

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 29, 2004

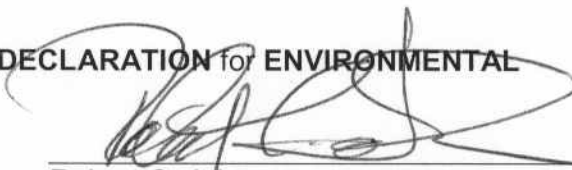
**SUBJECT:** SPECIFIC PLAN NO. 106, AMENDMENT NO. 14 / CHANGE OF ZONE NO. 6814 / TENTATIVE TRACT MAP NO. 31330 - EA 39066 - John Laing Homes - Third Supervisorial District - Southwest Planning Area - 29.13 Acres - 86 SFR Lots, 1 park lot, 1 commercial/industrial parcel and 1 remainder lot - Schedule 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)

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 4/1/04

Departmental Concurrence

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

**Prev. Agn. Ref.**

**District:** THIRD

**Agenda Number:**

16.2

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.