

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

901 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 21, 2012

SUBJECT: Change of Zone No. 7317

RECOMMENDED MOTION:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7317**, formalizing the Planning Area Boundaries for Planning Areas PA 1, 23.5 acres; PA 2, 32.1 acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres; PA 19, 11.9 acres; PA 20b, 4.9 acres; PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan in accordance with the attached exhibit, and based upon the findings and conclusions incorporated in the staff report, subject to the adoption of Ordinance No.348.4739 for map number 2.2340.

BACKGROUND:

Condition of Approval 30.PLANNING.22 and 50.PLANNING.37 for TR31908 require that the Specific Plan Planning Area boundary be formalized through the Change of Zone process prior to the recordation of the implementing tract map. Board adoption of this Change of Zone will permit TR31908-1 to record. According to staff research, the Specific Plan has yet to formalize any Planning Area boundaries. This Change of Zone will be the first of two planned. The Specific Plan 256 Amendment No. 2 will create a total of 39 Planning Areas, this Change of Zone will formalize 14 of the Planning Areas. The second Change of Zone application (yet to be filed) will formalize the remaining 25 Planning Areas, or 65% of the project.

Greg Neal, Deputy Director for
Carolyn Syms Luna
Planning Director

Initials:
MS:dm

REVIEWED BY EXECUTIVE OFFICE

DATE 2/23/12 Tina Grande

Departmental Concurrence

Policy Policy

Consent Consent

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

Prev. Agn. Ref.

District: 1/1

Agenda Number:

16.1



**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 15, 2012**

I. AGENDA ITEM 3:3 CHANGE OF ZONE NO: 07317– Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan.

II. PROJECT DESCRIPTION:

The Project proposes to formalize the Planning Area Boundaries for Planning Area's 1, 2, 10, 12, 13, 14, 15b, 20b, 21, 22, 25, and 28. – APN's: see Planning Dept for list– Concurrent Cases: SP00256A2.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org

There were three speakers in favor of the subject proposal:

- J.R. Ackton, 8401 Bedford Motor Way, Corona CA 92883
- Gary Laughlin, 3545 Lexington, Chino CA 91710 (909) 628-5446
- Wayne Kiley, 7726 S. Weirick, Corona CA (231) 631-2311

There were no speakers in a favor or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

The Planning Commission, by a vote of 5-0:

TENTATIVLY APPROVED CHANGE OF ZONE 7317

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.3
Area Plan: Temescal Canyon
Zoning Area: Alberhill, Glen Ivy, and Temescal
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: February 15, 2012

CHANGE OF ZONE NO. 7317
CEQA Exempt
Applicant: Sycamore Creek Holdings, LLC
Engineer/Representative: T & B Planning Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7317 proposes to formalize the Planning Area Boundaries for the following Planning Area's of Specific Plan No. 256 (Sycamore Creek):

- PA 1, 23.5 acres
- PA 2, 32.1 acres
- PA 10, 23.6 acres
- PA 12, 35.6 acres
- PA 13, 26 acres
- PA 14, 22.4 acres
- PA 15a, 23.3 acres
- PA 15b, 21 acres
- PA 19, 11.9 acres
- PA 20b, 4.9 acres
- PA 21, 85.3 acres
- PA 22, 9.6 acres
- PA 25, 25 acres
- PA 28, 1.2 acres

The project is located in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

ISSUES OF POTENTIAL CONCERN:

Condition of Approval 30.PLANNING.22 and 50.PLANNING.37 for TR31908 require that the Specific Plan Planning Area boundary be formalized through the Change of Zone process prior to the recordation of the implementing tract map. Board adoption of this Change of Zone will permit TR31908-1 to record. According to staff research, the Specific Plan has yet to formalize any Planning Area boundaries. This Change of Zone will be the first of two planned. The Specific Plan 256 Amendment No. 2 will create a total of 39 Planning Areas, this Change of Zone will formalize 14 of the Planning Areas, or 35% of the Project. The second Change of Zone application (yet to be filled) will formalize the remaining 25, or 65% of the Project.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):
Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5):
Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space- Conservation Habitat (OS:CH) to the south and east.
3. Existing Zoning (Ex. #2):
Specific Plan (SP)
4. Surrounding Zoning (Ex. #2):
Manufacturing Service Commercial (M-SC) to the

CHANGE OF ZONE NO. 7317

Planning Commission Staff Report: February 15, 2012

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5. Existing Land Use (Ex. #1): north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
6. Surrounding Land Use (Ex. #1): Single Family, School, Retail, Conservation Habitat and Vacant Land.
7. Project Data: Vacant land to the north and east (except the 15 freeway), mining to the west, Conservation Habitat and a Nudist Resort to the south.
7. Project Data: Total Acreage: 345.4 Acres (PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres)
Total Planning Areas: 14
8. Environmental Concerns: The project is exempt from CEQA pursuant to CEQA Guidelines Section 15182.

RECOMMENDATIONS:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7317**, formalizing the Planning Area Boundaries for Planning Areas PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan in accordance with attached exhibit, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan and the Specific Plan.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

CHANGE OF ZONE NO. 7317

Planning Commission Staff Report: February 15, 2012

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6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space-Conservation Habitat (OS:CH) to the south and east.
3. The zoning for the subject site is Specific Plan (SP).
4. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
5. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
6. This Specific Plan is located within Criteria Area 3348, 3349, 3448, 3546, and 3545 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of conservation area was required of the first Amendment to the Specific Plan. Because the Change of Zone proposed is consistent with the Specific Plan, and with the MSHCP determination and requirements, there is no specific requirement for the Change of Zone to dedicate any lands.
7. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU because it is consistent with the Specific Plan.
8. Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. an area drainage plan, or dam inundation area;
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:

CHANGE OF ZONE NO. 7317

Planning Commission Staff Report: February 15, 2012

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- a. The city of Corona sphere of influence;
 - b. The boundaries of the County Service Area No. 134;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. A fault zone;
 - e. An area subject to low to moderate liquefaction;
 - f. Several MSHCP criteria cells; and,
 - g. Partially within a 100-year flood plain.
4. See attached list for all APN's associated with the Specific Plan.

