

RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: May 29, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *p.m*

SUBJECT: SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG04211)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"


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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 29, 2013

SUBJECT: SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316 – Addendum No. 3 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – **REQUEST:** The **Specific Plan Amendment** proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres; areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The **Change of Zone** proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan. The **Tentative Tract Map** is a Schedule "A" subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan.


Carolyn Syms Luna
Planning Director

Initials:
CSL:ms

o.m

Dep't Recomm.: ☐ Consent ☒ Policy
Per Exec. Ofc.: ☐ Consent ☐ Policy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316

Page 2 of 2

RECOMMENDED MOTION:

CONSIDERATION of **ADDENDUM NO.3** to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and will not have a significant effect on the environment; and,

APPROVAL of **SPECIFIC PLAN NO. 256 AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7786**, formalizing the Planning Area Boundaries for Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29 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, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT NO. 36316**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On May 15, 2013, the Riverside County Planning Commission voted to recommend approval of this project (Vote 3-0 - Commissioner Zuppardo was absent; Commissioner Leach recused herself).

**PLANNING COMMISSION
MINUTE ORDER
MAY 15, 2013**

I. AGENDA ITEM: 3.1

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316 – Consider Addendum No. 3 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15. (Legislative)

II. PROJECT DESCRIPTION:

The Specific Plan Amendment proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres; areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The Change of Zone proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan. The Tentative Tract Map is a Schedule "A" a subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Joel Morse, applicant's representative, (714) 505-6360 x105, spoke in favor of the proposed project.

No one spoke in opposition or a neutral position to the proposed project.

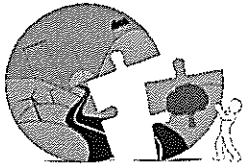
IV. CONTROVERSIAL ISSUES:
NONE

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sloman, 2nd by Chairman Petty

A vote of 3-0 (Commissioner Zuppardo was Absent; Commissioner Leach rescued herself)

CONSIDER ADDENDUM NO.3 to ENVIRONMENTAL IMPACT REPORT NO. 325, and,



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 15, 2013**

TENTATIVELY APPROVED SPECIFIC PLAN NO. 256 AMENDMENT NO. 2, and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7786, and,

APPROVED TENTATIVE TRACT NO. 36316.

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.

ORDINANCE NO. 348.XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Map No. X.XXXX, as amended, are further amended by placing in effect in the XXXX, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. X.XXXX, Change of Zone No. 7786," which map is made a part of this ordinance.

Section 2. Section 17.72 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.72 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN NO. 256.

a. Planning Areas 1 and 12.

(1) The uses permitted in Planning Areas 1 and 12 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

(2) The development standards for Planning Areas 1 and 12 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance No. 348 except that the development standards set forth in Article VIIIId, Section 8.93.b. and d. shall be deleted and replaced by the following:

A. The minimum lot area for the individual lots used as a residential building site shall be four thousand (4,000) square feet. The minimum width of each lot shall be forty feet (40') and the minimum depth shall be ninety feet (90') for standard lots. Wide and shallow lots shall have a minimum lot width of fifty feet (50') and a minimum depth of seventy feet (70').

B. The front, rear, and side yards shall not be less than that

1 established in Zone R3, 10 feet, 10 feet and 5 feet respectively, except that a side
2 yard area may be reduced to zero feet if the dwelling units are arranged so that the
3 party wall is on the lot line (commonly referred to as a zipper or zero lot line
4 configuration).

5 C. Chimneys and fireplaces may encroach into the required side yard
6 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
7 drainage can be maintained. Patio covers may encroach five feet (5') into the
8 required rear yard setback. No other structural encroachments shall be permitted
9 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
10 No. 348.

11 Additionally, the following development standards shall also apply:

12 AA. The maximum lot coverage of buildings with patio covers
13 shall be sixty percent (60%). The maximum lot coverage of buildings
14 without patio covers shall be fifty percent (50%).

15 BB. The minimum frontage of a lot shall be forty feet (40') for
16 standard lots and fifty feet (50') for wide and shallow lots, except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of
18 thirty feet (30'). Lot frontage along curvilinear streets may be measured at
19 the building setback in accordance with zone development standards.

20 CC. Where a zero lot line design is utilized, the total side setback
21 between structures shall be ten feet (10') in width.

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article VIIId of Ordinance No. 348.

24 b. Planning Areas 2, 3, 4, 6, 8, 15A and 15B.

25 (1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B of
26 Specific Plan No. 256 shall be the same as those uses permitted in Article VIIId, Section
27 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall
28

1 not be permitted.

2 (2) The development standards for Planning Areas 2, 3, 4, 6, 8, 15A and 15B
3 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId,
4 Section 8.93 of Ordinance No. 348 except that the development standards set forth in
5 Article VIIIId, Section 8.93.a., b. and d. shall be deleted and replaced by the following:

6 A. The minimum lot area for the individual lots used as a residential
7 building site shall be five thousand (5,000) square feet. The minimum width of
8 each lot area shall be forty-five feet (45') and the minimum depth shall be eighty
9 feet (80').

10 B. The front, rear, and side yards shall not be less than that
11 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side
12 yard area may be reduced to zero feet if the dwelling units are arranged so that the
13 party wall is on the lot line (commonly referred to as a zipper or zero lot line
14 configuration).

15 C. Chimneys and fireplaces may encroach into the required side yard
16 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
17 drainage can be maintained. Patio covers may encroach five feet (5') into the
18 required rear yard setback. No other structural encroachments shall be permitted
19 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
20 No. 348.

21 Additionally, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers
23 shall be fifty-five percent (55%). The maximum lot coverage of buildings
24 without patio covers shall be fifty percent (50%).

25 BB. The minimum frontage of a lot shall be forty-five feet (45'),
26 except that lots fronting on knuckles or cul-de-sacs may have a minimum
27 frontage of thirty- five feet (35'). Lot frontage along curvilinear streets
28

1 may be measured at the building setback in accordance with zone
2 development standards.

3 CC. Where a zero lot line design is utilized, the alternate side
4 yard shall be not less than ten feet (10') between structures.

5 (3) Except as provided above, all other zoning requirements shall be the same
6 as those requirements identified in Article VIIIId of Ordinance No. 348.

7 c. Planning Areas 5A and 5B.

8 (1) The uses permitted in Planning Areas 5A and 5B of Specific Plan No. 256
9 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.
10 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

11 (2) The development standards for Planning Areas 5A and 5B of Specific
12 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
13 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,
14 Section 8.93.a., b. and d. shall be deleted and replaced by the following:

15 A. The minimum lot area for the individual lots used as a residential
16 building site shall be three thousand (3,000) square feet. The minimum width of
17 each lot shall be thirty-five feet (35') and the minimum depth shall be sixty feet
18 (60').

19 B. The front, rear, and side yards shall not be less than that
20 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side
21 yard area may be reduced to zero feet if the dwelling units are arranged so that the
22 party wall is on the lot line (commonly referred to as a zipper or zero lot line
23 configuration).

24 C. Chimneys and fireplaces may encroach into the required side yard
25 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
26 drainage can be maintained. Patio covers may encroach five feet (5') into the
27 required rear yard setback. No other structural encroachments shall be permitted
28

1 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
2 No. 348.

3 Additionally, the following standards shall also apply:

4 AA. The maximum lot coverage of buildings with patio covers
5 shall be sixty percent (60%). The maximum lot coverage of buildings
6 without patio covers shall be fifty percent (50%).

7 BB. The minimum frontage of a lot shall be thirty-five feet
8 (35'), except that lots fronting on knuckles or cul-de-sacs may have a
9 minimum frontage of thirty feet (30'). Lot frontage along curvilinear
10 streets may be measured at the building setback in accordance with zone
11 development standards.

12 CC. Where a zero lot line design is utilized, the alternate side yard
13 shall not be less than ten feet (10') between structures.

14 (3) Except as provided above, all other zoning requirements shall be the same
15 as those requirements identified in Article VIIIId, of Ordinance No. 348.

16 d. Planning Area 7.

17 (1) The uses permitted in Planning Area 7 of Specific Plan No. 256 shall be
18 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348
19 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

20 (2) The development standards for Planning Area 7 of Specific Plan No. 256
21 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance
22 No. 348 except that the development standards set forth in Article VIIIId, Section 8.93 a.,
23 b., and d. shall be deleted and replaced by the following.

24 A. The minimum lot area for individual lots used as a residential
25 building site shall be three thousand six hundred (3,600) square feet. The
26 minimum width of each lot shall be forty five feet (45') and the minimum depth
27 shall be seventy five feet (75').
28

1 B. The minimum front yard setback (to a habitable portion of the
2 main structure or an above-grade porch) shall be twelve feet (12'). The minimum
3 front yard setback for at-grade courtyards shall be six feet (6'). The minimum
4 front yard setback to the garage shall be twenty feet (18') for standard garages and
5 twelve feet (12') for side-in garages. The minimum interior side yard setback
6 shall be five feet (5') and the minimum street side yard setback shall be ten feet
7 (10'). The minimum rear yard setback shall be ten feet (10').

8 C. Chimneys and fireplaces may encroach into the required side yard
9 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
10 required rear yard setback. No other structural encroachments shall be permitted
11 in the front, rear, or side yard except as provided for in Section 18.19 of
12 Ordinance No. 348.

13 D. The maximum lot coverage of buildings with patios shall be fifty
14 five percent (55%). The maximum lot coverage of buildings without patios shall
15 be fifty percent (50%).

16 E. A minimum of ten percent (10%) of homes in Planning Area 7
17 shall have a single-story profile.

18 (3) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Article VIIIId of Ordinance No. 348.

20 e. Planning Areas 10 and 14.

21 (1) The uses permitted in Planning Areas 10 and 14 of Specific Plan No. 256
22 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.
23 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

24 (2) The development standards for Planning Areas 10 and 14 of Specific Plan
25 No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of
26 Ordinance No. 348 except that the development standards set forth in Article VIIIId,
27 Section 8.93.a., b., and d. shall be deleted and replaced by the following:
28

1 A. The minimum lot area for the individual lots used as a residential
2 building site shall be seven thousand two hundred (7,200) square feet. The
3 minimum width of each lot shall be fifty feet and the minimum depth shall be
4 eight feet (80').

5 B. The minimum front yard shall be ten feet (10') for buildings that do
6 not exceed thirty-five feet (35') in height and the minimum rear yard shall be
7 fifteen feet (15') for buildings that do not exceed thirty-five (35') in height. Any
8 portion of a building which exceeds thirty-five feet (35') in height shall be set
9 back from the front and rear lot lines no less than ten feet (10') for the front yard
10 or fifteen feet (15') for the rear yard plus two feet (2') for each foot by which the
11 height exceeds thirty-five feet (35'). The rear setback shall be measured from the
12 existing rear lot line or from any recorded alley or easement.

13 C. The minimum side yard shall be five feet (5') for buildings that do
14 not exceed thirty-five feet (35') in height. Any portion of a building which
15 exceeds thirty-five feet (35') in height shall be set back from each side lot line five
16 feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five
17 feet (35'); if the side yard adjoins a street, the side setback requirement shall be
18 the same as required for a front setback. No structural encroachments shall be
19 permitted in the front, rear or side yard except as provided in Section 18.19 of
20 Ordinance No. 348.

21 In addition, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers
23 shall be fifty percent (50%). The maximum lot coverage of buildings
24 without patio covers shall be forty-five percent (45%).

25 (3) Except as provided above, all other zoning requirements shall be the same
26 as those requirements identified in Article VIIIId, of Ordinance No. 348.

27 f. Planning Area 9.

1 (1) The uses permitted in Planning Area 9 of Specific Plan No. 256 shall be
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), and (4) and b.(1)
4 and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
5 8.100.a. shall also include public schools.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 256
7 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same
10 as those requirements identified in Article VIIIe of Ordinance No. 348.

11 g. Planning Area 13.

12 (1) The uses permitted in Planning Area 13 of Specific Plan No. 256 shall be
13 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

14 (2) The development standards for Planning Area 13 of Specific Plan No. 256
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
16 348, except that the development standards set forth in Article V1, Section 6.2(b) and
17 (e)(3), shall be deleted and replaced by the following:

18 A. Lot area shall not be less than ten thousand (10,000) square feet.
19 The minimum lot area shall be determined by excluding that portion of a lot that
20 is used solely for access to the portion of a lot used as a building site.

21 B. The rear yard shall be not less than twenty feet (20').

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article VI of Ordinance No. 348.

24 h. Planning Area 16.

25 (1) The uses permitted in Planning Area 16 of Specific Plan No. 256 shall be
26 the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348.

27 (2) The development standards for Planning Area 16 of Specific Plan No. 256
28

1 shall be the same as those standards identified in Article VIb of Ordinance No. 348,
2 except that the development standards set forth in Article VIb, Section 6.52 shall be
3 deleted and replaced by the following:

4 A. Lot size shall not be less than one (1) acre, with a minimum lot
5 width of one hundred feet (100') and a minimum lot depth of one hundred fifty
6 feet (150').

7 (3) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article VIb of Ordinance No. 348.

9 i. Planning Areas 17A and 17B.

10 (1) The uses permitted in Planning Areas 17A and 17B of Specific Plan No.
11 256 shall be the same as those uses permitted in Article VIId, Section 8.91 of Ordinance
12 No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

13 (2) The development standards for Planning Areas 17A and 17B of Specific
14 Plan No. 256 shall be the same as those standards identified in Article VIId, Section 8.93
15 of Ordinance No. 348 except that the development standards set forth in Article VIId,
16 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

17 A. The minimum lot area for individual lots used as a residential
18 building site shall be five thousand (5,000) square feet. The minimum width of
19 each lot shall be fifty feet (50') and the minimum depth shall be one hundred feet
20 (100').

21 B. The minimum front yard setback (to a habitable portion of the
22 main structure or a porch) shall be twelve feet (12'). The minimum front yard
23 setback to the garage shall be twenty feet (20') for standard garages and twelve
24 feet (12') for side-in garages. The minimum interior side yard setback shall be
25 five feet (5') and the minimum street side yard setback shall be ten feet (10').
26 The minimum rear yard setback shall be twenty feet (20').

27 C. Chimneys and fireplaces may encroach into the required side yard
28

1 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
2 required rear yard setback. No other structural encroachments shall be permitted
3 in the front, rear, or side yard except as provided for in Section 18.19 of
4 Ordinance No. 348.

5 D. The maximum lot coverage of buildings with patios shall be fifty
6 five percent (55%). The maximum lot coverage of buildings without patios shall
7 be fifty percent (50%).

8 (3) Except as provided above, all other zoning requirements shall be the same
9 as those requirements identified in Article VIIIId of Ordinance No. 348.

10 j. Planning Areas 17C and 17D.

11 (1) The uses permitted in Planning Areas 17C and 17D of Specific Plan No.
12 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance
13 No. 348 except the uses permitted pursuant to Section 8.91.f shall not be permitted.

14 (2) The development standards for Planning Areas 17C and 17D of Specific
15 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
16 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,
17 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

18 A. The minimum lot area for individual lots used as a residential
19 building site shall be six thousand (6,000) square feet. The minimum width of
20 each lot shall be sixty feet (60') and the minimum depth shall be one hundred feet
21 (100').

