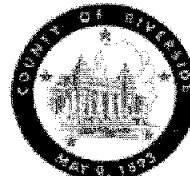


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

809B



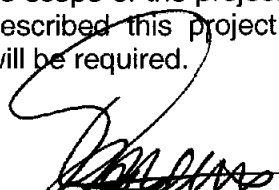
FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 24, 2007

SUBJECT: SPECIFIC PLAN NO. 266 AMENDMENT NO. 2 / CHANGE OF ZONE NO. 7480 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Lewis Investors Company, LLC – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: High Density Residential (CD-HDR) (8 - 14 Dwelling Units Per Acre) and Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Limonite Avenue, easterly of Hamner Avenue, and westerly of Interstate 15 – 74.7 Gross Acres - Zoning: General Residential (R-3) and Scenic Highway Commercial (C-P-S) - **REQUEST:** The Specific Plan Amendment proposes to transfer 7.9 acres from Planning Area 1 to Planning Area 23, and change the boundaries between Planning Area 1 and 23. Planning Area 1 will be reduced from 47.9 acres to 40.0 acres, and Planning Area 23 will be increased from 26.8 acres to 34.7 acres. The total number of allowable dwelling units within Planning Area 23 will remain unchanged. The Change of Zone proposes to change a portion of the project site's current zoning classification in Planning Area 1 from General Residential (R-3) to Scenic Highway Commercial (C-P-S), and a portion in Planning Area 23 from Scenic Highway Commercial (C-P-S) to General Residential (R-3).

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.


Ron Goldman
Planning Director

Damian Meins for
Assistant Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/7/07

Tina Grande
Departmental Concurrence

Policy

Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second | Agenda Number:

15.3

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 266 AMENDMENT NO. 2 / CHANGE OF ZONE NO. 7480

October 24, 2007

Page 2 of 2

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 266 AMENDMENT NO. 2**, 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. 7480**, from General Residential (R-3) to Scenic Highway Commercial (C-P-S) in Planning Area 1 and from Scenic Highway Commercial (C-P-S) to General Residential (R-3) in Planning Area 23, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.