Ms:DJ

Y:\Planning Master Forms\Staff Report.doc

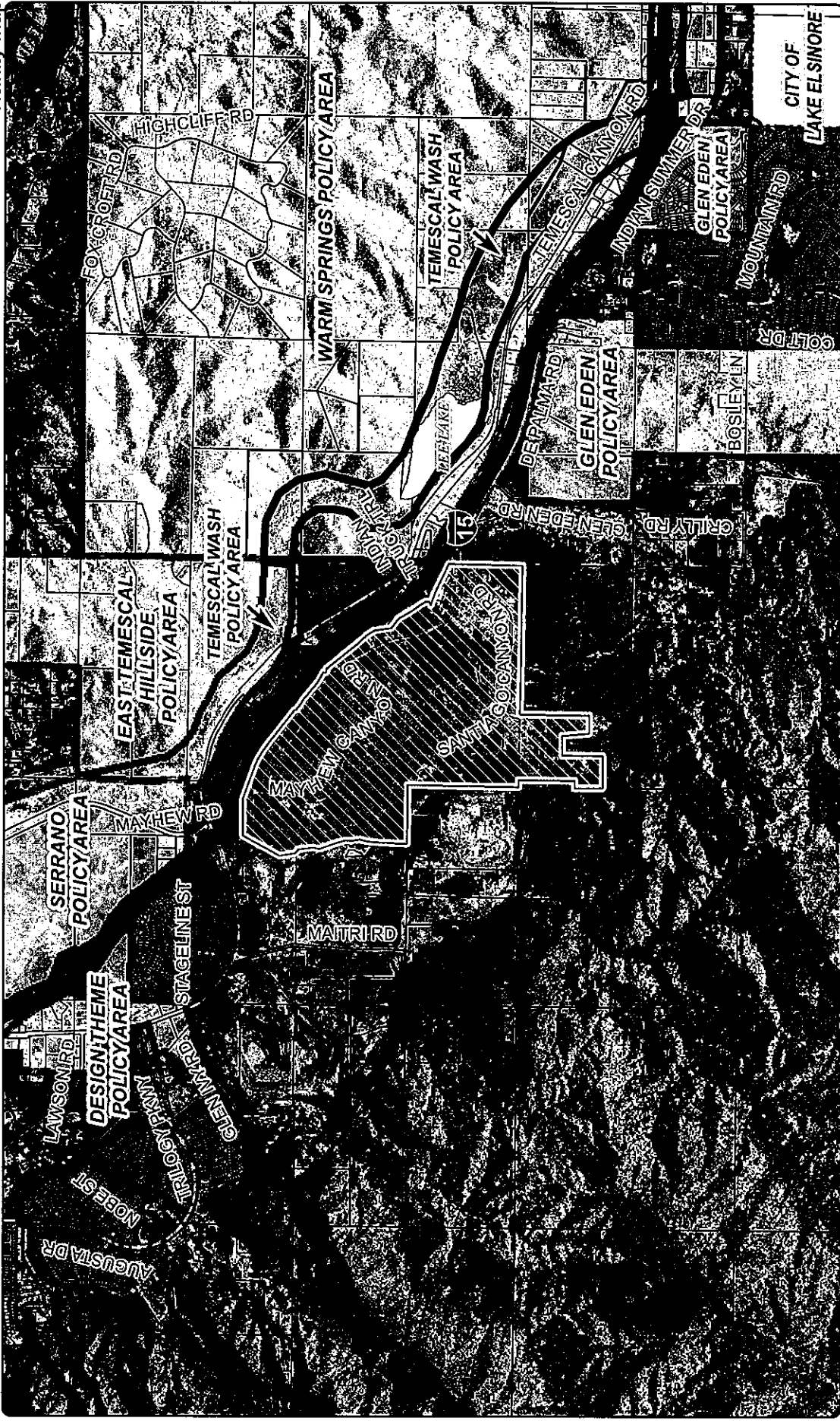
Date Prepared: 01/19/12

Date Revised: 01/19/12

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317
VICINITY/POLICY AREAS**

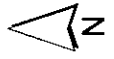
Supervisor Buster
District 1

Date Drawn: 8/29/11
Vicinity Map



**Zoning Area: Temescal, Alberhill and Glen Ivy
Township/Range: T5SR6W
Section: 12**

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 834 2G
Edition 2009

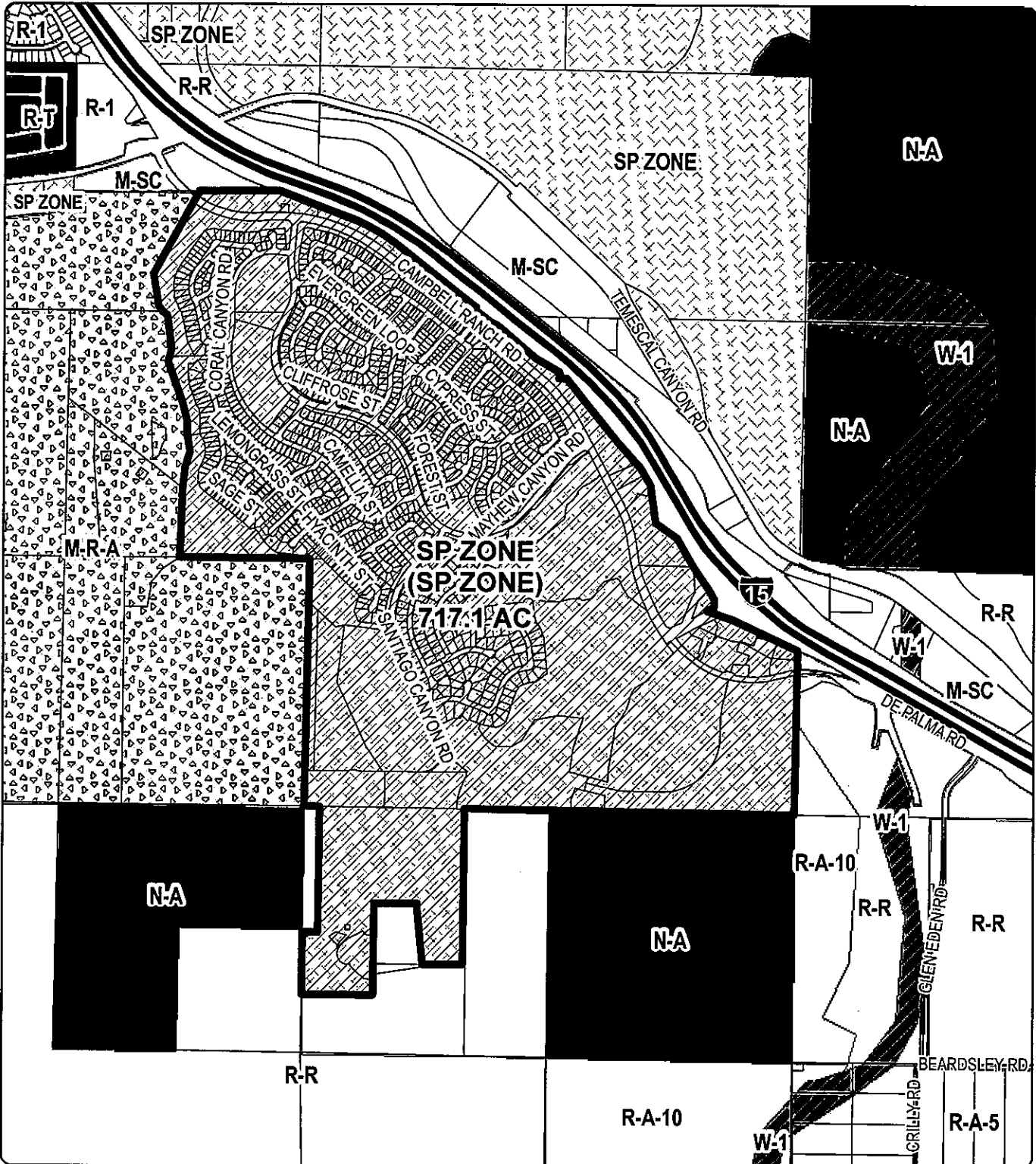


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 935-3200 (Western County), or in Indio at (760) 963-8277 (Eastern County) or website at <http://www.planning.ca.gov/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317
ZONING

Supervisor Buster
 District 1

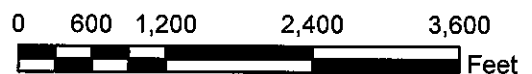
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 Exhibit 2



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65
 Thomas Bros. Pg. 834 2G
 Edition 2009

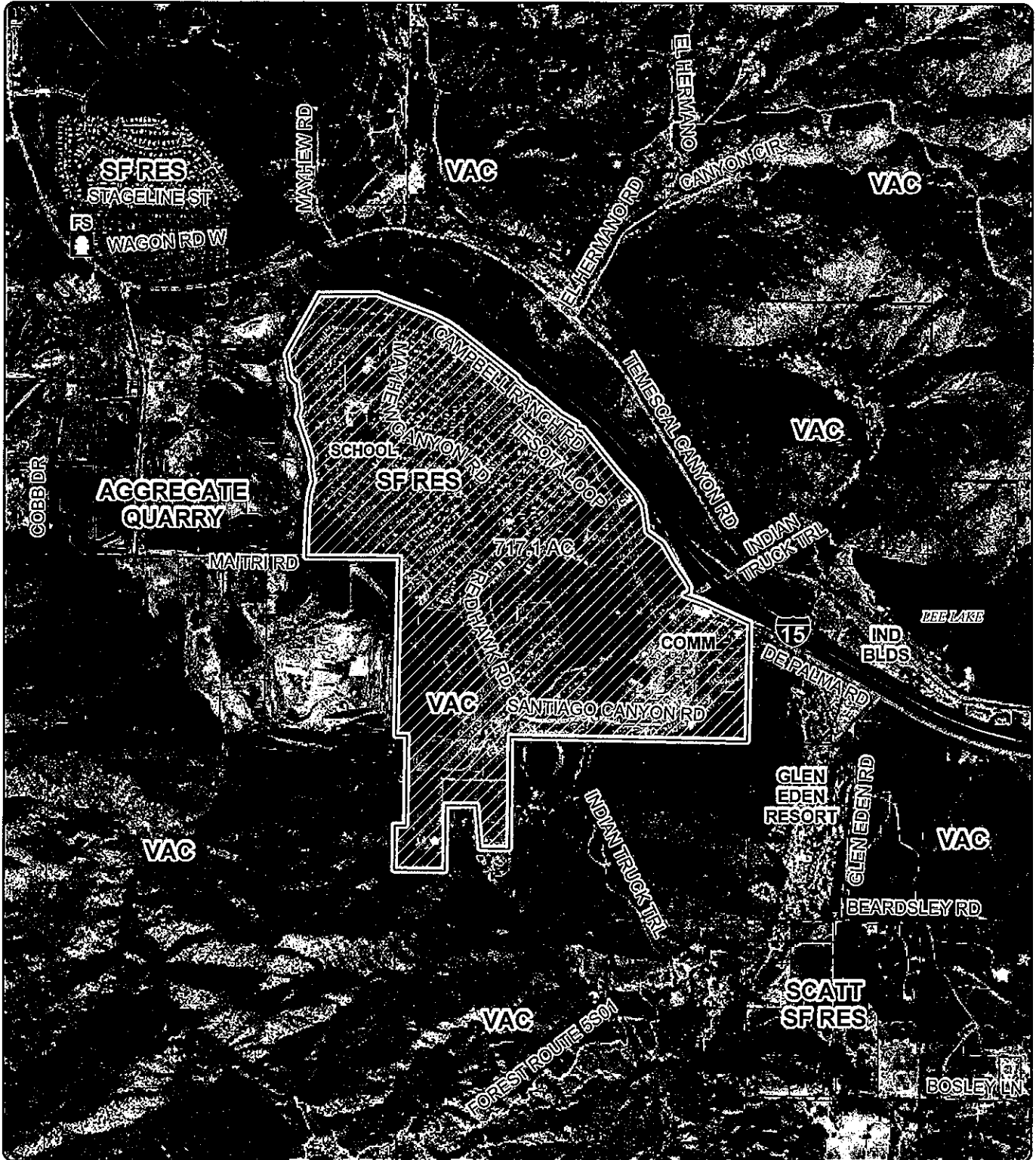
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317
LAND USE