22 B. The minimum front yard setback (to a habitable portion of the
23 main structure or a porch) shall be twelve feet (12'). The minimum front yard
24 setback to the garage shall be twenty feet (20') for standard garages and twelve
25 feet (12') for side-in garages. The minimum interior side yard setback shall be
26 five feet (5') and the minimum street side yard setback shall be ten feet (10').
27 The minimum rear yard setback shall be twenty feet (20').
28

1 C. Chimneys and fireplaces may encroach into the required side yard
2 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
3 required rear yard setback. No other structural encroachments shall be permitted
4 in the front, rear, or side yard except as provided for in Section 18.19 of
5 Ordinance No. 348.

6 D. The maximum lot coverage of buildings with patios shall be fifty
7 percent (50%). The maximum lot coverage of buildings without patios shall be
8 forty five percent (45%).

9 (3) Except as provided above, all other zoning requirements shall be the same
10 as those requirements identified in Article VIIIId of Ordinance No. 348.

11 k. Planning Areas 18 and 19.

12 (1) The uses permitted in Planning Areas 18 and 19 of Specific Plan No. 256
13 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No.
14 348, except that uses listed as 9.50.b.(22) and (23) shall not be permitted. In addition, the
15 permitted uses identified under Section 9.50.a shall also include water works and other
16 utilities, both public and private, and temporary real estate sales offices located within
17 Specific Plan No. 256 to be used only for and during the original sale of dwelling units
18 within Specific Plan No. 256.

19 (2) The development standards for Planning Areas 18 and 19 of Specific Plan
20 No. 256 shall be the same as those standards identified in Article IXb, Section 9.53 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article IXb of Ordinance No. 348.

24 l. Planning Areas 11, 20A, 24A, 25 and 28

25 (1) The uses permitted in Planning Areas 11, 20A, 24A, 25 and 28 of Specific
26 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
27 Ordinance No. 348. except that the uses permitted pursuant to Section 8.100.a.(1) and (9)
28

1 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a
2 shall also include playgrounds, tot lots, athletic fields, passive parks, undeveloped open
3 space, trails and landscape buffers.

4 (2) The development standards for Planning Areas 11, 20A, 24A, 25 and 28
5 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,
6 Section 8.101 of Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article VIIIe of Ordinance No. 348.

9 m. Planning Areas 23A, 23B, 23C, and 23D

10 (1) The uses permitted in Planning Areas 23A, 23B, 23C, and 23D of Specific
11 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
12 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6),
13 (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
14 identified under Section 8.100.a. shall also include green belts and open space.

15 (2) The development standards for Planning Areas 23A, 23B, 23C, and 23D
16 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,
17 Section 8.101 of Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Article VIIIe of Ordinance No. 348.

20 n. Planning Areas 20B and 21.

21 (1) The uses permitted in Planning Areas 20B and 21 of Specific Plan No. 256
22 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
23 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),
24 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
25 identified under Section 8.100.a. shall also include undeveloped open space and
26 interpretive center.

27 (2) The development standards for Planning Areas 21 and 20B of Specific
28

1 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
2 8.101 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same
4 as those requirements identified in Article VIIIe of Ordinance No. 348.

5 o. Planning Area 22.

6 (1) The uses permitted in Planning Area 22 of Specific Plan No. 256 shall be
7 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7),
9 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
10 identified under Section 8.100.a. shall also include undeveloped open space.

11 (2) The development standards for Planning Area 22 of Specific Plan No. 256
12 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
13 Ordinance No. 348.

14 (3) Except as provided above, all other zoning requirements shall be the same
15 as those requirements identified in Article VIIIe of Ordinance No. 348.

16 n. Planning Areas 24B and 24C.

17 (1) The uses permitted in Planning Areas 24B and 24C of Specific Plan No.
18 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
19 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3),
20 (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted
21 uses identified under Section 8.100.a. shall also include undeveloped open space, trails
22 and landscape buffers.

23 (2) The development standards for Planning Areas 24B and 24C of Specific
24 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
25 8.101 of Ordinance No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same
27 as those requirements identified in Article VIIIe of Ordinance No. 348.

1 n. Planning Area 24D.

2 (1) The uses permitted in Planning Area 24D of Specific Plan No. 256 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
4 except that the uses permitted pursuant to Section 8.100.a.(1),(2), (3), (4), (5), (6), (8) and
5 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
6 Section 8.100.a.shall also include open space and water tanks/pumping stations.

7 (2) The development standards for Planning Area 24D of Specific Plan No.
8 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
9 Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same
11 as those requirements identified in Article VIIIe of Ordinance No. 348.

12 o. Planning Area 26

13 (1) The uses permitted in Planning Area 26 of Specific Plan No. 256 shall be
14 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
15 except that the uses permitted pursuant to Section 8.100.a.(1) and (9) shall not be
16 permitted. In addition, the permitted uses identified under Section 8.100.a shall also
17 include playgrounds, tot lots, athletic fields, active recreation parks, passive parks,
18 undeveloped open space, trails, and landscape buffers.

19 (2) The development standards for Planning Area 26 of Specific Plan No. 256
20 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article VIIIe of Ordinance No. 348.

24 p. Planning Area 27.

25 (1) The uses permitted in Planning Area 27 of Specific Plan No. 256 shall be
26 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
27 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),
28

1 and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified
2 under Section 8.100.a. shall also include undeveloped open space and trails.

3 (2) The development standards for Planning Area 27 of Specific Plan No. 256
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
5 Ordinance No. 348.

6 (3) Except as provided above, all other zoning requirements shall be the same
7 as those requirements identified in Article VIIIe of Ordinance No. 348.

8 p. Planning Area 29.

9 (1) The uses permitted in Planning Area 29 of Specific Plan No. 256 shall be
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
11 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8);
12 Section 8.100.b.(1); and Section 8.1.c.(1) shall not be permitted.

13 (2) The development standards for Planning Area 29 of Specific Plan No. 256
14 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
15 Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same
17 as those requirements identified in Article VIIIe of Ordinance No. 348.

18
19
20
21
22
23
24
25 ///

26 ///

27 ///

28

1 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
2 its adoption.

3
4 BOARD OF SUPERVISORS OF THE COUNTY
 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: _____
6 Chairman, Board of Supervisors

7
8 ATTEST:
9 KECIA HARPER-IHEM
 CLERK OF THE BOARD

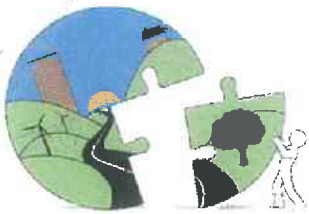
10 By: _____
 Deputy

11
12 (SEAL)

13
14 APPROVED AS TO FORM:
15 June____, 2013

16 By: _____
 Michelle Clack
 Deputy County Counsel

17
18 MPC:md
19 052913
20 G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 256A2 CZ 7786.DOCX



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: May 14, 2013
TO: Planning Commission
FROM: Matt Straite, Project Planner
RE: **Agenda Item 3.1- Condition Modifications and Additional Findings**

This memo has three sections:

- **Section 1** explains some modifications to Conditions of Approval included in the Staff Report.
- **Section 2** includes additional findings related to Fire that are mandated by State Law.
- **Section 3** includes a draft version of the Zoning Ordinance which was distributed to the Planning Commission via email on May 9th.

Section 1- Condition Modifications

1. The condition set for TR36316 showed a condition of approval from a different project- 60.EPD.8. That condition did not apply to the case and has been deleted.
2. The applicant has requested a slight change to the following condition of approval (changes shown in ~~redline-strikeout~~)

80.PLANNING.16 - BUILDING SEPARATION 2

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by **the SPECIFIC PLAN zoning Ordinance. County Ordinance No. 348.**

3. Due to a computer error, Staff is proposing modifications to the park trigger conditions of approval. These changes were agreed upon between the applicant and staff.

30.Planning.45

PARK PLANS REQ PA26

~~Plans for the park in Planning Area 26 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 26 are approved or approved concurrently.~~

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 26 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.Planning.46

PARK CONST REQ PA26

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 26 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 26 shall be constructed, planted and operational.

30.Planning.47

PARK PLANS REQ PA24a

~~Plans for the park in Planning Area 24a including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 24a are approved or approved concurrently.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24a park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.Planning.48

PARK CONST REQ PA24a

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 24a shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):~~

~~Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24a shall be constructed, planted and operational.~~

30.Planning.49

PARK PLANS REQ PA24d

~~Plans for the park in Planning Area 24d including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 24d are approved or approved concurrently.~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):~~

~~Prior to the issuance of the 105th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24d park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.~~

30.Planning.50

PARK CONST REQ PA24d

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 24d shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):~~

Prior to the issuance of the 126th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24d shall be constructed, planted and operational.

30.Planning.51

PARK PLANS REQ PA27

~~Plans for the park in Planning Area 27 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 27 are approved or approved concurrently.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 21th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 27 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.Planning.52

PARK CONST REQ PA27

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 27 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 42th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 27 shall be constructed, planted and operational.

400 30.Planning.6XX

PARK CONST REQ PA28

~~Prior to the issuance of the 1335th occupancy permit within the SPECIFIC PLAN, the park within Planning Area 28 shall be constructed in accordance with approved park plans and be fully operable.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 1308th building permit within the SPECIFIC PLAN, the park/open-space for Planning Area 28 shall be constructed and operational.

30.Planning.55

BASIN REQ PA29

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The landscaped basin for Planning Area 29 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 15th building permit in Planning Areas 17a, b, c, and/or d, the landscaped basin for Planning Area 29 shall be constructed.

30.Planning.56

OPEN SPACE DEDICTION PA20b

~~Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity prior to the 1st building permit issuance in Planning Area 15a.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 1308th building permit within the SPECIFIC PLAN, the open space-conservation area shown on the SPECIFIC PLAN Land Use Plan as Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity.

100.Planning.02

INTERPRETIVE CENTER

PRIOR TO THE ISSUANCE OF THE ~~1,737th~~ 1,335th building permit within the SPECIFIC PLAN, the Interpretive Center in Planning Area 21 shall be constructed and operational.

~~PRIOR TO THE ISSUANCE OF THE 1,044th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved.~~

PRIOR TO THE ISSUANCE OF THE 1,309th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved by the County. The Guidelines call for a Secondary Entry Monument near Indian Truck Trail and Campbell Ranch Road intersection. The monument shall be constructed in accordance with the design standards established in the Temescal Valley Design Guidelines.

PRIOR TO THE ISSUANCE OF THE ~~1,544th~~1,455th building permit within the SPECIFIC PLAN, the Secondary Entry Monument sign near the Indian Truck Trail and Campbell Ranch Road intersection, as outlined in the Temescal Valley Design Guidelines, shall be constructed.

Section 2- Additional Findings

The following findings are hereby added to those listed in the staff report (the numbering continues from the findings in the staff report):

10. This land division is located within a very high fire hazard severity zone.
11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing adequate fuel modification standards, as shown in the fuel modification plan, acceptable to the Riverside County Fire Department.
12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by meeting County and State standards reflected in the project design and reviewed by the Fire Department, and through the conditions of approval which specifically require Fire design features such as blue dot reflectors, specific Hydrant spacing, specific roofing materials, specific gate design details, adherence to the fuel modification plan, and requirements for built in sprinklers for each structure over a certain size.

Section 3- See attached draft Zoning Ordinance

Agenda Item No.:
 Area Plan: Temescal Canyon
 Zoning Area: Alberhill, Glen Ivy, and Temescal
 Supervisorial District: First/First
 Project Planner: Matt Straite
 Planning Commission: May 15, 2013

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2,
 CHANGE OF ZONE NO. 7786
 TENTATIVE TRACT MAP NO. 36316
 ADDENDUM NO. 3 to EIR NO. 325
 Applicant: Sycamore Creek Holdings, LLC
 Engineer/Representative: T & B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 256 Amendment No. 2 (Sycamore Creek)(SP256A2) proposes:

- Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 D.U./Ac.;
- Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area No. 9 would remain unchanged at 10.4 acres;
- Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area No. 22; and,
- Acreage for internal roadways would remain unchanged at 40.7 acres.
- Planning Area Land Use designations have been modified to match the General Plan.

To accommodate proposed residential land uses, SP256A2 would to modify the Circulation Plan to allow three new local street designs (40', 46', and 56' right-of-way widths). In addition, SP256A2 modifies the Project's Design Guidelines to include new development standards affecting Planning Area Nos 7 and 17A through D accommodating three lot dimensions (3,600 s.f. lots, 5,000 s.f. lots, and 6,000 s.f. lots).¹

Change of Zone No. 7786 proposes to amend the existing approved Specific Plan Zoning Ordinance to reflect the revisions proposed to the Specific Plan and to formalize the boundaries of Planning Area Nos 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29.

Tentative Tract Map No. 36316 is a gated Schedule "A" map subdividing (the new) Planning Area No. 7 into 87 residential lots with sizes ranging from 3,600 square feet (s.f.) to 7,576 s.f. Common open space lots and private rights-of-way also will be defined. The streets will be private streets. Additionally, the map identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

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:

¹ For a more detailed project description see attached Environmental Assessment for Addendum No. 3 to EIR No. 325.

Multi Family Housing Supply

The Tentative Map and Specific Plan Amendment propose to reduce the density in the new Planning Area No. 7 from a higher, multi-family density (High Density Residential) to a more traditional single family detached product type on smaller lots. The Planning Department has expressed concern regarding any reduction of designations that foster multi-family housing within the entire Temescal Canyon area.

The original Sycamore Creek Specific Plan (SP256) was originally approved in 2004. However, in 2010 the Board of Supervisors adopted the neighboring Serrano Commerce Center Specific Plan (SP353) which is an industrial Specific Plan featuring over 6,000,000 square feet of job generating uses. Once the Board adopted such a significant job generating use in this area of the County, it became critical that housing in the area be able to respond to such needs. A successful business park/light industrial area needs to have a range of housing types in close proximity to the jobs. Surrounding housing should include larger lot single family homes for management of the future use, as well as multifamily housing for the working force. Without a proper mix of housing, not only will future employees of the Specific Plan No. 353 be required to drive great distances to work, but the business park may have trouble attracting successful business and companies to fill the six million square feet of space. A proper mix of housing is a significant factor in many businesses models when determining where they will locate their businesses.

Additionally, in order to create healthy communities, as required by the General Plan, the County needs to assure that any work force lives within a reasonable drive, and possibly a reasonable walk, to their employment centers. Any erosion of the multi-family housing stock will require many low wage earners to commute from the Corona or Elsinore area. Such a concept works against the goals of the General Plan and healthy communities.

However, market realities and General Plan ideologies do not always mix. The Serano Commerce Center Specific Plan is not yet constructed. There is currently no surge of jobs in this area. As a result there is less demand for multi-family housing. Requests by developers to implement the current market demand are understandable. The market demand *today* in this area is single family detached housing. However, it is critical to keep in mind that implementation of the General Plan requires a long range perspective; even if that perspective clashes with current market forces.

