

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

915B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2004

SUBJECT: SPECIFIC PLAN NO. 106, AMENDMENT NO. 11 / CHANGE OF ZONE NO. 6745 / TENTATIVE PARCEL MAP NO. 30790 - EA38883 - Peter M. M. Van Kalmthout - Third Supervisorial District - Southwest Area Plan - 20.05 acres - 14 Commerical Lots; 5 Manufacturing Lots; 1 Open Space Lot; and 2 Detention Basins - R-A-1 and R-A-2 1/2 zoning - Schedule E - Located north of Auld Road and east of Leon Road within the Highway 79 policy area. - REQUEST: SP 106A11, proposes to change the current land use designation of the subject site from Residential Agricultural to Commercial / CZ 6745, proposes to change the zoning on the site from R-A-1 and R-A-2 1/2 to C-P-S; M-S-C and R-5 / PM 30790, proposes to subdivide 20.05 acres into 15 Commerical lots, 4 Manufacturing lots, 2 Detention Basins and 1 Open Space lot.

CONTROVERSIAL ISSUES: Off site Road Improvements / access with adjacent property owner – Eminent Domain proceedings may be required.

RECOMMENDED MOTION:

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

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38883, 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. 11 to Specific Plan No. 106, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,


Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
J. Murphy
DATE 6/8/04

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 106, AMENDMENT NO. 11 / CHANGE OF ZONE NO. 6745 /

TENTATIVE PARCEL MAP NO. 30790 -

June 1, 2004

Page 2 of 2

TENTATIVE APPROVAL of Change of Zone No. 6745, from R-A-1 and R-A-2 ½ to C-P-S, M-S-C and R-5 in accordance with Exhibit "A"; and,

APPROVAL of Tentative Parcel Map No. 30790, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.