Supervisor Buster
 District 1

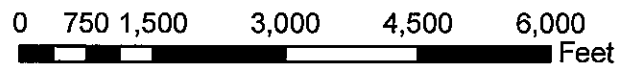
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 Exhibit 1



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

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 Thomas Bros. Pg. 834 2G
 Edition 2009

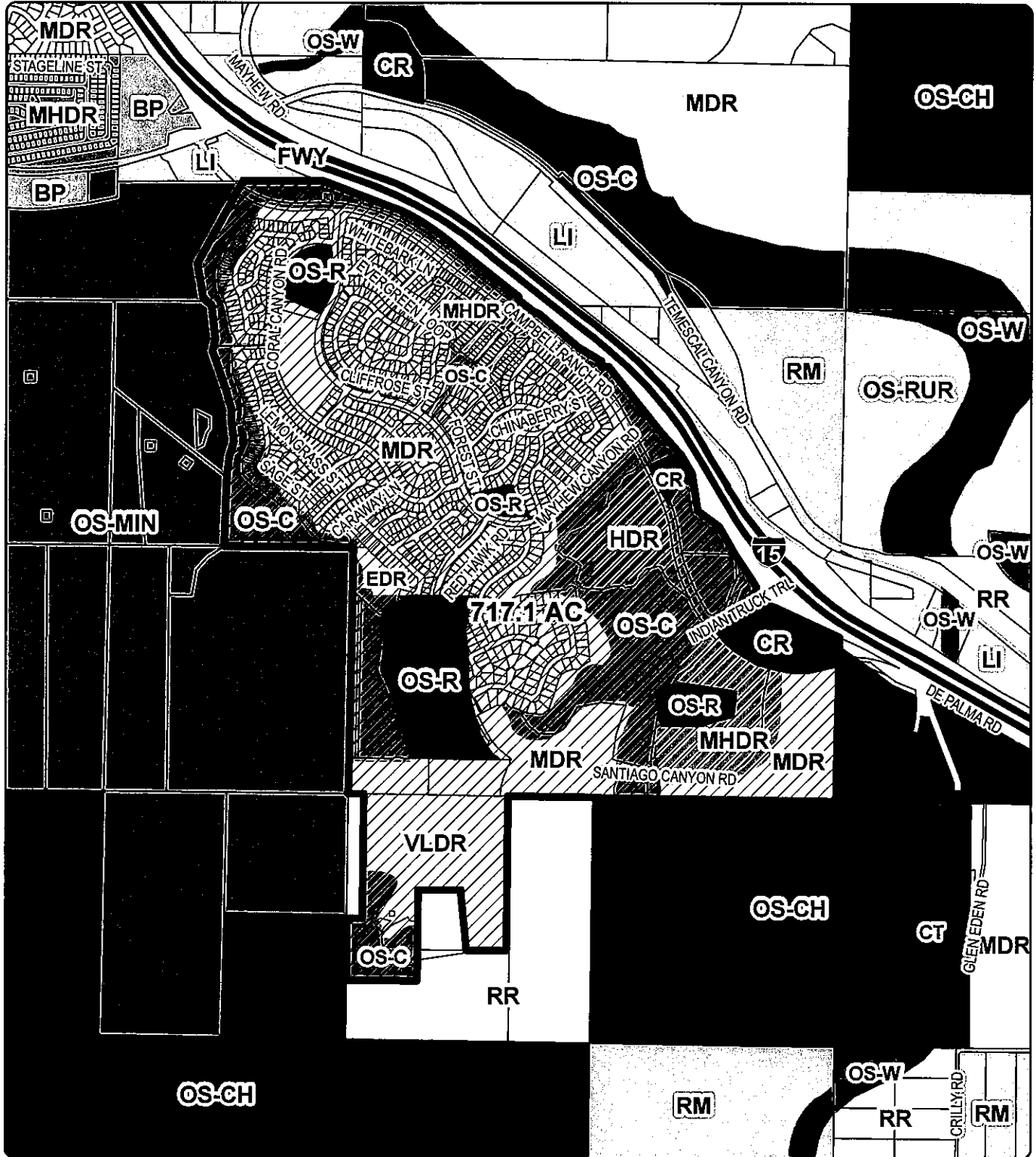
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317
EXISTING GENERAL PLAN

Supervisor Buster
 District 1

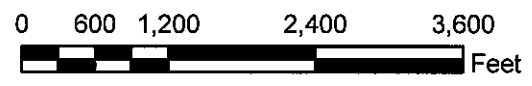
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 Exhibit 5