Therefore, any request to reduce multi-family housing is a concern to Planning. Because the revisions to the Sycamore Creek Specific Plan proposed to eliminate all multi-family opportunities from the plan, Planning requested that T&B, the applicant's representatives, do an analysis of all multi-family opportunities up and down the Temescal corridor. Based on that analysis it appears that a sufficient amount of other multi-family housing opportunities exist in the area to support the changes proposed by the applicant. However, the Planning Department would not advise any further reduction in the multi-family housing stock in the Temescal Canyon area for the reasons stated above.

Higher Density Small Lot Subdivisions

The Planning Commission in the past has expressed concern with residential subdivisions generally under 5,000 square feet. The Commission has often indicated that as the density increases, the level of detail provided by the applicant should increase. Details become increasingly important to issues of compatibility, livability, and function. Support of a project can often hinge on very specific detail such as

the design of a fence, and the placement of windows and street furniture. The proposed tract map was designed to address many of these concerns, and has provided exhibits to explain and illustrate these details. Floor Plans, elevations, maintenance plans and landscape plans have been provided and are attached. In addition, staff was concerned with the possible overwhelming presence of garage doors in the street scene, as can often be the case with small lots. Often an alternative product design like alley loaded units or zipper lots can address this by pulling the architecture to the street and placing garages to the rear of the units. This proposed map as addressed this issue by requiring deep front porches with pony walls in the front of some structures in an attempt to break up the street scene. This approach was satisfactory to staff. A rendering was provided to illustrate these and is attached to the staff report.

Neighbors Concerns

There are three neighbors that have expressed concerns with the project

- **Werner Mines.** To the west of the project site is a collection of mining projects that is currently under many ownerships, but mostly the Werner Corporation. The applicants for the Project have been working closely with Staff and the neighboring mines to assure that the changes to the Specific Plan do not negatively impact the mines, and to assure the inverse is also true, that the mines do not impact the Specific Plan. Part of the proposed changes to the Specific Plan includes increasing the density in area now called Planning Area Nos. 17a, b, and c. These were designated for low density development previously, but now these areas are proposed to be Medium Density Residential (MDR). The original Specific Plan called for a buffer, and that has remained in the new version of the plan. The applicant's representatives have crafted the new Planning Areas to address the viewshed with berms and landscaping. Most other compatibility issues were addressed in the EIR and their addenda.
- **Ms. Gray.** Ms. Gray lives on a small parcel of land also to the west of the proposed Planning Area Nos. 17a, b, and c. She currently takes access through the project site. Her concerns are more specifically addressed in the design of the neighboring proposed Tentative Tract Map No. 36317, which is not part of this project and will be coming soon to the Planning Commission for a hearing. However, she has concerns with privacy and access. The applicant and Staff have worked with Ms. Gray to address her concerns. This is not to imply that she has expressed support for the project; however, we have met with her and made modifications to the design to address her concerns. A berm has been placed between her existing structure and the proposed residential units in the Specific Plan. Additionally, Ms. Gray will have access through Planning Area No. 17d.
- **Mr. Kiley.** Located just south of Planning Area No. 15b and east of Planning Area Nos. 17a, b, c, and 27, Mr. Kiley has also indicated a desire to develop his property. The Specific Plan has been crafted to facilitate future access to Mr. Kiley's property and all drainage for the Sycamore Creek Specific Plan has been designed to accept Mr. Kiley's offsite flows and to accommodate eventual development. Mr. Kiley's property is part of GPA960, the County General Plan update, to revise his Land Use designations to accommodate development and conservation on his land.

Fuel Modification Areas

The proposed map includes fuel modification areas within residential backyards. This means that the homeowner must plant specific fuel modification zone plants and not place any combustible structures in this area including wood porches and/or play structures. An easement has been required in condition

50.Planning.26 to inform the homeowners as soon as possible. In addition, staff had concerns that the homeowner may not adhere to the planting requirements; thus condition 90.Planning.15² has been added to the project requiring all backyards in a fuel modification area to be planted prior to sale by the developer with appropriate landscaping. The intent is that a homeowner will be less likely to replace all the landscaping if it exists at the point of sale.

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 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./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 north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
5. Existing Land Use (Ex. #1): Single Family, School, Retail, Conservation Habitat and Vacant Land.
6. Surrounding Land Use (Ex. #1): 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: See attached Addendum No. 3 to EIR No. 325

² Please note, the conditions provided in this staff report do not reflect the tract map being 'attached' to the Specific Plan. That means the Specific Plan conditions of approval are not reflected in the tract map conditions. This is done intentionally to make the review of the conditions easier. If the map were 'attached' to the Specific Plan, then the Specific Plan conditions of approval would be included in the tract map conditions. Planning was trying to avoid having the same conditions shown twice in the full set of conditions, which would be confusing. The map will be 'attached' to the Specific Plan prior to the creation of the final documents (called 'pinks').

RECOMMENDATIONS:

CONSIDERATION of a **ADDENDUM NO.3** to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 256 AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7786**, formalizing the Planning Area Boundaries for Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29 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, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT NO. 36316**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./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. Several mitigation measures and the design of the project mitigate the potential impacts of the neighboring mining uses.
4. The zoning for the subject site is Specific Plan (SP).
5. 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.
6. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
7. 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

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316

Planning Commission Staff Report: May 15, 2013

Page 6 of 8

conservation area was required of the first Amendment to the Specific Plan. There are no additional land dedication requirements in order to comply with the MSHCP.

8. 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.
9. Pursuant to CEQA section 15164, overall, the proposed SP256A2 would result in impacts that are less than or equal to those addressed in EIR No. 325. Approval of SP256A2 would result in a decrease in the total number of units allocated to the Specific Plan from 1,765 to 1,737 dwelling units. SP256A2 also would result in a net reduction in the acreage devoted to residential uses from 440.2 acres to 426.2 acres, resulting in a slight increase in the area devoted to open space and recreational uses from 211.2 acres to 222.9 acres. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 325 and addenda thereto. More specifically:
 - a. Subsequent to the certification of EIR No. 325 and approval of SP No. 256, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
 - c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 325, and would therefore not result in any new significant effects that were not previously identified.
 - d. The proposed Project would result in a comparable level of development permitted under the approved SP No. 256, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 325.
 - e. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 325. Specifically, these updated technical reports concluded as follows:
 1. The traffic report reaffirmed the findings and mitigation measures established within SP No. 256 and FEIR No. 325, and found that no new traffic impacts requiring mitigation would occur as a result of SP256A2;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirement of FEIR No. 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR No. 325;

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316

Planning Commission Staff Report: May 15, 2013

Page 7 of 8

5. The hydrology/water quality reports fulfill the mitigation requirements of FEIR No. 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was already identified and mitigated by FEIR No. 325.
- f. In order to ensure Project consistency with applicable MSHCP requirements, approximately 9.6 acres of open space have been accommodated within Planning Area No. 22. Conservation of Planning Area No. 22 ensures that SP No. 256 is fully consistent with the MSHCP requirements, and reduces previously identified impacts to biological resources.
- g. Mitigation measures identified in EIR No. 325, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.

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 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./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 proposed Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Through mitigation the project is consistent with the neighboring mining uses.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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;

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316

Planning Commission Staff Report: May 15, 2013

Page 8 of 8

b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

3. The project site is located within:

- 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.

See attached list for all APN's associated with the Specific Plan.

MS

Y:\Planning Case Files-Riverside office\SP00256A2\New 2010 LDC\PC\Staff Report .docx

Date Prepared: 01/01/01

Date Revised: 04/08/13

Sycamore Creek SPA No. 256
APN List (Updated August 30, 2011)

290060067, 290060068, 290060069, 290060070, 290080025, 290110042, 290110045, 290110047, 290110050, 290130032, 290130044, 290130066, 290130067, 290160017, 290430001, 290430002, 290430003, 290430004, 290430005, 290430006, 290430007, 290430008, 290430009, 290430010, 290430011, 290430012, 290430013, 290430014, 290430015, 290430016, 290430017, 290430018, 290430019, 290430020, 290430021, 290430022, 290430023, 290430024, 290430025, 290430026, 290430027, 290430028, 290430029, 290430030, 290430031, 290430032, 290430033, 290430034, 290430035, 290430036, 290430037, 290430038, 290430039, 290430040, 290430041, 290430042, 290430043, 290430044, 290430045, 290431001, 290431002, 290431003, 290431004, 290431005, 290431006, 290431007, 290431008, 290431009, 290431010, 290431011, 290431012, 290431013, 290431014, 290431015, 290431016, 290431017, 290431018, 290431019, 290431020, 290431021, 290431022, 290431023, 290431024, 290431025, 290431026, 290431027, 290431028, 290432001, 290432002, 290432003, 290432004, 290432005, 290432006, 290432007, 290432008, 290432009, 290432010, 290432011, 290432012, 290432013, 290432014, 290432015, 290432016, 290432017, 290432018, 290432019, 290432020, 290432021, 290432022, 290432023, 290432024, 290432025, 290432026, 290432027, 290432028, 290432029, 290432030, 290432031, 290432032, 290440001, 290440002, 290440003, 290440004, 290440005, 290440006, 290440007, 290440008, 290440009, 290440010, 290440011, 290440012, 290440013, 290440014, 290440015, 290440016, 290440017, 290440018, 290440019, 290440020, 290440021, 290440022, 290440023, 290440024, 290440025, 290440026, 290440027, 290440028, 290440029, 290440030, 290440031, 290440032, 290440033, 290440034, 290440035, 290440036, 290440037, 290440038, 290440039, 290440040, 290440041, 290440042, 290440043, 290440044, 290440045, 290440046, 290440047, 290440048, 290440049, 290440050, 290440051, 290440052, 290440053, 290440054, 290440055, 290440056, 290440057, 290440058, 290440059, 290440060, 290440061, 290440062, 290440063, 290440064, 290440065, 290440066, 290440067, 290440068, 290440069, 290440070, 290440071, 290440072, 290440073, 290440074, 290440075, 290440076, 290440077, 290441001, 290441002, 290441003, 290441004, 290441005, 290441006, 290441007, 290441008, 290441009, 290441010, 290441011, 290441012, 290441013, 290441014, 290441015, 290441016, 290441017, 290441018, 290441019, 290441020, 290441021, 290441023, 290441024, 290450001, 290450002, 290450003, 290450004, 290450005, 290450006, 290450007, 290450008, 290450009, 290450010, 290450011, 290450012, 290450013, 290450014, 290450015, 290450016, 290450017, 290450018, 290450019, 290450020, 290450021, 290450022, 290450023, 290450024, 290450025, 290450026, 290450027, 290450028, 290450029, 290450030, 290450031, 290450032, 290450033, 290450034, 290450035, 290450036, 290450037, 290451001, 290451002, 290451003, 290451004, 290452001, 290452002, 290452003, 290452004, 290452005, 290452006, 290452007, 290452008, 290452009, 290452010, 290452011, 290452012, 290452013, 290452014, 290452015, 290452016, 290452017, 290452018, 290452019, 290452020, 290452021, 290452022, 290452023, 290460001, 290460002, 290460003, 290460004, 290460005, 290460006, 290460007, 290460008, 290460009, 290460010, 290460011, 290460012, 290460013, 290460014, 290460015, 290460016, 290460017, 290460018, 290460019, 290460020, 290460021, 290460022, 290460023, 290460024, 290460025, 290460026, 290460027, 290460028, 290460029, 290460030, 290460031, 290460032, 290460033, 290460034, 290460035, 290460036, 290460037, 290460038, 290460039, 290460040, 290460041, 290460042, 290460043, 290460044, 290460045, 290460046, 290460047, 290460048, 290460049, 290460050, 290460051, 290460052, 290460053, 290460054, 290460055, 290460056, 290460057, 290460058, 290460059, 290460060, 290460061, 290460062, 290460063, 290460064, 290460065, 290460066, 290460067, 290460068, 290460069, 290460070, 290460071, 290460072, 290460073, 290460074, 290460075, 290460076, 290460077, 290460078, 290460079, 290460080, 290460081, 290460082, 290460083, 290460084, 290460085, 290461001, 290461002, 290461003, 290461004, 290461005, 290461006, 290461007, 290461008, 290461009, 290461010, 290461011, 290470001, 290470002, 290470003, 290470004, 290470005, 290470006, 290470007, 290470008, 290470009, 290470010, 290470011, 290470012, 290470013, 290470014, 290470015, 290470016, 290470017, 290470018, 290470019, 290470020, 290470021, 290470022, 290470023, 290470024, 290470025, 290470026, 290470027, 290470028, 290470029, 290470030, 290470031, 290470032, 290470033, 290470034, 290470035, 290470036, 290470037, 290470038, 290470039, 290470040, 290470041, 290470042, 290470043, 290470044, 290470045, 290470046, 290470047, 290470048, 290470049, 290470050, 290470051, 290470052, 290470053, 290470054, 290470055, 290470056, 290470057, 290470058, 290470059, 290470060, 290470061, 290470062, 290470063, 290470064, 290471001, 290471002, 290471003, 290471004, 290471005, 290471006, 290471007, 290471008, 290471009, 290471010, 290471011, 290471012, 290471013, 290471016, 290471017, 290471018, 290471019, 290471020, 290471021, 290471022, 290471023, 290471024, 290471025, 290471026, 290471027, 290471028, 290471029, 290471030, 290471031, 290471032, 290471033, 290471034, 290471035, 290471036,

