

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

8016



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 14, 2007

SUBJECT: SPECIFIC PLAN NO. 323, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 7392 / TENTATIVE TRACT MAP NO. 34592 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Spring Mountain Investments – Engineer / Representative: Hunsaker & Associates - Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northeasterly of the City of Riverside along the easterly and westerly sides of Mount Vernon Road, and northerly of Palmyrita Avenue – Specific Plan 793 Gross Acres / Tentative Tract Map 11.7 Gross Acres - Zoning: Specific Plan (SP No. 323 - Planning Area No. 7) - **REQUEST:** The Specific Plan modifies the existing Spring Mountain Ranch Specific Plan No. 323 by re-designating Planning Area 7 from Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) use to Community Development: High Density Residential (CD-HDR) (8 -14 Dwelling Units Per Acre). The maximum number of dwelling units proposed increases from 1,461 in the original plan, to 1,558 in the amended plan. The Change of Zone proposes to amend the existing Specific Plan Zoning Ordinance Text to modify the zoning classification for Planning Area 7. The Tentative Tract Map is a Schedule A subdivision of 11.7 gross acres into 97 residential condominium units. The Tentative Tract Map is located within Planning Area 7 of the Specific Plan and only includes APNs 255-200-035, 255-200-036, and a portion of 255-200-026.

BACKGROUND:

This project was approved by the Planning Commission based on a finding that the project was exempt from CEQA. Further analysis finds that the finding was incorrect. Instead, the Planning Department has now determined that the pursuant to Section 15162 of the California Environmental Quality Act (CEQA), the project will have no new effects, and no new mitigation measures will be required, and that the project is within the scope of the project covered by the earlier EIR of Negative Declaration and it adequately described this project for the purposes of CEQA, therefore no new environmental document will be required.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE
DATE 3/16/07 JAW

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.6

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 323, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 7392 /
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RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 323, AMENDMENT NO. 1**, 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. 7392**, to amend the existing Specific Plan Zoning Ordinance Text to modify the zoning classification for Planning Area 7; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34592**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.