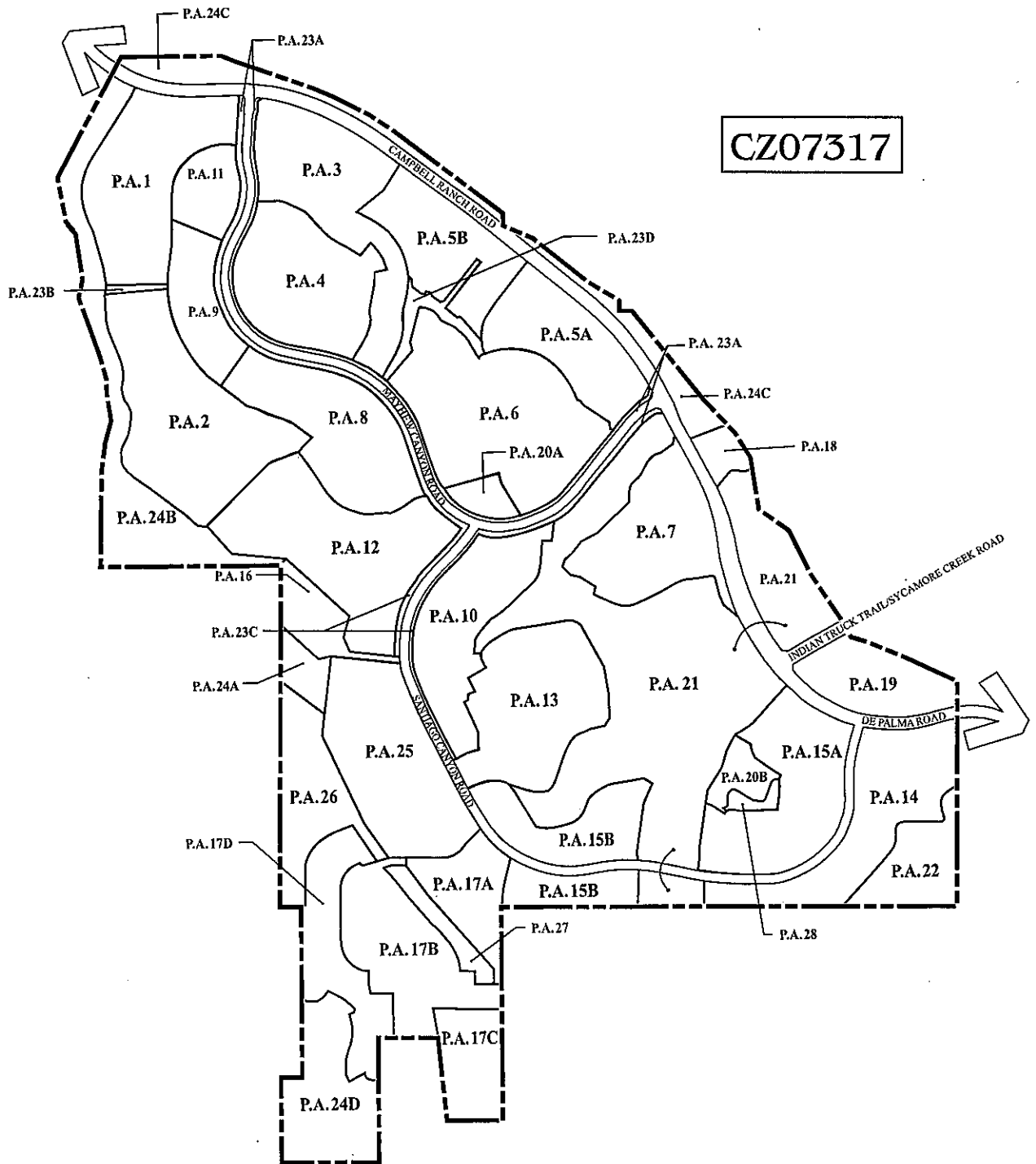


Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

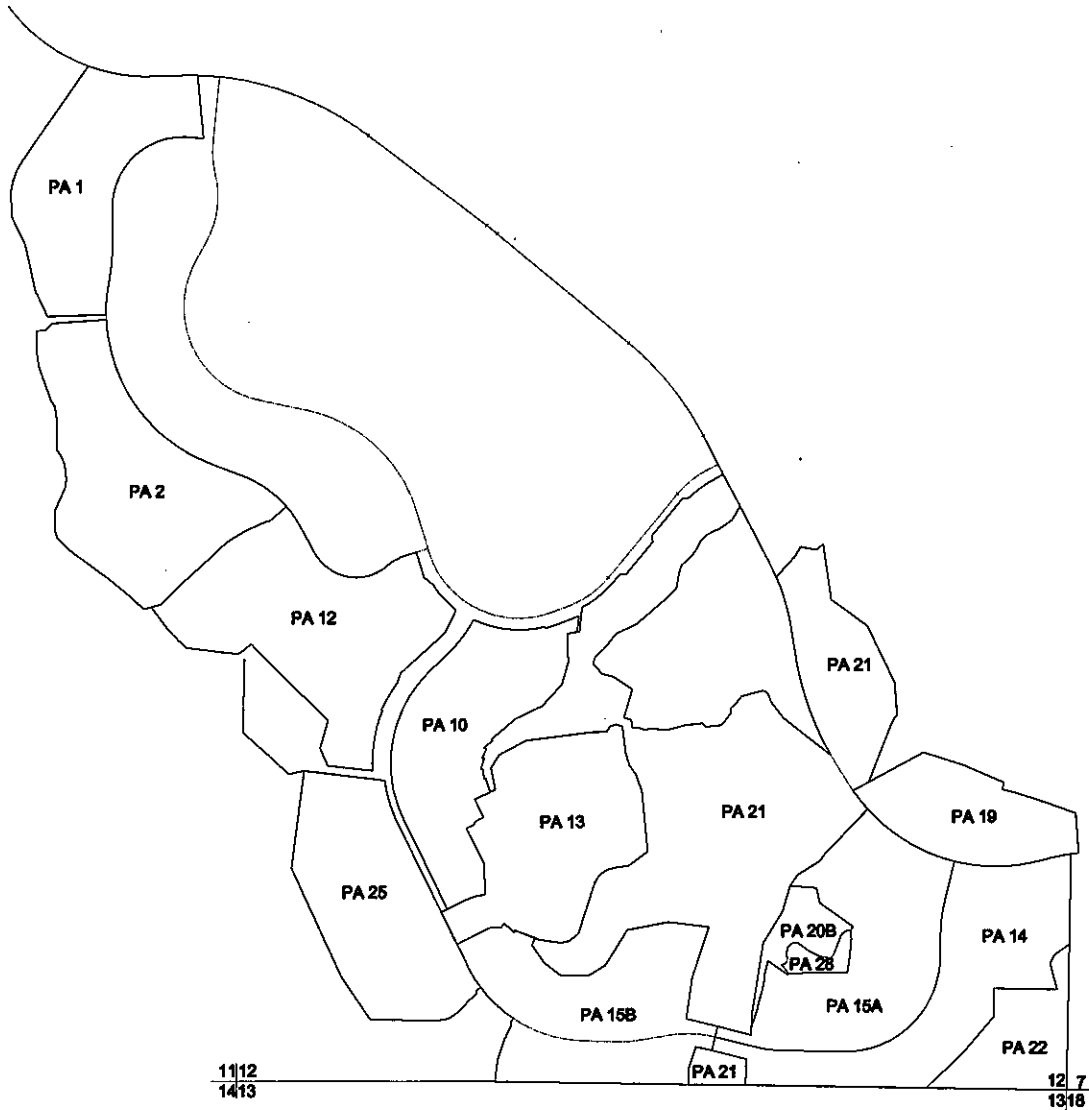
Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65
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 Edition 2009

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TEMESCAL
SEC 11,12, T.5S., R.6W S.B.M.

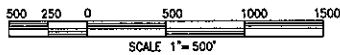


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

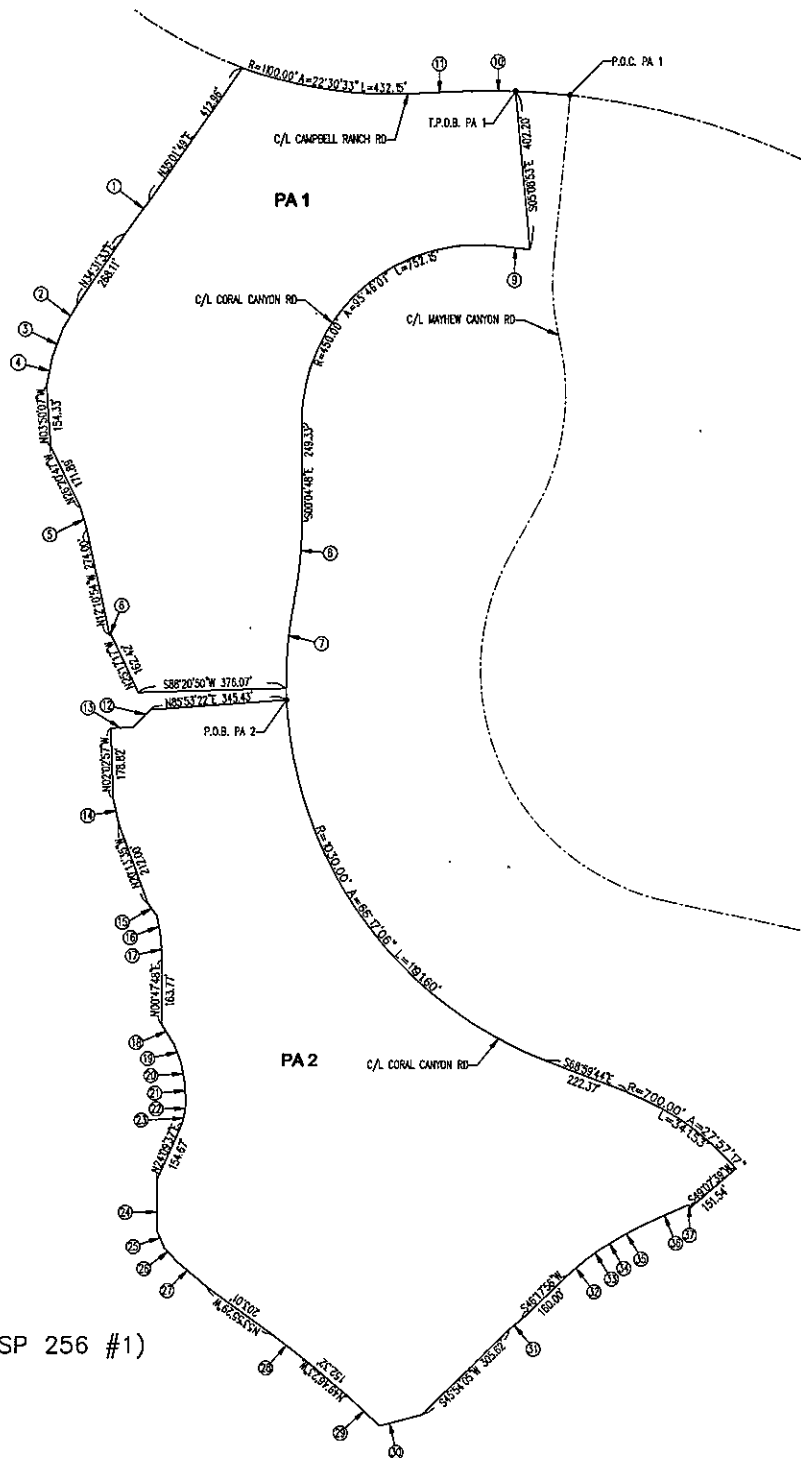


CHANGE OF ZONE CASE NO. XXXX
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
JANUARY 17, 2012
RIVERSIDE COUNTY BOARD OF SUPERVISORS

TEMESCAL
SEC 11, T.5S., R.6W S.B.M.

DATA TABLE

NO.	B'RING/D'ELTA	RADIUS	LENGTH
1	N37°40'03"E	-	51.05'
2	N30°39'40"E	-	72.67'
3	N20°26'06"E	-	74.48'
4	N11°21'00"E	-	75.25'
5	N16°12'15"W	-	56.08'
6	N77°49'06"E	-	3.93'
7	S6°47'10"	1030.00	221.59'
8	S11°21'14"	1030.00	204.11'
9	N84°18'46"W	-	86.10'
10	S4°31'14"	1900.00	149.91'
11	N87°22'05"E	-	120.32'
12	N44°48'29"E	-	63.23'
13	N87°57'03"E	-	57.40'
14	N12°04'07"W	-	57.50'
15	N34°59'06"W	-	41.18'
16	N09°45'31"W	-	54.00'
17	N04°30'39"W	-	55.23'
18	N32°14'08"W	-	60.15'
19	N20°51'06"W	-	51.97'
20	N09°45'31"W	-	51.00'
21	N03°49'32"W	-	48.51'
22	N06°13'43"E	-	27.28'
23	N14°10'30"E	-	26.98'
24	N00°12'20"E	-	132.19'
25	N22°48'17"W	-	46.56'
26	N42°31'57"W	-	49.83'
27	N50°00'45"W	-	98.86'
28	N52°48'54"W	-	101.01'
29	N47°21'43"W	-	105.15'
30	S75°27'31"W	-	112.59'
31	S50°19'31"W	-	46.97'
32	S49°15'58"W	-	58.77'
33	S54°23'51"W	-	44.19'
34	S58°43'40"W	-	42.71'
35	S60°55'17"W	-	78.51'
36	S65°23'33"W	-	131.24'
37	N47°22'50"W	-	10.30'