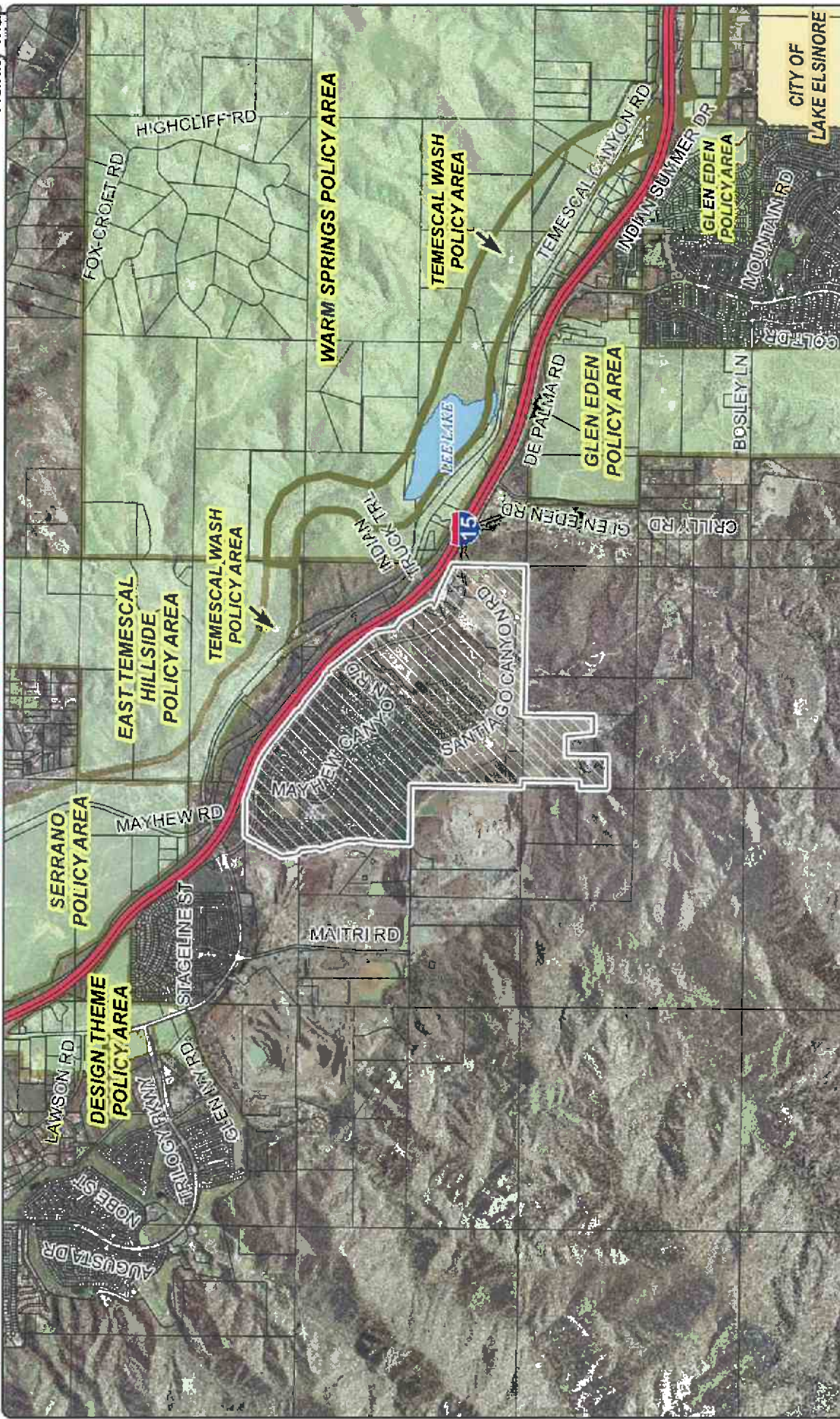
290471037, 290471038, 290471039, 290471040, 290471041, 290471042, 290472001, 290472002, 290472003, 290472004, 290472005, 290472006, 290472007, 290473001, 290473002, 290473003, 290473004, 290473005, 290473006, 290473007, 290473008, 290473009, 290473010, 290473011, 290480001, 290480002, 290480003, 290480004, 290480005, 290480006, 290480007, 290480008, 290480009, 290480010, 290480011, 290480012, 290480013, 290480014, 290480015, 290480016, 290480017, 290480018, 290480019, 290480020, 290480021, 290480022, 290480023, 290480024, 290480025, 290481001, 290481002, 290481003, 290481004, 290481005, 290481006, 290481007, 290481008, 290481009, 290481010, 290481011, 290481012, 290481013, 290481014, 290481015, 290481016, 290481017, 290481018, 290481019, 290481020, 290481021, 290481022, 290481023, 290481024, 290481025, 290481026, 290481027, 290481028, 290481029, 290481030, 290481031, 290481032, 290481033, 290481034, 290481035, 290481036, 290482001, 290482002, 290482003, 290482004, 290482005, 290482006, 290482007, 290482008, 290482009, 290482010, 290482011, 290482012, 290482013, 290482014, 290482015, 290482016, 290482017, 290482018, 290530001, 290530002, 290530003, 290530004, 290530005, 290530006, 290530007, 290530008, 290530009, 290530010, 290530011, 290530012, 290530013, 290530014, 290530015, 290530016, 290530017, 290530018, 290530019, 290530020, 290530021, 290530022, 290530023, 290530024, 290530025, 290530026, 290530027, 290530028, 290530029, 290530030, 290530031, 290530032, 290531001, 290531002, 290531003, 290531004, 290531005, 290531006, 290531007, 290531008, 290531009, 290531010, 290532001, 290532002, 290532003, 290532004, 290532005, 290532006, 290532007, 290532008, 290532009, 290532010, 290532011, 290532012, 290532013, 290532014, 290532015, 290532016, 290532017, 290532018, 290532019, 290532020, 290532021, 290540001, 290540002, 290540003, 290540004, 290540005, 290540006, 290540007, 290540008, 290540009, 290540010, 290540011, 290540012, 290540013, 290540014, 290540015, 290541001, 290541002, 290541003, 290541004, 290541005, 290541006, 290541007, 290541008, 290541009, 290541010, 290541011, 290541012, 290541013, 290541014, 290541015, 290541016, 290541017, 290541018, 290541019, 290541020, 290541021, 290541022, 290541023, 290550001, 290550002, 290550003, 290550004, 290550005, 290550006, 290550007, 290550008, 290550009, 290550010, 290550011, 290550012, 290550013, 290550014, 290550015, 290550016, 290550017, 290550018, 290550019, 290551001, 290551002, 290551003, 290551004, 290551005, 290551006, 290551007, 290551008, 290551009, 290551010, 290551011, 290551012, 290551013, 290551014, 290551015, 290551016, 290551017, 290551018, 290551019, 290551020, 290551021, 290551022, 290560001, 290560002, 290560003, 290560004, 290560005, 290560006, 290560007, 290560008, 290560009, 290560010, 290560011, 290560012, 290560013, 290561001, 290561002, 290561003, 290561004, 290561005, 290561006, 290561007, 290561008, 290561009, 290561010, 290561011, 290562001, 290562002, 290562003, 290562004, 290562005, 290562006, 290562007, 290562008, 290562009, 290562010, 290562011, 290562012, 290562013, 290562014, 290562015, 290562016, 290562017, 290562018, 290562019, 290562020, 290562021, 290562022, 290562023, 290562024, 290562025, 290562026, 290562027, 290562028, 290562029, 290562030, 290562031, 290562032, 290570001, 290570002, 290570003, 290570004, 290570005, 290570006, 290571001, 290571002, 290571003, 290571004, 290571005, 290571006, 290571007, 290571008, 290571009, 290571010, 290571011, 290571012, 290571013, 290571014, 290571015, 290571016, 290571017, 290571018, 290571019, 290571020, 290571021, 290571022, 290571023, 290571024, 290572001, 290572002, 290572003, 290572004, 290572005, 290572006, 290572007, 290572008, 290572009, 290572010, 290572011, 290572012, 290572013, 290572014, 290572015, 290572016, 290572017, 290572018, 290580001, 290580002, 290580003, 290580004, 290580005, 290581001, 290581002, 290581003, 290581004, 290581005, 290581006, 290582001, 290582002, 290582003, 290582004, 290582005, 290582006, 290583001, 290583002, 290583003, 290583004, 290583005, 290583006, 29

[illegible]

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

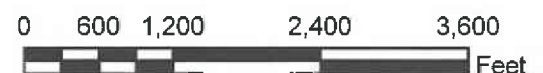
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and new land use designations for unincorporated Riverside County parcels. The new General Plan and land use designations are effective for the period of 2003 to 2013. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200 (Western County), or in Inland at (760) 883-8277 (Eastern County) or website at <http://www.riverside.ca.gov/landuse/index.html>



Date Drawn: 8/29/11

EXISTING GENERAL PLAN

Edition 2009

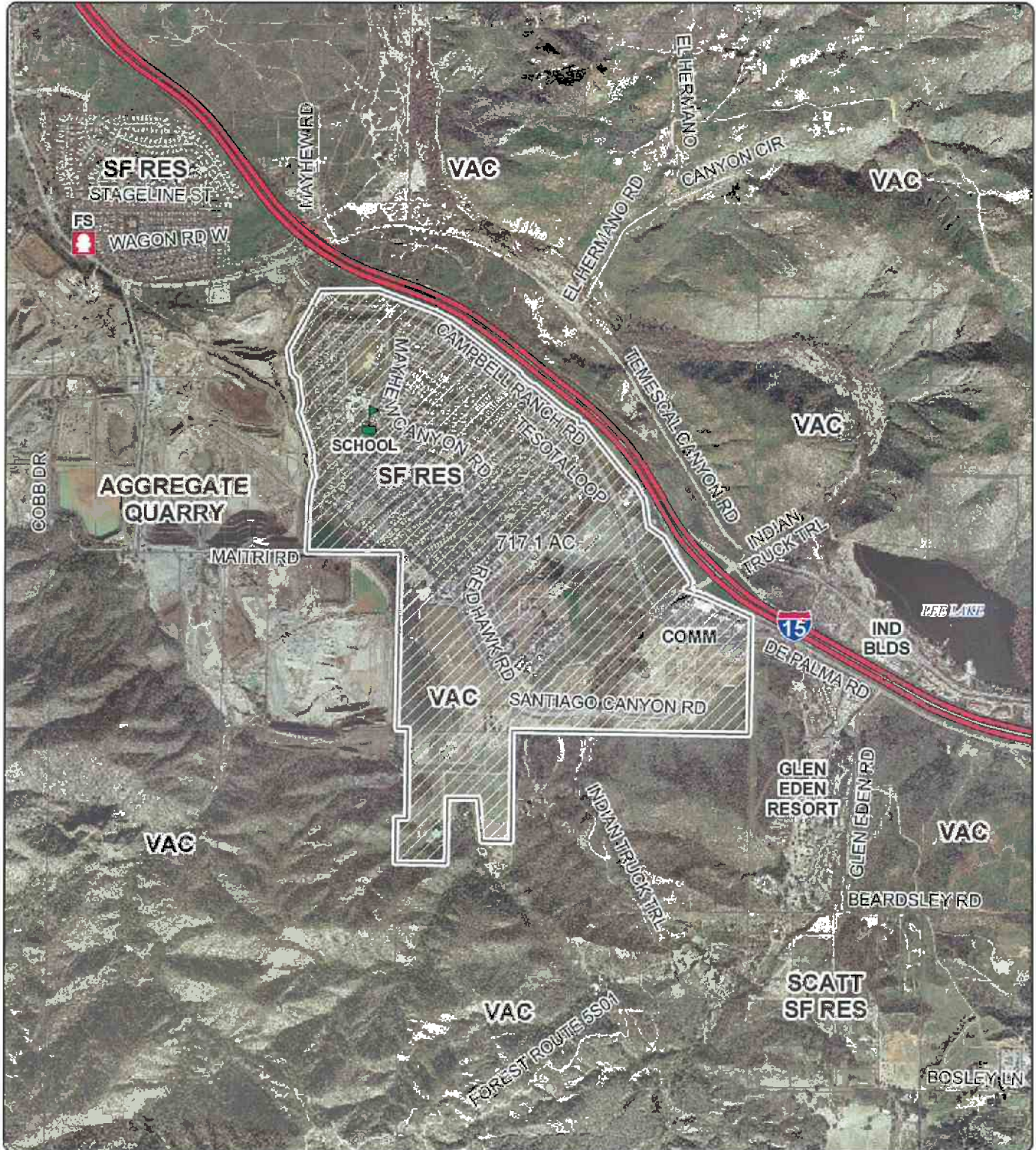


RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317

Supervisor Buster
 District 1

LAND USE

Date: 8/29/11
 Exhibit 1



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

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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County); or website at <http://www.ltrm.co/riverside.ca.us/index.html>

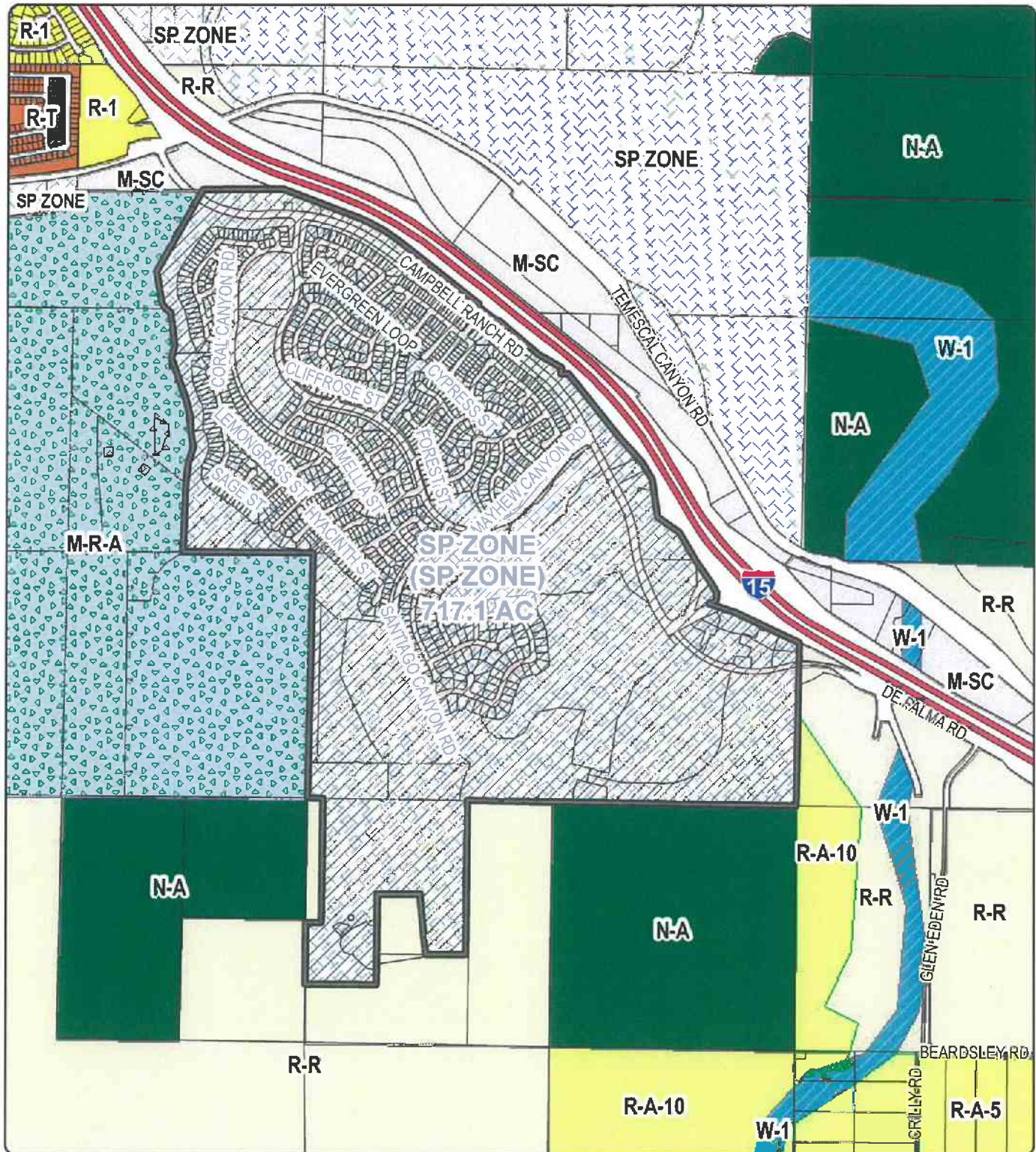


0 750 1,500 3,000 4,500 6,000 Feet

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

Supervisor Buster
 District 1

Date: 8/29/11
 Exhibit 3



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

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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



