

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

815B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 20, 2007

SUBJECT: CHANGE OF ZONE NO. 7432 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: SC Eastvale Development Corp. – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), Community Center Overlay (CCO) – Location: Southerly of Schleisman Road, and westerly of Archibald Avenue – 112.00 Gross Acres - Zoning: Specific Plan (SP No. 331) - **REQUEST:** The Change of Zone proposes to define the planning area boundaries for Planning Areas 1, 2, 3, 4, and 5 of approved Specific Plan No. 331 (The Enclave).

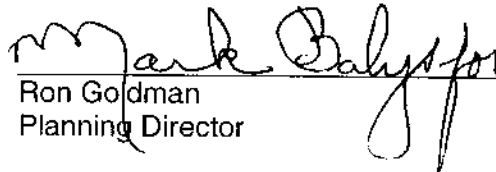
BACKGROUND:

This project was approved by the Planning Commission based on a finding that the project was exempt from CEQA. Further analysis finds that finding was incorrect. Instead, the Planning Department has now determined that 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 or Negative Declaration and it adequately described this project for the purposes of CEQA, therefore no new environmental document will be required.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7432**, defining planning area boundaries for Planning Areas 1, 2, 3, 4, and 5 of approved Specific Plan No. 331, in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report.


Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/22/07

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.5