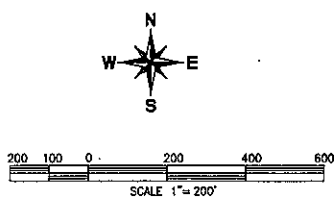


LEGEND

SP_ZONE SPECIFIC PLAN (SP 256 #1)

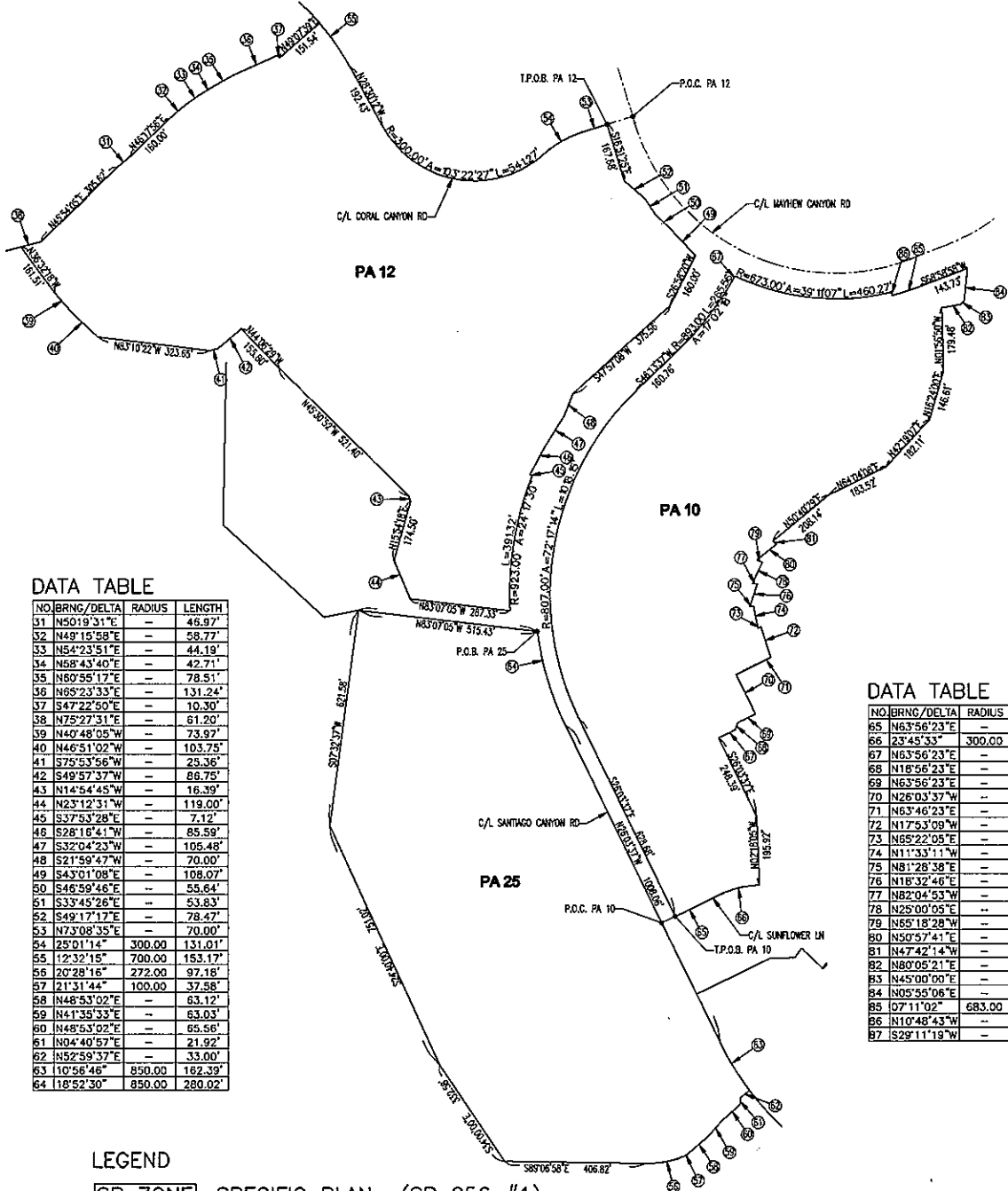
MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348



CHANGE OF ZONE CASE NO. XXXX
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
JANUARY 17, 2012
RIVERSIDE COUNTY BOARD OF SUPERVISORS

TEMESCAL
SECS 11 & 12, T.5S., R.6W S.B.M.



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
31	N50°19'31"E	--	46.97'
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33	N54°23'51"E	--	44.19'
34	N58°43'40"E	--	42.71'
35	N80°55'17"E	--	78.51'
36	N85°23'33"E	--	131.24'
37	S47°22'50"E	--	10.30'
38	N75°27'31"E	--	81.20'
39	N40°48'05"W	--	73.97'
40	N46°51'02"W	--	103.75'
41	S75°53'56"W	--	25.36'
42	S49°57'37"W	--	88.75'
43	N14°54'45"W	--	18.39'
44	N23°12'31"W	--	119.00'
45	S37°53'28"E	--	7.12'
46	S28°16'41"W	--	85.59'
47	S32°04'23"W	--	106.48'
48	S21°59'43"W	--	70.00'
49	S43°01'08"E	--	108.07'
50	S46°59'46"E	--	55.64'
51	S33°45'26"E	--	53.83'
52	S49°17'12"E	--	78.47'
53	N73°08'35"E	--	70.00'
54	N5°01'44"	300.00	131.01'
55	N2°32'15"	700.00	153.17'
56	N2°28'16"	272.00	97.18'
57	N1°31'44"	100.00	37.58'
58	N48°53'02"E	--	83.12'
59	N41°35'33"E	--	83.03'
60	N48°53'02"E	--	85.56'
61	N04°40'57"E	--	21.92'
62	N52°59'37"E	--	33.00'
63	N10°56'46"	850.00	182.39'
64	N18°52'30"	850.00	280.02'

DATA TABLE

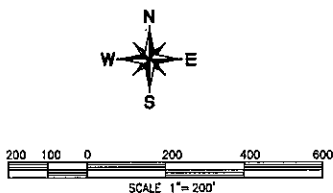
NO.	BRNG/DELTA	RADIUS	LENGTH
65	N63°56'23"E	--	135.20'
66	N23°45'33"	300.00	124.40'
67	N63°56'23"E	--	54.00'
68	N18°56'23"E	--	21.21'
69	N63°56'23"E	--	56.00'
70	N26°03'37"W	--	126.00'
71	N63°46'23"E	--	110.00'
72	N17°53'09"W	--	91.92'
73	N85°22'05"E	--	8.72'
74	N11°33'11"W	--	64.66'
75	N81°28'38"E	--	10.31'
76	N18°32'46"E	--	68.34'
77	N82°04'53"W	--	14.10'
78	N25°00'05"E	--	66.12'
79	N65°18'28"W	--	16.92'
80	N50°57'41"E	--	72.17'
81	N47°42'14"W	--	13.29'
82	N80°05'21"E	--	56.61'
83	N45°00'00"E	--	12.22'
84	N05°56'06"E	--	94.31'
85	N07°11'02"	683.00	85.64'
86	N10°48'43"W	--	10.02'
87	S29°11'19"W	--	7.24'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

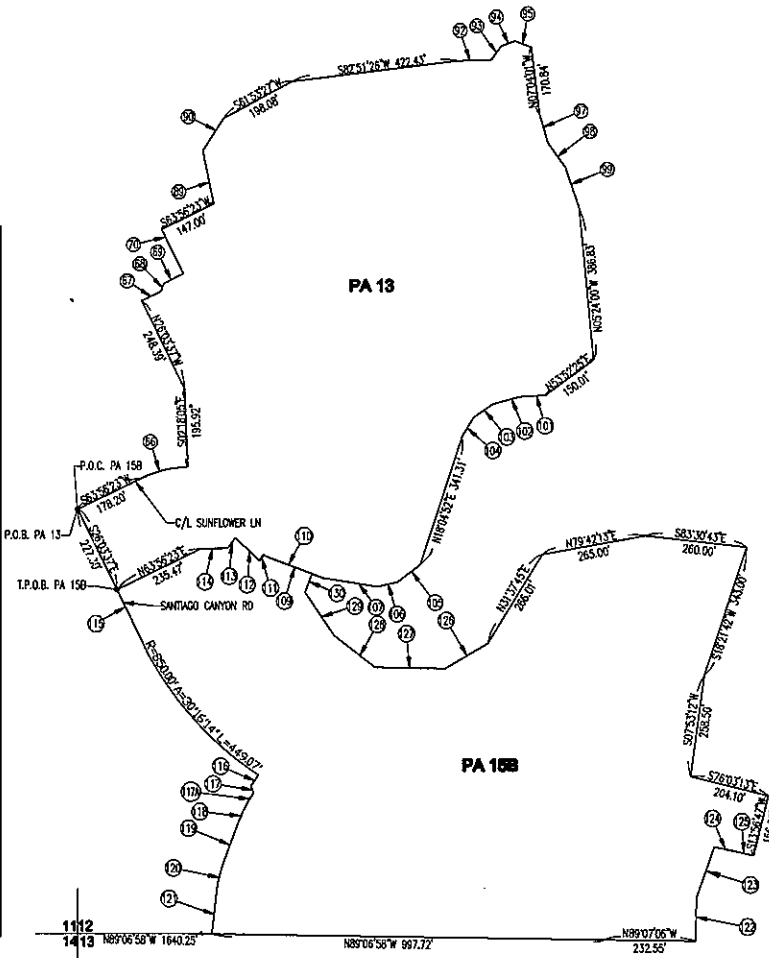


CHANGE OF ZONE CASE NO. XXXX
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
JANUARY 17, 2012
RIVERSIDE COUNTY BOARD OF SUPERVISORS