Sycamore Creek

SPECIFIC PLAN

LAND USE PLAN

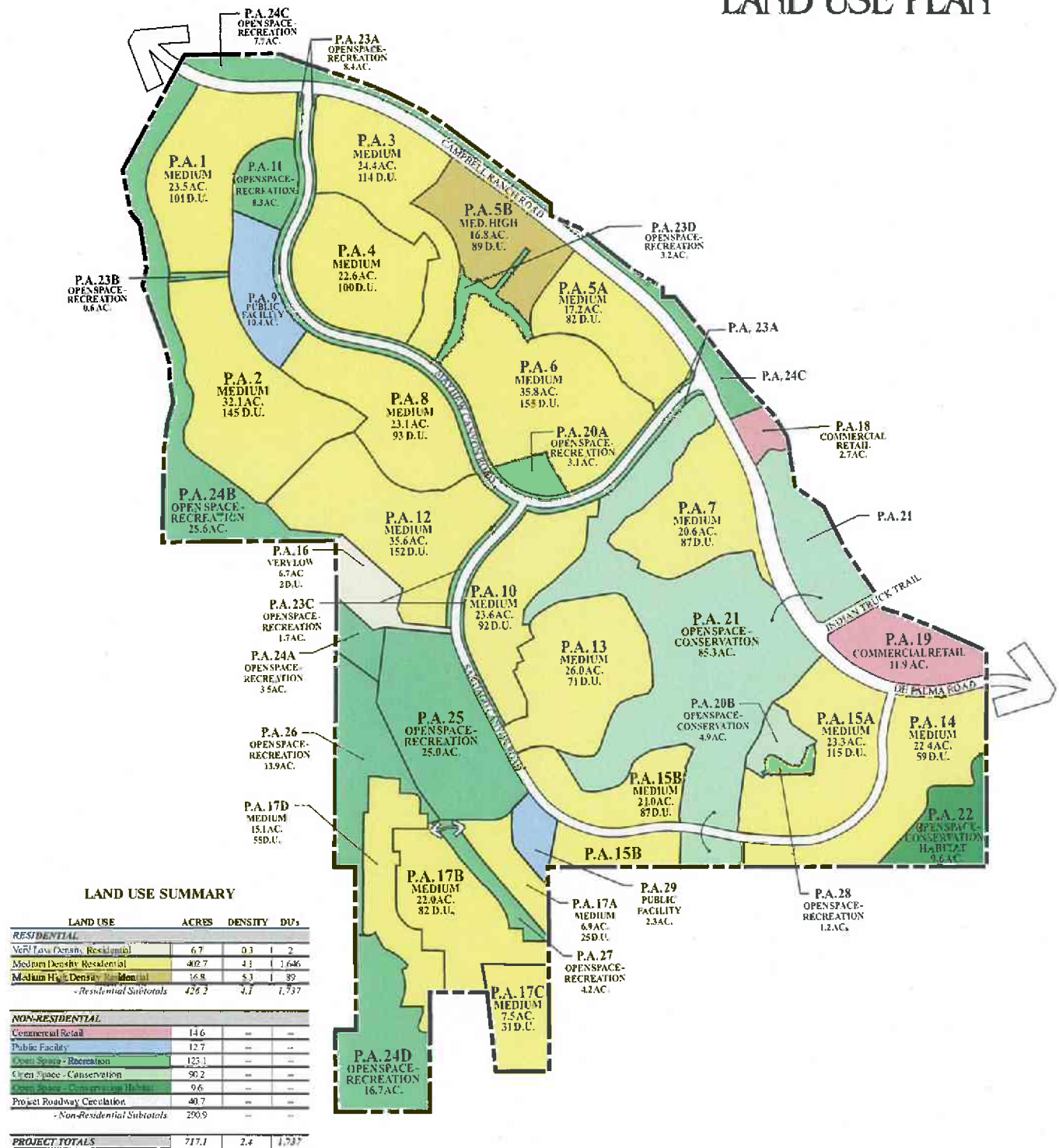


Figure 3

SPECIFIC PLAN LAND USE PLAN

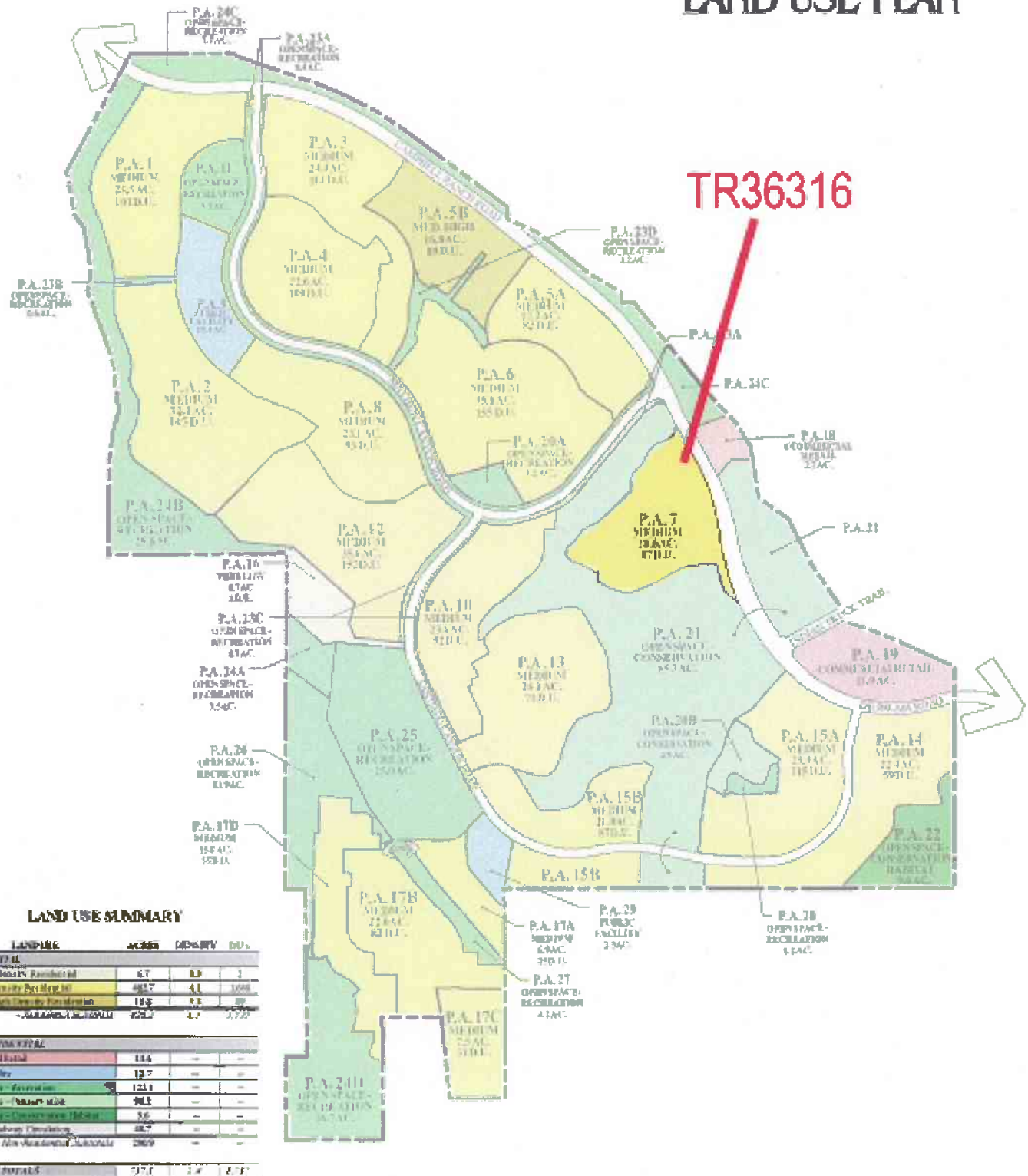


Figure 3

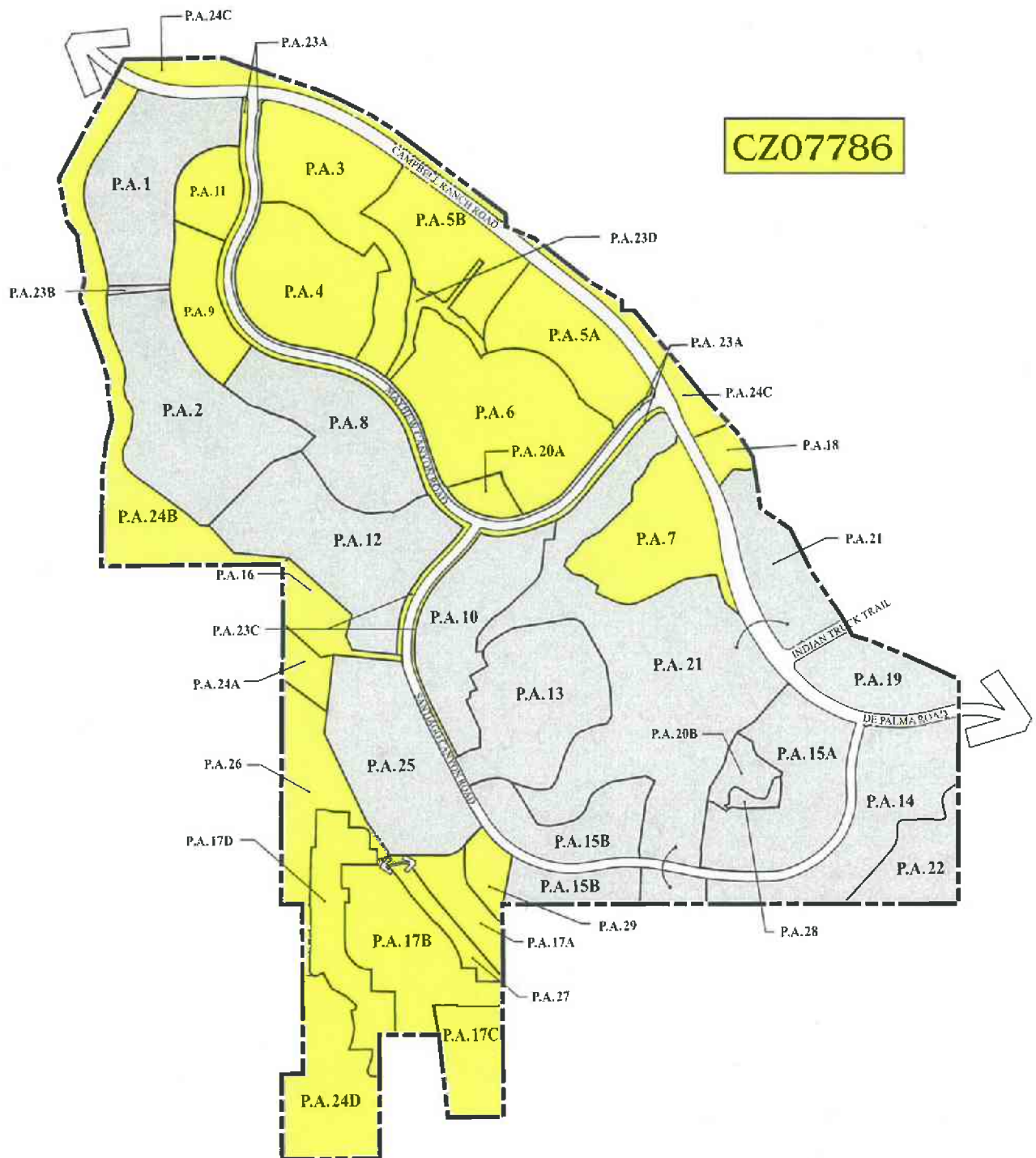
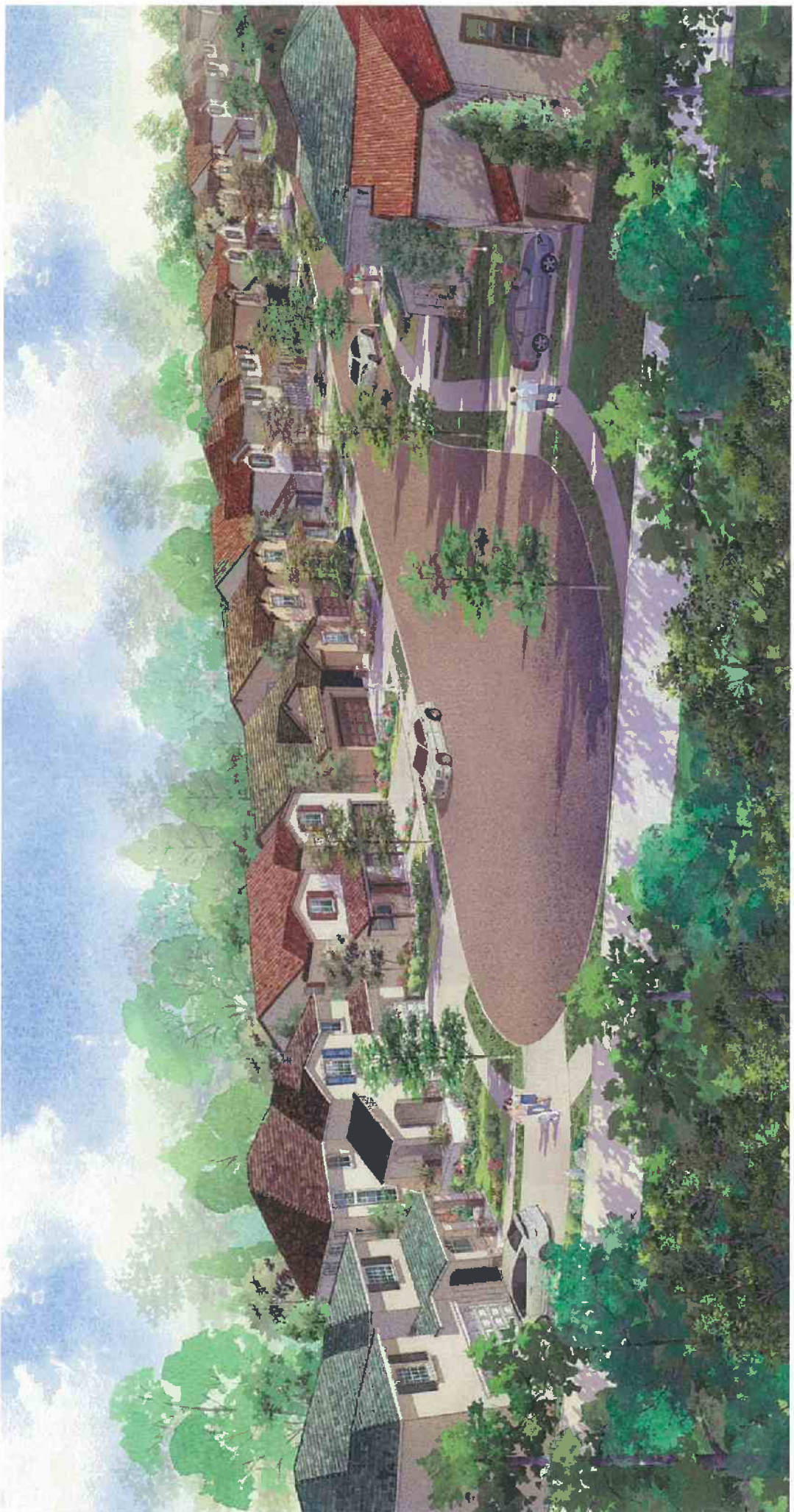
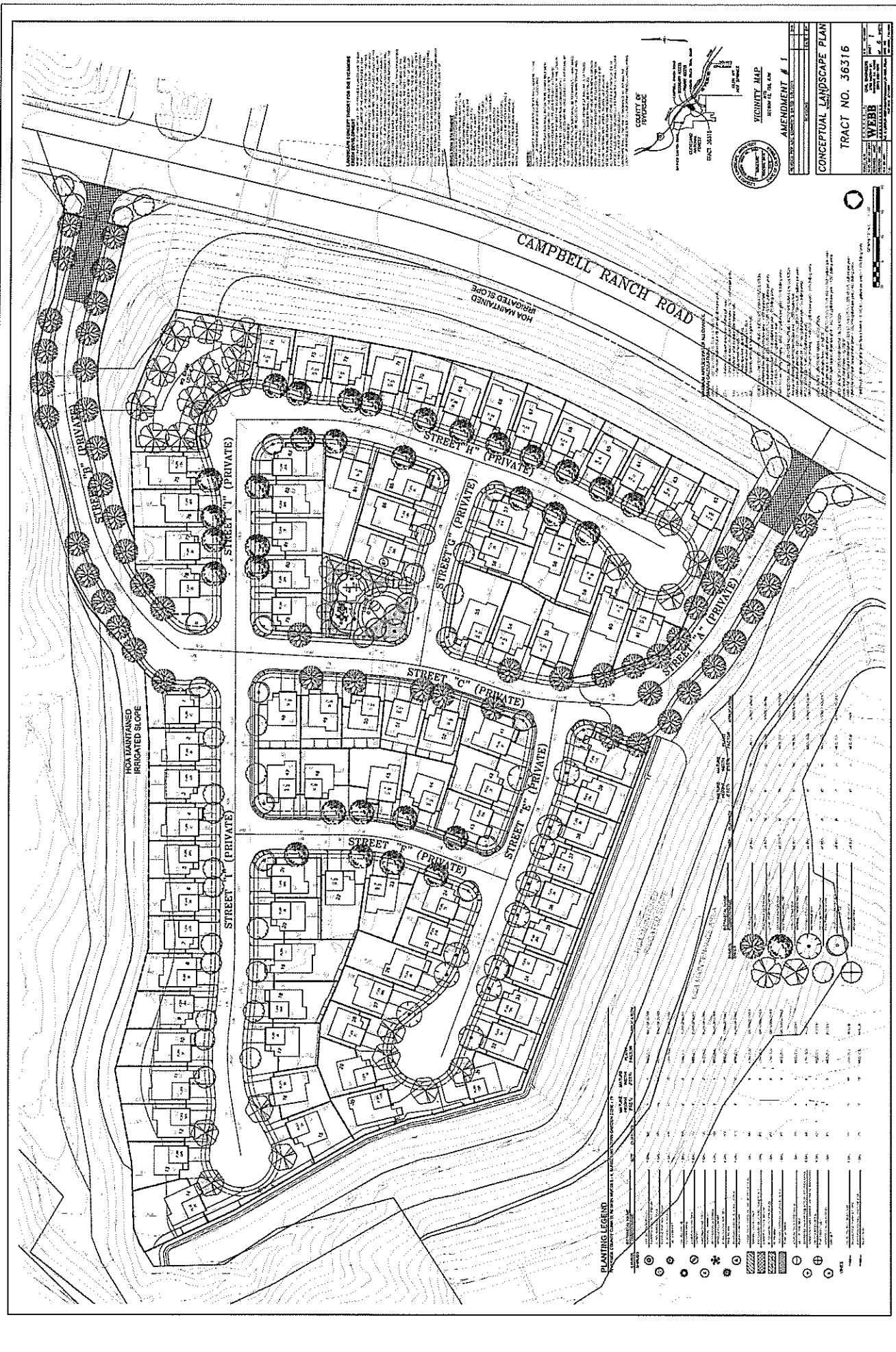


