

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

81B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 21, 2007

SUBJECT: PUBLIC USE PERMIT NO. 880 - NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED - Applicant: SMR Ventures - Engineer / Representative: The Keith Companies - Fifth Supervisorial District - University Zoning District - Highgrove Area Plan: Community Development: Public Facilities (CD-PF) (≤ 0.60 Floor Area Ratio) - Location: Southerly of Spring Street, northerly of Pigeon Pass Road, and easterly of Mount Vernon Avenue - 0.7 Gross Acres - Zoning: Specific Plan (SP No. 323 - Planning Area No. 3) - **REQUEST:** The Public Use Permit is a proposal for a domestic water reservoir located within Planning Area No. 3 of Phase 2 for the Spring Mountain Ranch Specific Plan No. 323 A1 Development, specifically for Tracts 29598, 29600, 29599, and 29740.

BACKGROUND:

The proposed development is part of the previously approved Spring Mountain Ranch Specific Plan. The Specific Plan encompasses approximately 793 acres of unincorporated land northeast of the City of Riverside and was adopted by the Riverside County Board of Supervisors on June 5, 2001. The approved Specific Plan proposes to develop Medium and High Density Residential dwelling units, open space areas, public facilities, and a school site. This project is a part of the infrastructure improvements required for the approved residential development in the area.

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 EIR or 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 5/21/07

Tina Grande

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.8