TEMESCAL
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
56	23°45'33"	300.00	124.40'
67	S63°56'23"W	--	54.00'
68	S18°56'23"W	--	21.21'
69	S63°56'23"W	--	56.00'
70	S26°03'37"E	--	126.00'
89	S11°33'11"E	--	136.36'
90	S32°42'27"W	--	99.24'
92	S88°20'22"W	--	86.53'
93	S36°24'24"W	--	43.25'
94	S69°51'05"W	--	36.49'
95	N68°40'25"W	--	43.62'
97	N16°21'52"W	--	76.06'
98	N35°03'58"W	--	75.99'
99	N19°08'09"W	--	109.03'
101	N85°53'29"E	--	67.11'
102	N74°24'09"E	--	69.26'
103	N56°08'54"E	--	58.89'
104	N31°18'48"E	--	58.72'
105	N52°31'22"E	--	70.77'
106	N76°44'27"E	--	53.81'
107	S80°53'25"E	--	139.84'
109	S89°03'33"E	--	161.00'
110	S69°03'33"E	--	130.92'
111	N43°14'05"E	--	17.06'
112	S46°45'55"E	--	83.79'
113	N35°20'00"E	--	32.81'
114	N88°58'00"E	--	70.49'
115	N26°03'37"W	--	152.08'
116	N33°40'09"E	--	33.00'
117	N14°46'36"W	--	20.02'
117	N30°55'17"E	--	26.03'
116	10°26'05"	328.00	53.74'
118	N20°29'12"E	--	93.61'
120	13°52'37"	340.00	82.35'
121	N66°36'35"E	--	106.79'
122	S00°52'54"W	--	109.75'
123	S19°32'37"W	--	136.05'
124	N78°53'07"W	--	58.82'
125	N78°03'13"W	--	43.45'
126	N59°25'57"E	--	125.00'
127	S88°52'00"E	--	178.00'
128	S52°12'38"E	--	130.00'
129	S34°11'16"E	--	133.48'
130	S20°56'27"W	--	50.00'

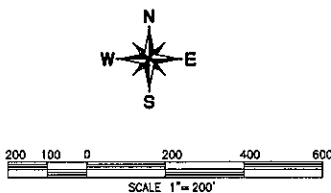


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

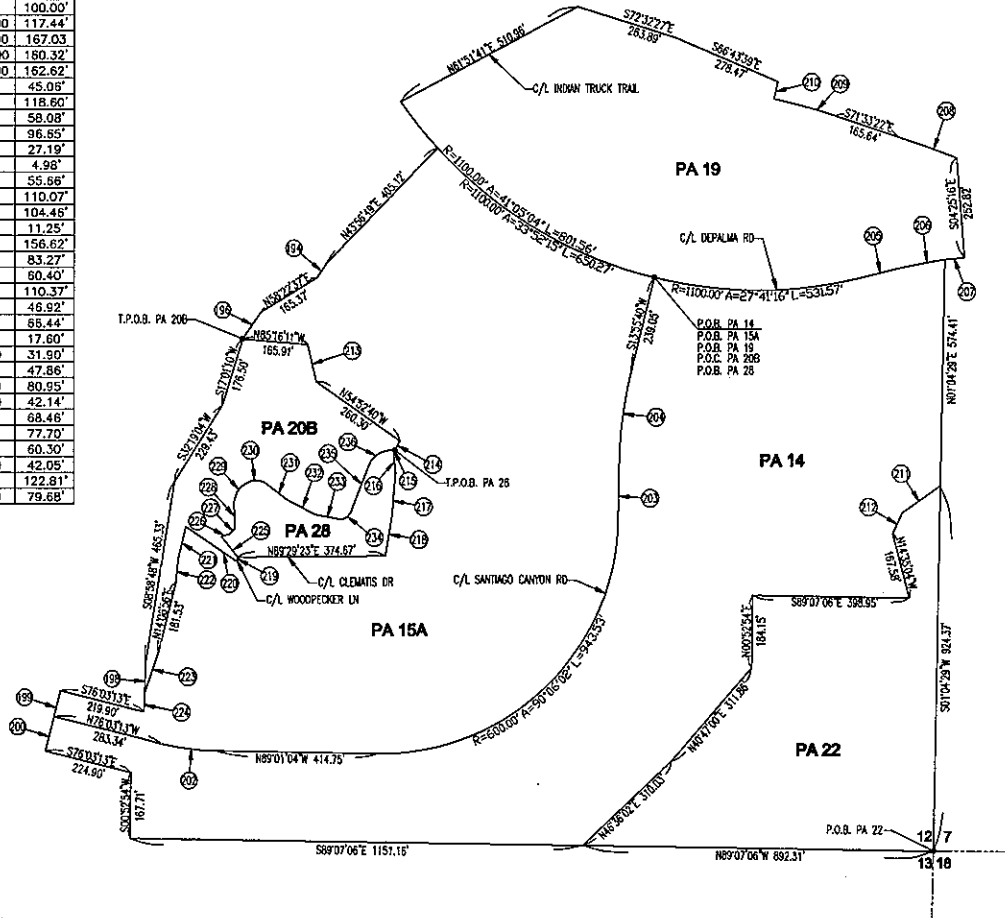


CHANGE OF ZONE CASE NO. XXXX
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
JANUARY 17, 2012
RIVERSIDE COUNTY BOARD OF SUPERVISORS

TEMESCAL
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
194	N34°32'04"E	-	45.25'
196	N34°44'57"E	-	83.00'
198	S01°48'10"W	-	75.08'
199	N13°56'47"E	-	67.12'
200	S13°56'47"W	-	89.23'
202	S12°57'51"W	600.00	135.76'
203	S00°52'54"W	-	135.00'
204	S13°02'46"W	1100.00	250.47'
205	S76°07'51"W	-	100.00'
206	S06°07'02"W	1100.00	117.44'
207	S08°42'00"W	1100.00	167.03'
208	S03°02'16"W	3024.00	180.32'
209	S06°12'42"W	1500.00	162.62'
210	S12°13'56"W	-	45.08'
211	N54°50'08"E	-	118.60'
212	N24°29'50"E	-	58.08'
213	N12°44'18"W	-	96.85'
214	N26°14'35"E	-	27.19'
215	N87°41'27"W	-	4.98'
216	N06°32'00"W	-	55.86'
217	N04°23'30"E	-	110.07'
218	N09°36'51"E	-	104.45'
219	N13°23'25"E	-	11.25'
220	N55°45'00"W	-	156.62'
221	N13°23'25"E	-	83.27'
222	N05°30'30"E	-	60.40'
223	N18°39'41"E	-	110.37'
224	S01°48'10"W	-	46.82'
225	N39°33'36"W	-	55.44'
226	N73°14'00"E	-	17.60'
227	S76°08'40"W	24.00	31.90'
228	N02°54'40"W	-	47.86'
229	S22°28'15"W	64.00	80.05'
230	S57°29'22"W	42.00	42.14'
231	S52°57'00"E	-	68.46'
232	S62°04'38"E	-	77.70'
233	S78°42'51"E	-	60.30'
234	S01°18'46"W	30.00	42.05'
235	N20°58'23"E	-	122.81'
236	S11°20'10"W	64.00	79.68'

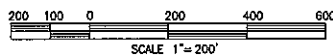


LEGEND

SP_ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348



CHANGE OF ZONE CASE NO. XXXX
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
JANUARY 17, 2012
RIVERSIDE COUNTY BOARD OF SUPERVISORS