Figure 4

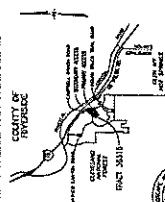
Aerial Photograph







THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN. THE ENGINEER'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN. THE ENGINEER'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN.



NO.	DATE	REVISION
1	JUNE 2011	ISSUED FOR PERMIT
2	JUNE 2011	REVISED FOR PERMIT
3	JUNE 2011	REVISED FOR PERMIT
4	JUNE 2011	REVISED FOR PERMIT
5	JUNE 2011	REVISED FOR PERMIT
6	JUNE 2011	REVISED FOR PERMIT
7	JUNE 2011	REVISED FOR PERMIT
8	JUNE 2011	REVISED FOR PERMIT
9	JUNE 2011	REVISED FOR PERMIT
10	JUNE 2011	REVISED FOR PERMIT
11	JUNE 2011	REVISED FOR PERMIT
12	JUNE 2011	REVISED FOR PERMIT
13	JUNE 2011	REVISED FOR PERMIT
14	JUNE 2011	REVISED FOR PERMIT
15	JUNE 2011	REVISED FOR PERMIT
16	JUNE 2011	REVISED FOR PERMIT
17	JUNE 2011	REVISED FOR PERMIT
18	JUNE 2011	REVISED FOR PERMIT
19	JUNE 2011	REVISED FOR PERMIT
20	JUNE 2011	REVISED FOR PERMIT
21	JUNE 2011	REVISED FOR PERMIT
22	JUNE 2011	REVISED FOR PERMIT
23	JUNE 2011	REVISED FOR PERMIT
24	JUNE 2011	REVISED FOR PERMIT
25	JUNE 2011	REVISED FOR PERMIT
26	JUNE 2011	REVISED FOR PERMIT
27	JUNE 2011	REVISED FOR PERMIT
28	JUNE 2011	REVISED FOR PERMIT
29	JUNE 2011	REVISED FOR PERMIT
30	JUNE 2011	REVISED FOR PERMIT
31	JUNE 2011	REVISED FOR PERMIT
32	JUNE 2011	REVISED FOR PERMIT
33	JUNE 2011	REVISED FOR PERMIT
34	JUNE 2011	REVISED FOR PERMIT
35	JUNE 2011	REVISED FOR PERMIT
36	JUNE 2011	REVISED FOR PERMIT
37	JUNE 2011	REVISED FOR PERMIT
38	JUNE 2011	REVISED FOR PERMIT
39	JUNE 2011	REVISED FOR PERMIT
40	JUNE 2011	REVISED FOR PERMIT
41	JUNE 2011	REVISED FOR PERMIT
42	JUNE 2011	REVISED FOR PERMIT
43	JUNE 2011	REVISED FOR PERMIT
44	JUNE 2011	REVISED FOR PERMIT
45	JUNE 2011	REVISED FOR PERMIT
46	JUNE 2011	REVISED FOR PERMIT
47	JUNE 2011	REVISED FOR PERMIT
48	JUNE 2011	REVISED FOR PERMIT
49	JUNE 2011	REVISED FOR PERMIT
50	JUNE 2011	REVISED FOR PERMIT
51	JUNE 2011	REVISED FOR PERMIT
52	JUNE 2011	REVISED FOR PERMIT
53	JUNE 2011	REVISED FOR PERMIT
54	JUNE 2011	REVISED FOR PERMIT
55	JUNE 2011	REVISED FOR PERMIT
56	JUNE 2011	REVISED FOR PERMIT
57	JUNE 2011	REVISED FOR PERMIT
58	JUNE 2011	REVISED FOR PERMIT
59	JUNE 2011	REVISED FOR PERMIT
60	JUNE 2011	REVISED FOR PERMIT
61	JUNE 2011	REVISED FOR PERMIT
62	JUNE 2011	REVISED FOR PERMIT
63	JUNE 2011	REVISED FOR PERMIT
64	JUNE 2011	REVISED FOR PERMIT
65	JUNE 2011	REVISED FOR PERMIT
66	JUNE 2011	REVISED FOR PERMIT
67	JUNE 2011	REVISED FOR PERMIT
68	JUNE 2011	REVISED FOR PERMIT
69	JUNE 2011	REVISED FOR PERMIT
70	JUNE 2011	REVISED FOR PERMIT
71	JUNE 2011	REVISED FOR PERMIT
72	JUNE 2011	REVISED FOR PERMIT
73	JUNE 2011	REVISED FOR PERMIT
74	JUNE 2011	REVISED FOR PERMIT
75	JUNE 2011	REVISED FOR PERMIT
76	JUNE 2011	REVISED FOR PERMIT
77	JUNE 2011	REVISED FOR PERMIT
78	JUNE 2011	REVISED FOR PERMIT
79	JUNE 2011	REVISED FOR PERMIT
80	JUNE 2011	REVISED FOR PERMIT
81	JUNE 2011	REVISED FOR PERMIT
82	JUNE 2011	REVISED FOR PERMIT
83	JUNE 2011	REVISED FOR PERMIT
84	JUNE 2011	REVISED FOR PERMIT
85	JUNE 2011	REVISED FOR PERMIT
86	JUNE 2011	REVISED FOR PERMIT
87	JUNE 2011	REVISED FOR PERMIT
88	JUNE 2011	REVISED FOR PERMIT
89	JUNE 2011	REVISED FOR PERMIT
90	JUNE 2011	REVISED FOR PERMIT
91	JUNE 2011	REVISED FOR PERMIT
92	JUNE 2011	REVISED FOR PERMIT
93	JUNE 2011	REVISED FOR PERMIT
94	JUNE 2011	REVISED FOR PERMIT
95	JUNE 2011	REVISED FOR PERMIT
96	JUNE 2011	REVISED FOR PERMIT
97	JUNE 2011	REVISED FOR PERMIT
98	JUNE 2011	REVISED FOR PERMIT
99	JUNE 2011	REVISED FOR PERMIT
100	JUNE 2011	REVISED FOR PERMIT

