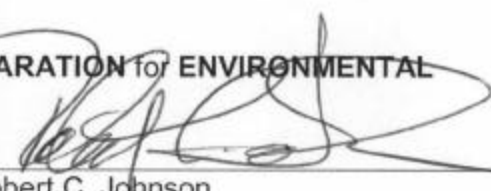
SUBJECT: SPECIFIC PLAN NO. 106, AMENDMENT NO. 14 / CHANGE OF ZONE NO. 6814 / TENTATIVE TRACT MAP NO. 31330 - EA 39066 - John Laing Homes - Third Supervisorial District - Southwest Planning Area - 29.13 Acres - 86 SFR Lots, 1 park lot, 1 commercial/industrial parcel and 1 remainder lot - Schedule A - IP and R-5 Zoning - Located in the French Valley Area of Western Riverside County in the Dutch Village Specific Plan. More specifically, the project is located westerly of Winchester Road (SR-79) and southerly of Jean Nicholas Road - REQUEST: SP106A14 proposes to change the current land use designation of the subject site from Industrial and to Single-Family Residential / CZ6814 proposes to change the current zoning from Industrial Park (IP) and Open Area Combining Zone-Residential Developments (R-5) to Single-Family Residential (R-1) / TR31330 proposes to subdivide 29.13 acres into 86 single-family residential lots, 1 park lot, 1 commercial/industrial parcel, and 1 remainder lot, and 2 lots for transportation corridors to accommodate expansion of Highway 79.

CONTROVERSIAL ISSUES: Street name change, restricted commercial access, street improvements, widening of the road, realignment of Jean Nicholas Road and notification to all residents relative to the airport traffic. Resolved through negotiations between the project proponent and Sam Alhadeff, who spoke in a neutral position.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
The Planning Commission, By a Vote of 4-0(Commissioner Porras absent) recommends to The Board of Supervisors:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL**


Robert C. Johnson
Planning Director

RCJ:aa

(Continued On Attached Page)

Departmental Concurrence

REVIEWED BY PLANNING OFFICE
[Signature]
DATE 4/1/04

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

Prev. Agn. Ref.

District: THIRD

Agenda Number:

16

The Honorable Board of Supervisors
RE: SPECIFIC PLAN NO. 106, AMENDMENT NO. 14 / CHANGE OF ZONE NO. 6814 /
TENTATIVE TRACT MAP NO. 31330 -
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ASSESSEMNT NO. 39066, 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 **AMENDMENT NO. 14** to **SPECIFIC PLAN NO. 106 (DUTCH VILLAGE)**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 06814**, from R-5 and I-P to R-1 in accordance with Exhibit "A"; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31330**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.