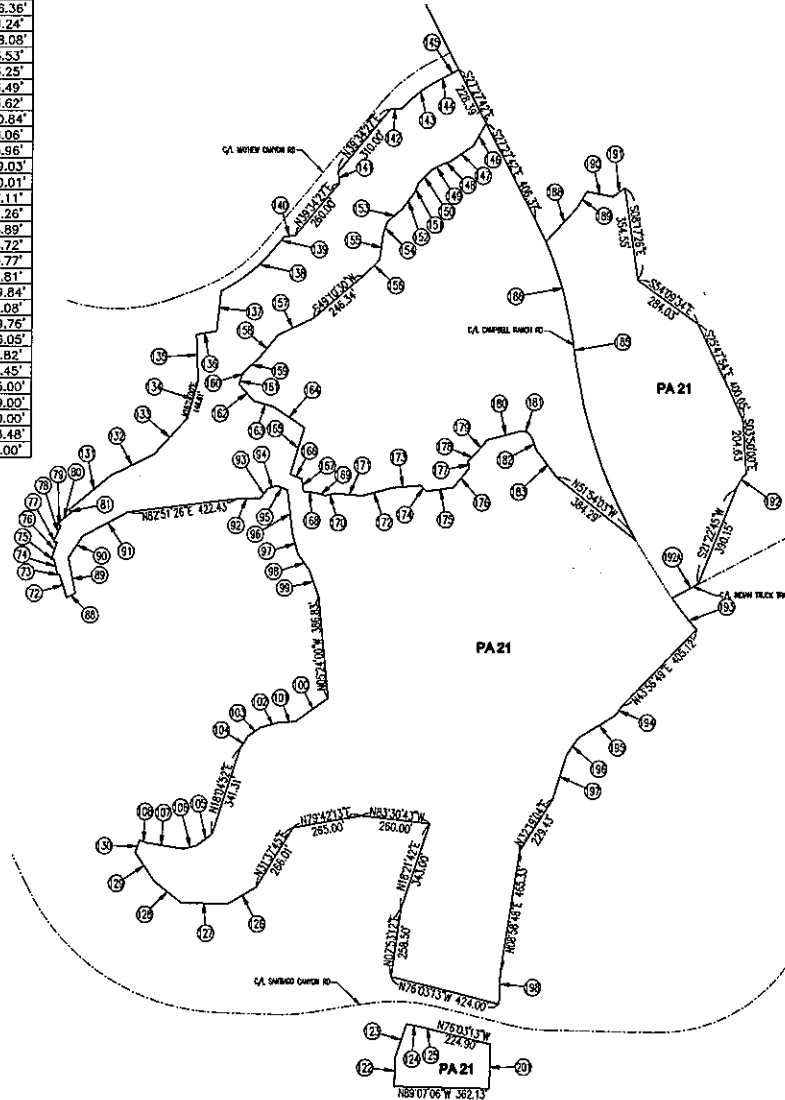
DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
72	N17°53'09"W	--	91.92'
73	N65°22'05"E	--	84.86'
74	N11°33'11"W	--	10.31'
75	N81°28'38"E	--	68.34'
76	N18°32'46"E	--	14.10'
77	N82°04'53"W	--	66.12'
78	N25°00'05"E	--	15.92'
79	N65°18'28"W	--	72.17'
80	N50°57'41"E	--	13.29'
81	N47°42'14"W	--	37.00'
82	N11°33'11"W	--	135.36'
83	N32°42'27"E	--	99.24'
84	N61°53'27"E	--	86.53'
85	N88°20'22"E	--	43.25'
86	N36°24'24"E	--	36.49'
87	N69°51'05"E	--	43.62'
88	N68°40'25"W	--	170.84'
89	N07°04'01"W	--	76.06'
90	N16°21'52"W	--	75.96'
91	N35°03'58"W	--	109.03'
92	N19°08'09"W	--	150.01'
93	N53°52'25"E	--	67.11'
94	N85°53'29"E	--	69.26'
95	N74°24'09"E	--	58.89'
96	N31°18'48"E	--	58.72'
97	N52°31'22"E	--	70.77'
98	N76°44'27"E	--	53.81'
99	N80°53'25"W	--	139.84'
100	N69°03'33"W	--	30.08'
101	N00°52'54"E	--	109.76'
102	N19°32'37"E	--	136.05'
103	N78°53'07"W	--	58.82'
104	N76°03'13"W	--	43.45'
105	N69°25'57"E	--	125.00'
106	N88°52'00"W	--	179.00'
107	N52°12'38"W	--	130.00'
108	N34°11'16"W	--	133.48'
109	N20°56'27"E	--	50.00'

TEMESCAL
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

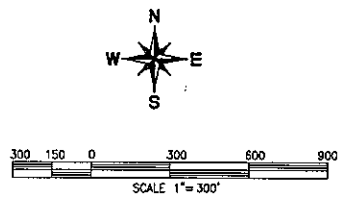
NO	BRNG/DELTA	RADIUS	LENGTH
131	N50°40'29"E	--	208.14'
132	N64°04'08"E	--	183.52'
133	N42°19'07"E	--	182.11'
134	N16°24'00"E	--	146.81'
135	N01°58'50"W	--	179.48'
136	N80°05'21"E	--	77.81'
137	N05°55'06"E	--	153.48'
138	N23°13'27"	643.00	260.63'
139	N39°34'27"E	--	60.51'
140	N63°33'05"E	--	43.20'
141	N05°25'34"W	--	42.43'
142	N64°22'24"E	--	43.88'
143	N2°26'36"	527.00	178.84'
144	N62°24'17"E	--	36.06'
145	N62°32'18"E	--	48.00'
146	N29°45'21"E	--	100.38'
147	N55°39'30"E	--	105.09'
148	N71°05'43"E	--	26.85'
149	N62°30'46"E	--	51.83'
150	N45°07'21"E	--	70.25'
151	N23°20'11"E	--	43.76'
152	N39°08'54"E	--	69.70'
153	N48°22'25"E	--	78.43'
154	N13°44'53"E	--	45.08'
155	N07°47'20"E	--	102.98'
156	N45°37'52"E	--	86.43'
157	N64°09'15"E	--	113.26'
158	N39°00'20"E	--	113.39'
159	N47°23'10"E	--	78.33'
160	N28°05'44"E	--	19.46'
161	N17°53'26"E	--	31.49'
162	N42°05'55"W	--	83.81'
163	N74°56'00"W	--	77.15'
164	N55°59'06"W	--	142.72'
165	N16°25'34"E	--	184.28'
166	N8°40'25"W	--	47.13'
167	N07°04'01"W	--	48.13'
168	N83°50'45"W	--	51.04'
169	N73°34'50"W	--	35.41'
170	N78°31'20"E	--	35.73'
171	N85°11'55"W	--	104.51'
172	N75°08'35"E	--	125.01'
173	N65°21'27"E	--	103.11'
174	N43°34'10"W	--	30.94'
175	N81°56'49"E	--	104.76'
176	N38°47'08"E	--	94.73'
177	N12°26'35"W	--	27.03'
178	N46°10'48"E	--	43.21'
179	N39°42'35"E	--	67.59'
180	N74°55'46"E	--	125.87'
181	N4°50'05"	40.00	59.23'
182	N20°14'09"W	--	48.77'
183	N37°21'17"W	--	130.98'
184	N13°32'32"	1900.00	703.87'
185	N08°36'49"W	--	126.14'
186	N4°48'04"	1400.00	362.07'
187	N18°50'53"	1400.00	460.55'
188	N42°23'25"E	--	175.71'
189	N30°53'56"E	--	73.70'
190	N78°58'03"E	--	101.59'
191	N52°01'20"E	--	54.86'
192	N21°57'01"	190.00	72.79'
193	N61°51'41"E	--	112.70'
193	N75°52'49"	1100.00	151.29'
194	N34°32'04"E	--	45.25'
195	N58°22'37"E	--	165.37'
196	N34°44'57"E	--	83.00'
197	N17°01'10"E	--	176.50'
198	N01°48'10"E	--	122.00'
201	N00°52'54"E	--	167.71'



LEGEND
SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348



CHANGE OF ZONE CASE NO. XXXX
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.XXXX
 JANUARY 17, 2012
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

SP00256A2

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

CC003708

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define a Planning Area within a Specific Plan.
 Type 2: Used to change a SP zoning ordinance text within a Specific Plan.
 Type 3: Used when a Change of Zone application was conditioned for in a prior application

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CC003708 DATE SUBMITTED: 3/31/06

APPLICATION INFORMATION

Applicant's Name: Sycamore Creek Holdings, LLC E-Mail: leeanne@fieldstone-homes.com

Mailing Address: 2 Ada, Ste. 200
Irvine, CA 92618-2349
Street
City State ZIP

Daytime Phone No: (949) 790-5400 Fax No: (949) 453-0968

Engineer/Representative's Name: T & B Planning (Joel Morse) E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Ste. 100
Tustin, CA 92780
Street
City State ZIP

Daytime Phone No: (714) 505-6360 Fax No: (714) 505-6361

Property Owner's Name: Sycamore Creek Holdings, LLC E-Mail: leeanne@fieldstone-homes.com

Mailing Address: 2 Ada, Ste. 200
Irvine, CA 92618-2349
Street
City State ZIP

Daytime Phone No: (949) 790-5400 Fax No: (949) 453-0968

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157
Form 295-1071 (02/28/05)

Indio Office • 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 • Fax (760) 863-7555

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
Fax (951) 600-6145

EA 40780 / CFG04211

APPLICATION FOR CHANGE OF ZONE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan Schwaegler

PRINTED NAME OF PROPERTY OWNER(S)

Dan Schwaegler

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): see attached 29016006, 29016003, 29016007, 29016006

Section: see attached Township: 5S Range: 6W

Approximate Gross Acreage: 717.1

General location (street address, cross streets, etc.): North of Horsethief Canyon Rd & Hwy 15, South of Temescal Canyon Rd&Hwy15, East of _____, West of Hwy 15

Thomas Brothers map, edition year, page number, and coordinates: Riverside/SD Counties, 2005, 388, K-10

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/19/2012,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07317/SP256 For