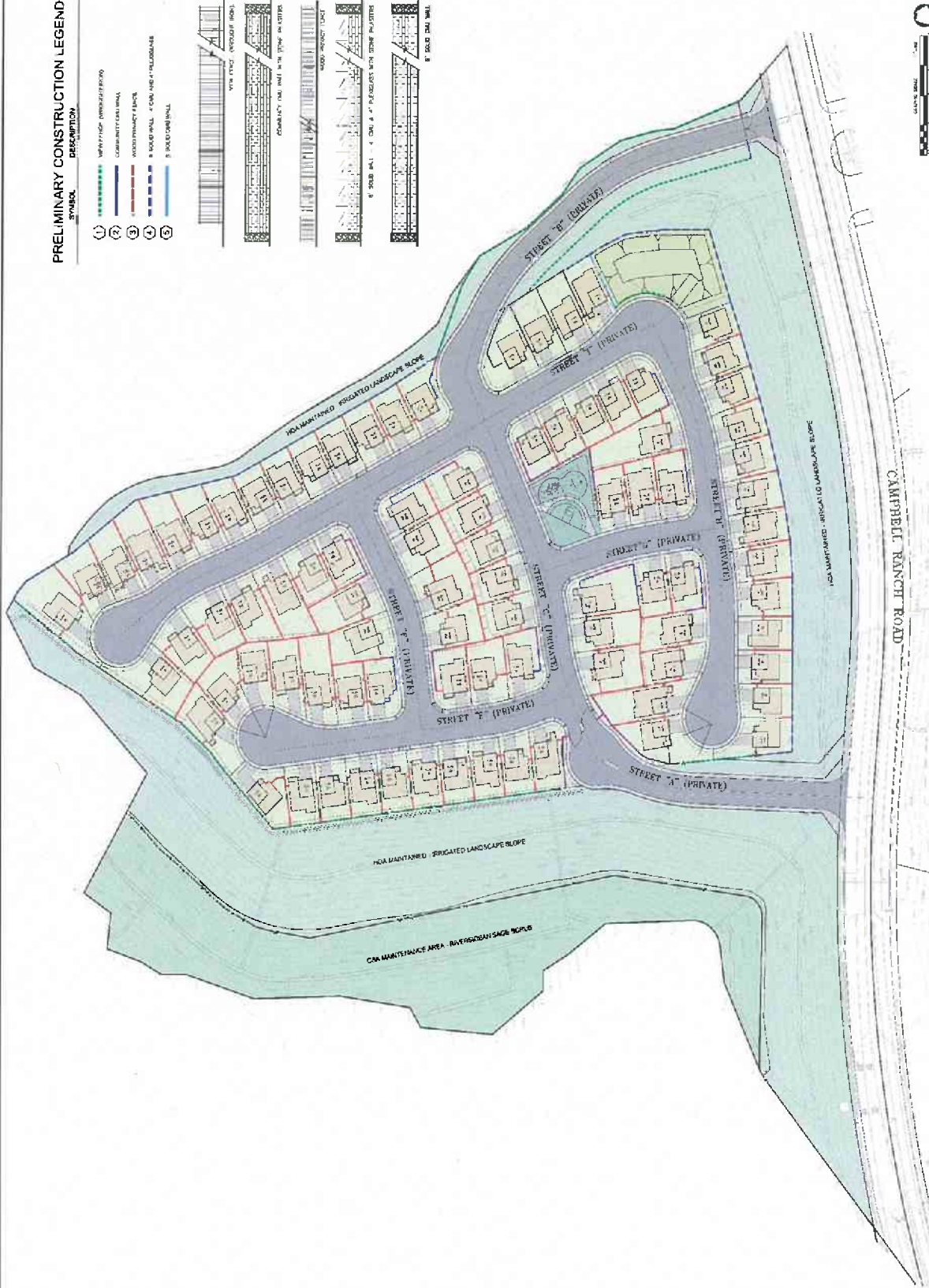
PLANTING LEGEND

SYMBOL	DESCRIPTION
○	1" CALIBER TREE
●	2" CALIBER TREE
⊙	3" CALIBER TREE
⊗	4" CALIBER TREE
⊕	5" CALIBER TREE
⊖	6" CALIBER TREE
⊗	7" CALIBER TREE
⊕	8" CALIBER TREE
⊖	9" CALIBER TREE
⊗	10" CALIBER TREE
⊕	11" CALIBER TREE
⊖	12" CALIBER TREE
⊗	13" CALIBER TREE
⊕	14" CALIBER TREE
⊖	15" CALIBER TREE
⊗	16" CALIBER TREE
⊕	17" CALIBER TREE
⊖	18" CALIBER TREE
⊗	19" CALIBER TREE
⊕	20" CALIBER TREE
⊖	21" CALIBER TREE
⊗	22" CALIBER TREE
⊕	23" CALIBER TREE
⊖	24" CALIBER TREE
⊗	25" CALIBER TREE
⊕	26" CALIBER TREE
⊖	27" CALIBER TREE
⊗	28" CALIBER TREE
⊕	29" CALIBER TREE
⊖	30" CALIBER TREE
⊗	31" CALIBER TREE
⊕	32" CALIBER TREE
⊖	33" CALIBER TREE
⊗	34" CALIBER TREE
⊕	35" CALIBER TREE
⊖	36" CALIBER TREE
⊗	37" CALIBER TREE
⊕	38" CALIBER TREE
⊖	39" CALIBER TREE
⊗	40" CALIBER TREE
⊕	41" CALIBER TREE
⊖	42" CALIBER TREE
⊗	43" CALIBER TREE
⊕	44" CALIBER TREE
⊖	45" CALIBER TREE
⊗	46" CALIBER TREE
⊕	47" CALIBER TREE
⊖	48" CALIBER TREE
⊗	49" CALIBER TREE
⊕	50" CALIBER TREE
⊖	51" CALIBER TREE
⊗	52" CALIBER TREE
⊕	53" CALIBER TREE
⊖	54" CALIBER TREE
⊗	55" CALIBER TREE
⊕	56" CALIBER TREE
⊖	57" CALIBER TREE
⊗	58" CALIBER TREE
⊕	59" CALIBER TREE
⊖	60" CALIBER TREE
⊗	61" CALIBER TREE
⊕	62" CALIBER TREE
⊖	63" CALIBER TREE
⊗	64" CALIBER TREE
⊕	65" CALIBER TREE
⊖	66" CALIBER TREE
⊗	67" CALIBER TREE
⊕	68" CALIBER TREE
⊖	69" CALIBER TREE
⊗	70" CALIBER TREE
⊕	71" CALIBER TREE
⊖	72" CALIBER TREE
⊗	73" CALIBER TREE
⊕	74" CALIBER TREE
⊖	75" CALIBER TREE
⊗	76" CALIBER TREE
⊕	77" CALIBER TREE
⊖	78" CALIBER TREE
⊗	79" CALIBER TREE
⊕	80" CALIBER TREE
⊖	81" CALIBER TREE
⊗	82" CALIBER TREE
⊕	83" CALIBER TREE
⊖	84" CALIBER TREE
⊗	85" CALIBER TREE
⊕	86" CALIBER TREE
⊖	87" CALIBER TREE
⊗	88" CALIBER TREE
⊕	89" CALIBER TREE
⊖	90" CALIBER TREE
⊗	91" CALIBER TREE
⊕	92" CALIBER TREE
⊖	93" CALIBER TREE
⊗	94" CALIBER TREE
⊕	95" CALIBER TREE
⊖	96" CALIBER TREE
⊗	97" CALIBER TREE
⊕	98" CALIBER TREE
⊖	99" CALIBER TREE
⊗	100" CALIBER TREE

PRELIMINARY CONSTRUCTION LEGEND:

SYMBOL DESCRIPTION

- 1. VERTICALLY ORIENTED FENCE
- 2. COMMUNITY CANAL WALL
- 3. VERTICALLY ORIENTED FENCE
- 4. 8" SOLID WALL - 4" CON. AND 4" REINFORCING
- 5. 8" SOLID CONCRETE WALL
- 6. 8" SOLID CONCRETE WALL
- 7. 8" SOLID CONCRETE WALL
- 8. 8" SOLID CONCRETE WALL
- 9. 8" SOLID CONCRETE WALL
- 10. 8" SOLID CONCRETE WALL
- 11. 8" SOLID CONCRETE WALL
- 12. 8" SOLID CONCRETE WALL
- 13. 8" SOLID CONCRETE WALL
- 14. 8" SOLID CONCRETE WALL
- 15. 8" SOLID CONCRETE WALL
- 16. 8" SOLID CONCRETE WALL
- 17. 8" SOLID CONCRETE WALL
- 18. 8" SOLID CONCRETE WALL
- 19. 8" SOLID CONCRETE WALL
- 20. 8" SOLID CONCRETE WALL
- 21. 8" SOLID CONCRETE WALL
- 22. 8" SOLID CONCRETE WALL
- 23. 8" SOLID CONCRETE WALL
- 24. 8" SOLID CONCRETE WALL
- 25. 8" SOLID CONCRETE WALL
- 26. 8" SOLID CONCRETE WALL
- 27. 8" SOLID CONCRETE WALL
- 28. 8" SOLID CONCRETE WALL
- 29. 8" SOLID CONCRETE WALL
- 30. 8" SOLID CONCRETE WALL
- 31. 8" SOLID CONCRETE WALL
- 32. 8" SOLID CONCRETE WALL
- 33. 8" SOLID CONCRETE WALL
- 34. 8" SOLID CONCRETE WALL
- 35. 8" SOLID CONCRETE WALL
- 36. 8" SOLID CONCRETE WALL
- 37. 8" SOLID CONCRETE WALL
- 38. 8" SOLID CONCRETE WALL
- 39. 8" SOLID CONCRETE WALL
- 40. 8" SOLID CONCRETE WALL
- 41. 8" SOLID CONCRETE WALL
- 42. 8" SOLID CONCRETE WALL
- 43. 8" SOLID CONCRETE WALL
- 44. 8" SOLID CONCRETE WALL
- 45. 8" SOLID CONCRETE WALL
- 46. 8" SOLID CONCRETE WALL
- 47. 8" SOLID CONCRETE WALL
- 48. 8" SOLID CONCRETE WALL
- 49. 8" SOLID CONCRETE WALL
- 50. 8" SOLID CONCRETE WALL
- 51. 8" SOLID CONCRETE WALL
- 52. 8" SOLID CONCRETE WALL
- 53. 8" SOLID CONCRETE WALL
- 54. 8" SOLID CONCRETE WALL
- 55. 8" SOLID CONCRETE WALL
- 56. 8" SOLID CONCRETE WALL
- 57. 8" SOLID CONCRETE WALL
- 58. 8" SOLID CONCRETE WALL
- 59. 8" SOLID CONCRETE WALL
- 60. 8" SOLID CONCRETE WALL
- 61. 8" SOLID CONCRETE WALL
- 62. 8" SOLID CONCRETE WALL
- 63. 8" SOLID CONCRETE WALL
- 64. 8" SOLID CONCRETE WALL
- 65. 8" SOLID CONCRETE WALL
- 66. 8" SOLID CONCRETE WALL
- 67. 8" SOLID CONCRETE WALL
- 68. 8" SOLID CONCRETE WALL
- 69. 8" SOLID CONCRETE WALL
- 70. 8" SOLID CONCRETE WALL
- 71. 8" SOLID CONCRETE WALL
- 72. 8" SOLID CONCRETE WALL
- 73. 8" SOLID CONCRETE WALL
- 74. 8" SOLID CONCRETE WALL
- 75. 8" SOLID CONCRETE WALL
- 76. 8" SOLID CONCRETE WALL
- 77. 8" SOLID CONCRETE WALL
- 78. 8" SOLID CONCRETE WALL
- 79. 8" SOLID CONCRETE WALL
- 80. 8" SOLID CONCRETE WALL
- 81. 8" SOLID CONCRETE WALL
- 82. 8" SOLID CONCRETE WALL
- 83. 8" SOLID CONCRETE WALL
- 84. 8" SOLID CONCRETE WALL
- 85. 8" SOLID CONCRETE WALL
- 86. 8" SOLID CONCRETE WALL
- 87. 8" SOLID CONCRETE WALL
- 88. 8" SOLID CONCRETE WALL
- 89. 8" SOLID CONCRETE WALL
- 90. 8" SOLID CONCRETE WALL
- 91. 8" SOLID CONCRETE WALL
- 92. 8" SOLID CONCRETE WALL
- 93. 8" SOLID CONCRETE WALL
- 94. 8" SOLID CONCRETE WALL
- 95. 8" SOLID CONCRETE WALL
- 96. 8" SOLID CONCRETE WALL
- 97. 8" SOLID CONCRETE WALL
- 98. 8" SOLID CONCRETE WALL
- 99. 8" SOLID CONCRETE WALL
- 100. 8" SOLID CONCRETE WALL



VICINITY MAP
SHEET NO. 12 OF 12

AMENDMENT
PROJECT NO. 12345

CONCEPTUAL FENCE AND WALL PLAN

TRACT NO. 36316

DATE	12/15/2023
BY	J. Smith
CHECKED BY	M. Jones
APPROVED BY	K. Brown
SCALE	AS SHOWN

**LANDSCAPE MAINTENANCE
RESPONSIBILITY LEGEND**

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]

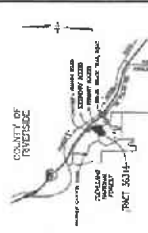
DATE: 01/15/2015

PROJECT: 36316

SCALE: 1" = 100'

BY: [Signature]

FOR: [Signature]



COUNTY OF RIVERSIDE	
VICINITY MAP	
SECTION 14, T4S, R6E	
AMENDMENT # 1	
MAINTENANCE PLAN	
TRACT NO. 36316	
W E B	
DATE: 01/15/2015	
BY: [Signature]	
FOR: [Signature]	

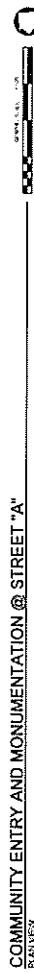


CAMPBELL RANCH ROAD

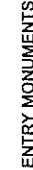
© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 103–110

SYMBOL	POTENTIAL NAME COMMON NAME	SIZE	QUANTITY	NATURE HEIGHT (FEET)	NATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION

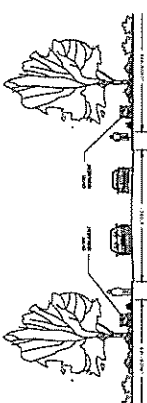
ECO NOTE TURF IS TO BE LIME PUMP FOR IMPROVED ESCAPE AND BULKINESS. HIGH DENSITY GROWER 800 ROLL ECO OR APPROVED EQUIV. ECO IS AVAILABLE FROM A&B TURF, PALMDALE, CA. 100-869-0114. ECO IS TO BE PROVIDED



COMMITMENT ENTRY AND MONUMENTATION OF STREET A
EXAMINER



MONUMENT DETAIL N.T.S.



Conclusion



APPENDIX B

[illegible]

CONCEPTUAL LANDSCAPE PLAN

TRACT NO. 36316

WFR
CIV. DISCOUNT
FOR TODAY P.
Included in total
4

9-1-2007	9-1-2007	9-1-2007
----------	----------	----------

SYCAMORE CREEK

PA 7 AND 9

County of Riverside, CA

Starfield Sycamore Investors, LLC



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2250 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0007 www.wheharchitects.com fax 949 250 1529

JANUARY 14, 2011 • 2010168

MONTEREY "A" ELEVATION MATERIALS

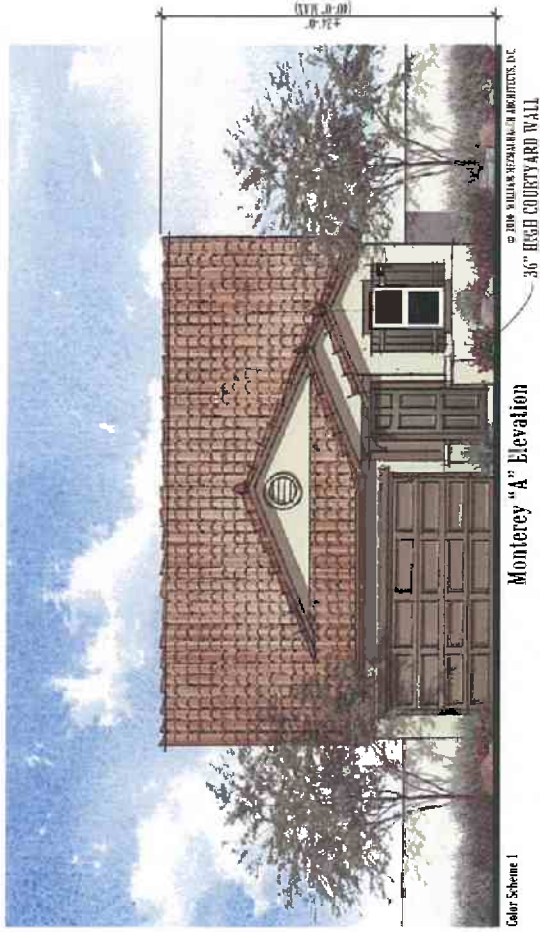
ROOF: "S" Shaped Low Profile Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 PORCH: Wood Columns and Corbels
 GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 GABLE: Wood or Foam Outlooker and Brace
 WINDOW: White Vinyl
 PORCH: Tapered Stucco Columns
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional



PLAN 1 - FRONT ELEVATIONS
 SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

WILLIAM HENZALHALOCH
 ARCHITECTS, LLC
 10000 S. RIVERSIDE AVE., SUITE 200
 RIVERSIDE, CA 92504
 TEL: 951.505.1111 FAX: 951.505.1112
 WWW.WHARCHITECTS.COM





Plan 3C Craftsman

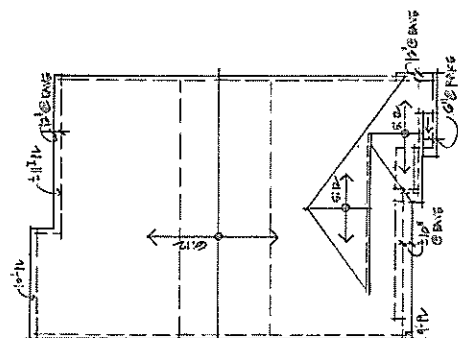
Plan 2B French Country

Plan 1A Monterey

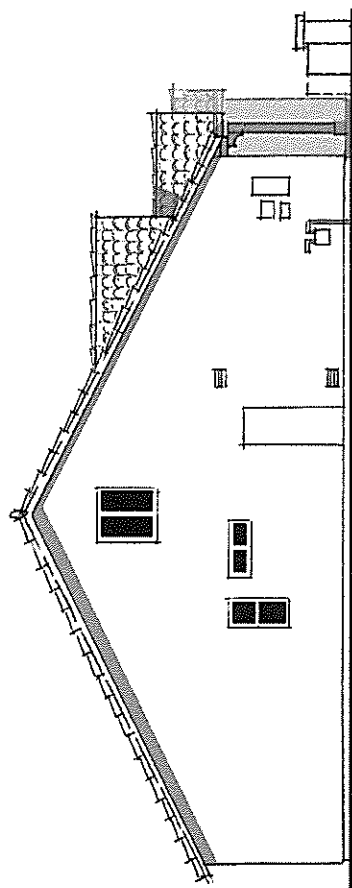


CONCEPTUAL STREETSCENE
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

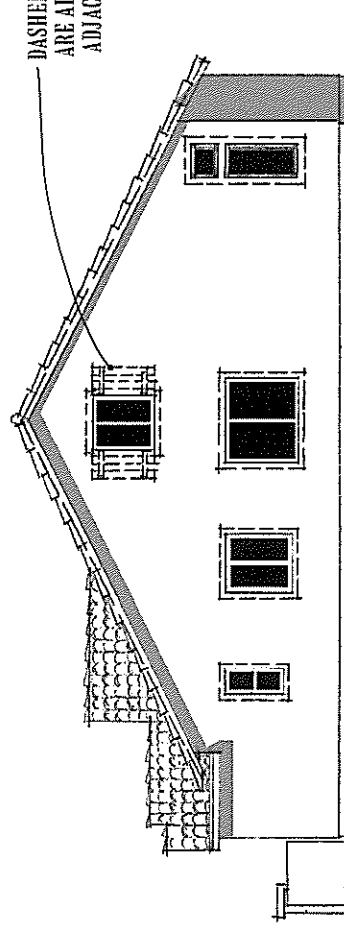
WILLIAM H. HARRIS ARCHITECTS
 A R C H I T E C T S
 2000 N. 11th St.
 Suite 100
 Tempe, AZ 85281
 480.831.1111



