

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

107B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** May 19, 2003

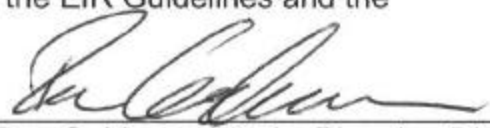
**SUBJECT:** SPECIFIC PLAN NO. 256, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6660 / TENTATIVE TRACT MAP NO. 30440 - EA 38554 - T& B Planning Consultants, Inc. for Sycamore Creek Association LP - First Supervisorial District - Temescal Zoning District - 717 acres - 243 residential lots, 6 landscape lots and 1 park site - SP zoning - Schedule A - Located west of I-15 Freeway, south of Temescal Canyon Road and north and south of Indian Truck Trail - REQUEST: SP 256A1, proposes to amend the adopted Sycamore Creek Specific Plan No. 256 to revise the circulation and make minor changes to proposed Planning Areas to increase open space required to protect significant wildlife habitat. The revised SP will include 1,765 Dwelling Units. The applicant is also proposing minor changes to the Design Guidelines. / CZ 6660, is a zoning text change to make the zoning consistent with the proposed Specific Plan Amendment No. 1. / TR 30440, is a proposal to divide 98.9-acres into 243 residential lots, 6 landscape lots and 1 park site.

**CONTROVERSIAL ISSUES:** Hydrology, drainage, erosion and silt settlement, biological issues, mining noise, dust, vibration, preservation of open space, secondary and connected trails, project access- resolved through discussion and modified conditions of approval.

**RECOMMENDED MOTION:**

The Planning Department Recommended Approval;  
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS:

**CERTIFICATION of the ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 325**, which has been completed in compliance with the EIR Guidelines and the

  
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Ron Goldman, Interim Planning Director


RG:ar

(Continued On Attached Page)

**CEO. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature



Department Recommendation:  Policy  Consent  
Per Executive Office:  Policy  Consent

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16 2

The Honorable Board of Supervisors  
RE: SPECIFIC PLAN NO. 256, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6660 /  
TENTATIVE TRACT MAP NO. 30440 -  
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Riverside County Rules to Implement CEQA; and,

**TENTATIVE APPROVAL of AMENDMENT NO. 1 to SPECIFIC PLAN NO. 256**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending adoption of the specific plan resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6660**, a zoning-text change to make the zoning consistent with the proposed Specific Plan Amendment No. 1 in accordance with draft ordinance approval by County Counsel, pending adoption of the final zoning ordinance text and map by the Board of Supervisors; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 30440**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of EXCEPTION to ORDINANCE 460 for LENGTH TO WIDTH RATIO**, for the following lots: 2, 3, 12, 22-25, 29-38, 41-49, 68, 69, 71, 72, 156 and 236.