Company or Individual's Name Planning Department,

Distance buffered 1400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

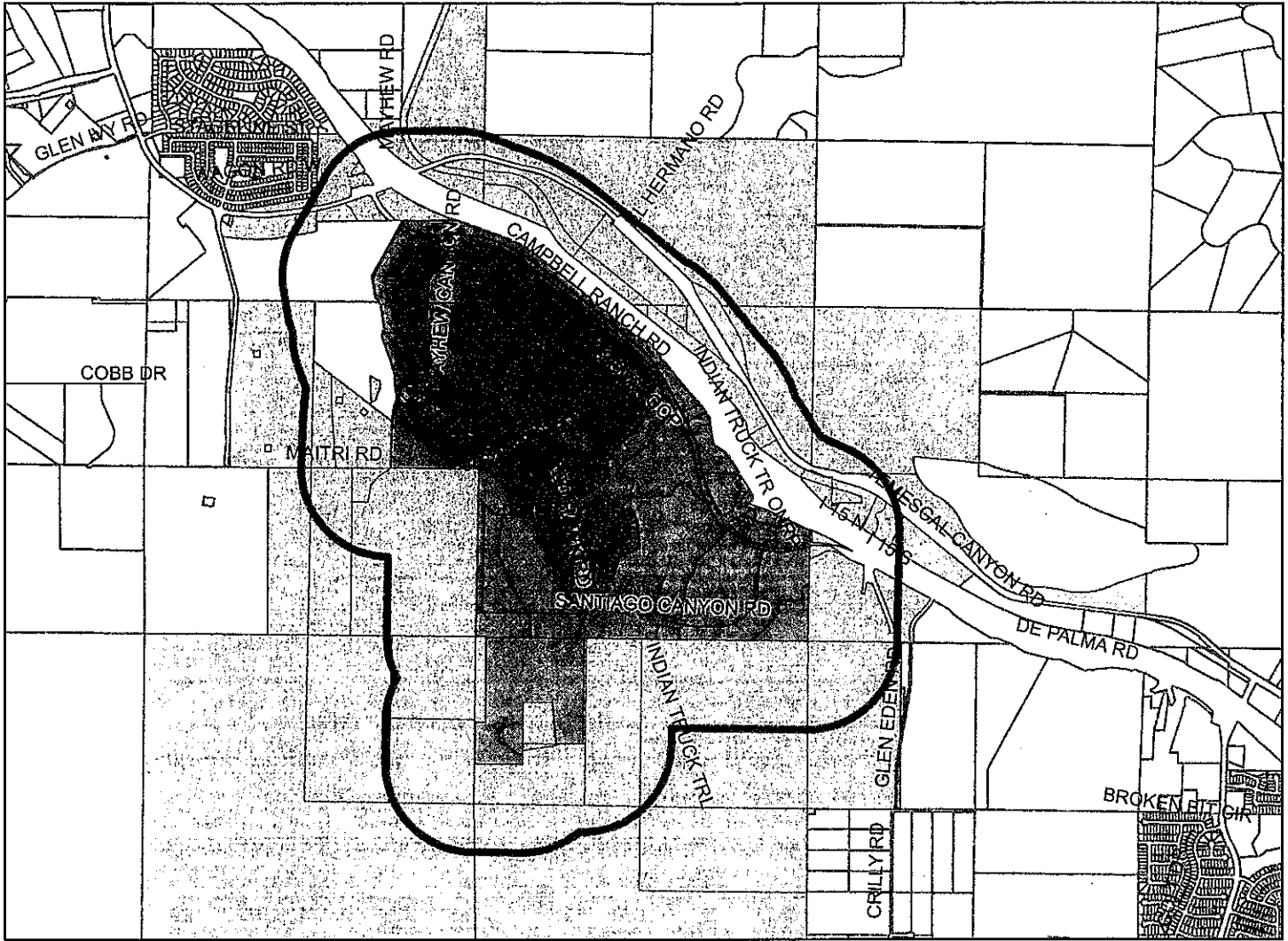
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*✓ Vanessa C.
LKF. 7.19.12*

1400 feet buffer



Selected Parcels

290-660-011	290-080-016	290-080-017	290-200-025	290-200-032	290-120-005	290-120-006	290-150-002	290-150-003	391-070-050
391-050-007	391-070-007	391-070-026	290-110-010	290-130-021	290-670-009	290-120-002	290-120-003	391-070-040	391-080-010
290-150-006	290-130-003	290-130-004	290-130-006	290-130-052	290-130-053	290-130-054	290-130-055	290-060-007	290-060-017
290-060-019	290-080-012	290-080-014	290-080-015	290-080-001	290-130-009	290-130-020	290-160-013	290-150-004	290-160-011
290-160-014	290-060-064	290-060-042	290-060-072	290-110-012	290-110-015	290-110-017	290-110-019	290-110-024	290-050-026
290-050-003	290-060-006	290-060-071	290-060-016	290-050-012	290-060-037	290-660-009	290-670-008	391-070-001	391-070-035
391-070-036	391-070-037	391-070-038	290-060-024	290-060-025	290-060-034	290-150-005	290-150-007	290-150-008	290-150-009
391-070-049	290-130-005								



2,750 1,375 0 2,750 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 290050026, APN: 290050026
MENDIL ENTERPRISES
C/O GREG D MENEN
21908 NE 198TH ST
WOODINVILLE WA 98077

ASMT: 290080015, APN: 290080015
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

ASMT: 290060025, APN: 290060025
TEMESCAL OFFICE PARTNERS
C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290080017, APN: 290080017
ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA CA 92701

ASMT: 290060034, APN: 290060034
VICKI CUTHERS, ETAL
P O BOX 3766
ORANGE CA 92857

ASMT: 290110024, APN: 290110024
MINE RECLAMATION, ETAL
P O BOX 295
LOMITA CA 90717

ASMT: 290060037, APN: 290060037
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290130005, APN: 290130005
JOAN CANDEE, ETAL
P O BOX 5039
FALLON NV 89407

ASMT: 290060064, APN: 290060064
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290130020, APN: 290130020
JANICE MORGER
3325 W LINCOLN
ANAHEIM CA 92801

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290130021, APN: 290130021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 290060072, APN: 290060072
MINE RECLAMATION, ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290130055, APN: 290130055
INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA CA 92590

ASMT: 290150003, APN: 290150003
COMMERCIAL STREET INV CO
P O BOX 77850
CORONA CA 92877

ASMT: 290670009, APN: 290670009
YFP SYCAMORE CREEK, ETAL
C/O YFP SYCAMORE CREEK
3224 CLUB DR
LOS ANGELES CA 90064

ASMT: 290150006, APN: 290150006
GRACE KOREAN CHURCH AT NORWALK
1645 W VALENCIA DR
FULLERTON CA 92833

ASMT: 391070007, APN: 391070007
CORONA LAKE
C/O BILLY ANDREWS
4060 E LA PALM AVE
ANAHEIM CA 92806

ASMT: 290160014, APN: 290160014
NANCY KILEY, ETAL
205 E 5TH ST
CORONA CA 92879

ASMT: 391070026, APN: 391070026
DAR INV
1321 N KRAEMER BLV
ANAHEIM CA 92806

ASMT: 290200025, APN: 290200025
AUDREY WALKER
10501 WRANGLER WAY
CORONA, CA. 92883

ASMT: 391070038, APN: 391070038
SYCAMORE CREEK MARKETPLACE
3 MACARTHUR PL NO 550
SANTA ANA CA 92707

ASMT: 290200032, APN: 290200032
BUTTERFIELD ESTATES HOMEOWNERS ASSN
C/O HOLLYWOOD HOMES II
3954 HAMPTON DR
POMONA CA 91766

ASMT: 391070049, APN: 391070049
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 290660011, APN: 290660011
JUANITA GRAY, ETAL
11011 INDIAN TRUCK TR
CORONA, CA. 92883

ASMT: 391070050, APN: 391070050
CORONA CANYON JK INV
9370 SKY PARK CT STE 220
SAN DIEGO CA 92123

ASMT: 290670008, APN: 290670008
STARFIELD SYCAMORE INV
C/O STEVEN CAMERON
14 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 391080010, APN: 391080010
GLEN EDEN CORP
C/O GLEN EDEN CORP
25999 GLEN EDEN RD
CORONA, CA. 92883

Sycamore Creek Holdings LLC
2 ADA STE 200
Irvine CA 92618

T&B Planning
17542 E 17th St STE 100
Tustin CA 92780

Sandy Chandler
Albert A. Webb Associates
3788 McCray Street
Riverside CA 92506



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 7317

Project Location: In the unincorporated area of Riverside County, in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

Project Description: Change of Zone No. 7317 proposes to formalize the Planning Area Boundaries for PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Sycamore Creek Holdings, LLC

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (_____) Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Exempt per section 15182

Reasons why project is exempt: Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

Matt Straite

County Contact Person

951-955-8631

Phone Number

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZCZ7317 ZCFG No. 4591 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0605745

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
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Received from: SYCAMORE CREEK HOLDINGS LLC \$64.00
paid by: CK 4591
paid towards: CFG04211 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR CZ07317
at parcel #:
appl type: CFG3

By _____ Mar 31, 2006 15:01
CYUHAS posting date Mar 31, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org