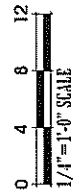
Roof Plan



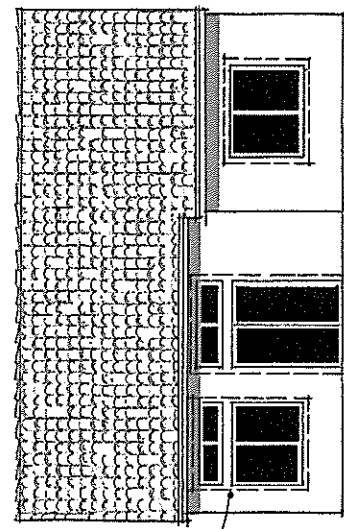
Left Elevation



Right Elevation



DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



Rear Elevation

PLAN 1A - ROOF PLAN AND ELEVATIONS

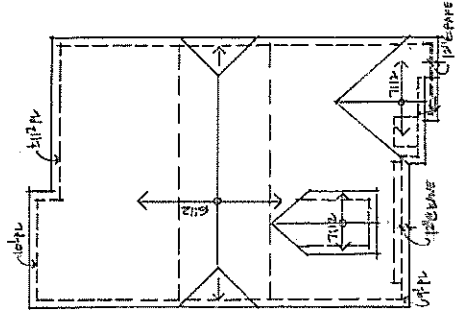
SYCAMORE CREEK PA 7 AND 9

COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



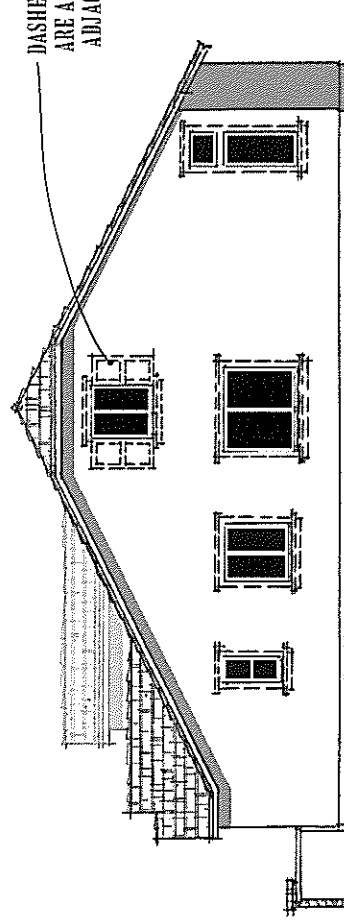
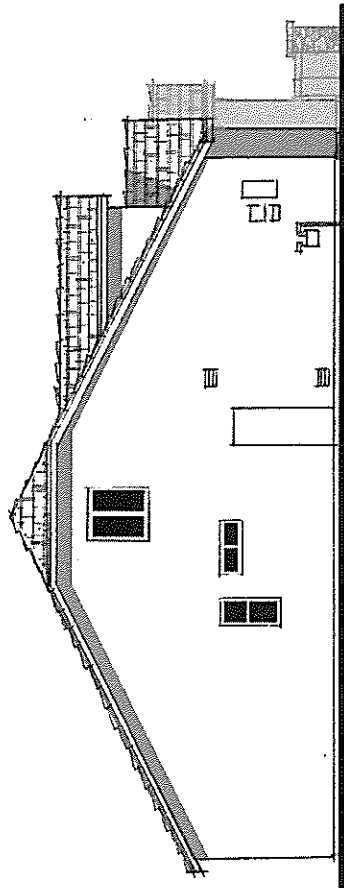
WILLIAM HEZMALALCH
ARCHITECTS, INC.
10000 COUNTRY CLUB DRIVE
SUITE 200
DANFORTH, CA 92525
TEL: 951-711-1111
WWW.WHARCHITECTS.COM

© 2018 WILLIAM HEZMALALCH ARCHITECTS, INC.



Roof Plan

0 8 16 24
1/8" = 1'-0" SCALE



DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

Right Elevation

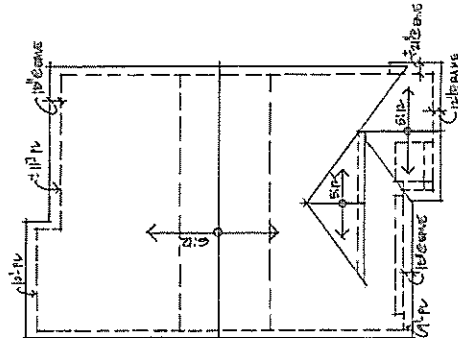
Rear Elevation

PLAN 1B - ROOF PLAN AND ELEVATIONS

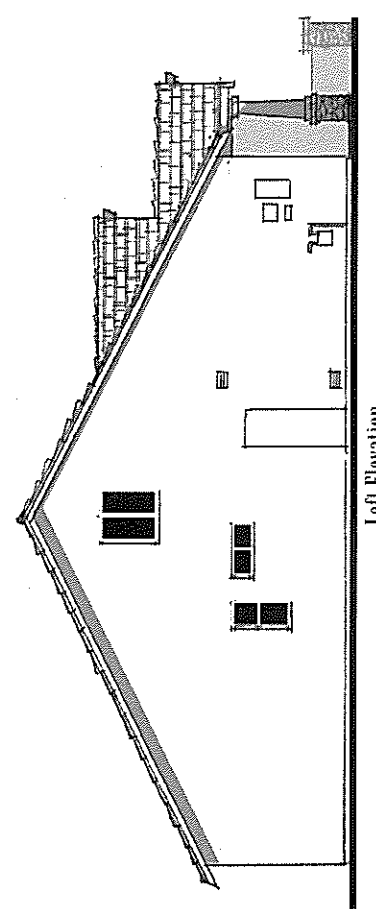
SYCAMORE CREEK PA 7 AND 9

COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

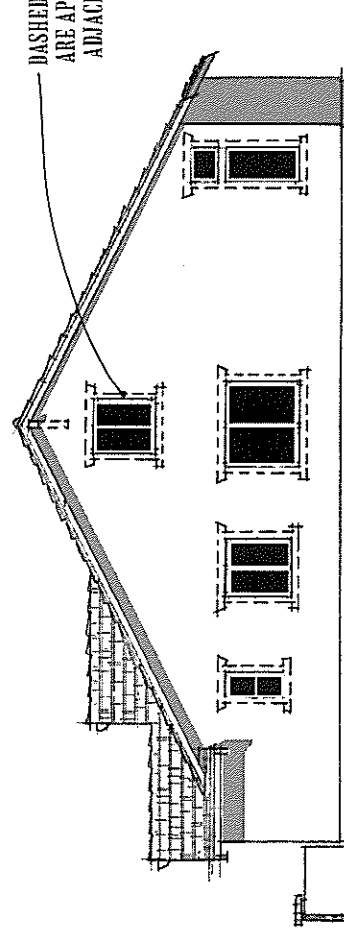
0 4 8 12
1/4" = 1'-0" SCALE



Roof Plan
0 8 16 24
1/8"=1'-0" SCALE

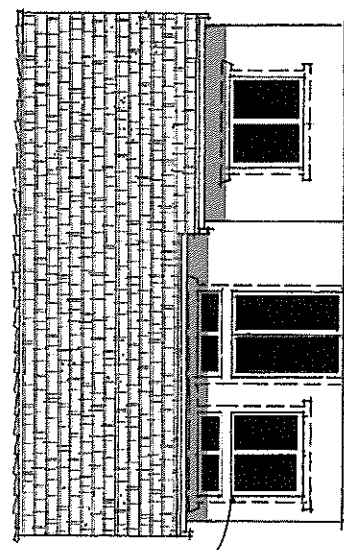


Left Elevation



Right Elevation

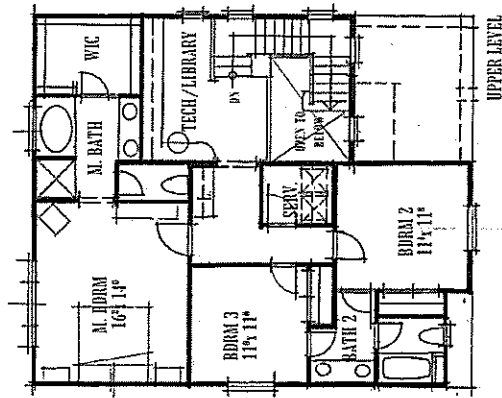
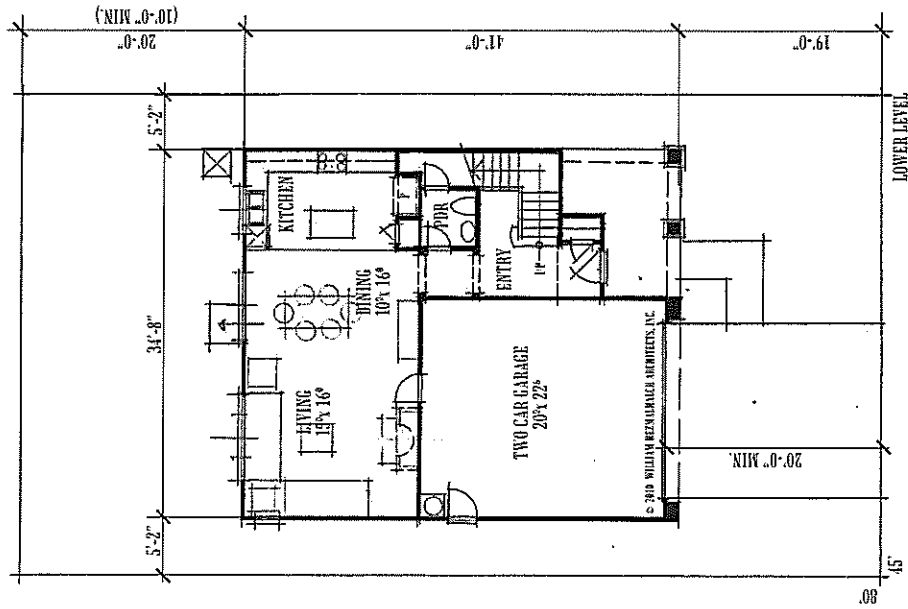
0 4 8 12
1/4"=1'-0" SCALE



Rear Elevation

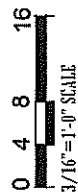
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

PLAN 1C - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



PLAN 2C - FLOOR PLAN
1903 S.F.
3 BDRM/2.5 BATH

SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



MONTEREY "A" ELEVATION MATERIALS

ROOF: "S" Shaped Low Profile Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 PORCH: Wood Columns and Corbels
 GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 GABLE: Wood or Foam Outlooker and Brace
 WINDOW: White Vinyl
 PORCH: Tapered Stucco Columns
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional



Monterey "A" Elevation

Color Scheme 2

© 2019 MILLER POMEROY ARCHITECTS, INC.



Craftsman "C" Elevation

Color Scheme 3



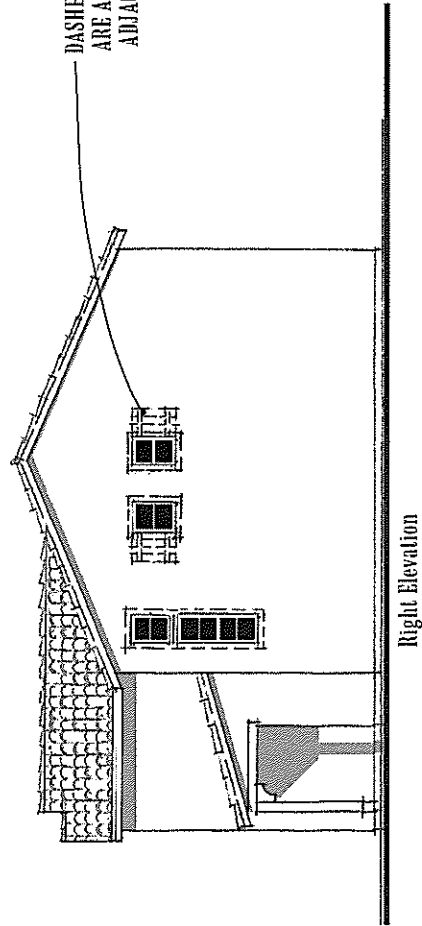
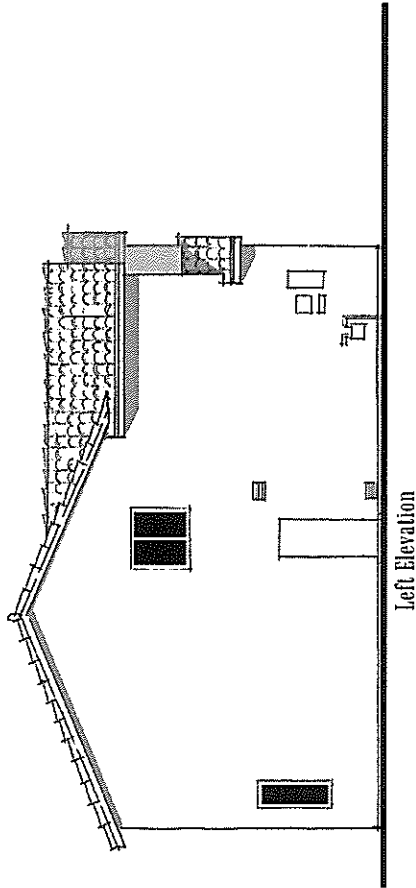
French Country "B" Elevation

Color Scheme 5

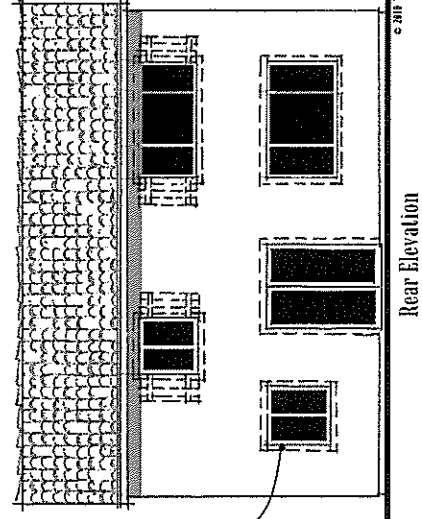
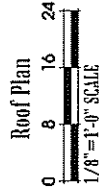
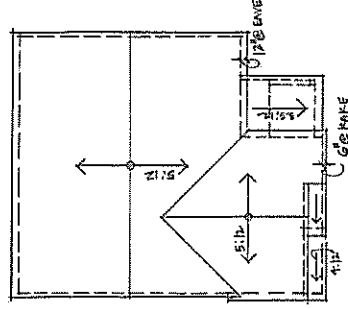
PLAN 2 - FRONT ELEVATIONS SYCAMORE CREEK PA 7 AND 9 COUNTY OF RIVERSIDE, CALIFORNIA STARFIELD SYCAMORE INVESTORS, LLC



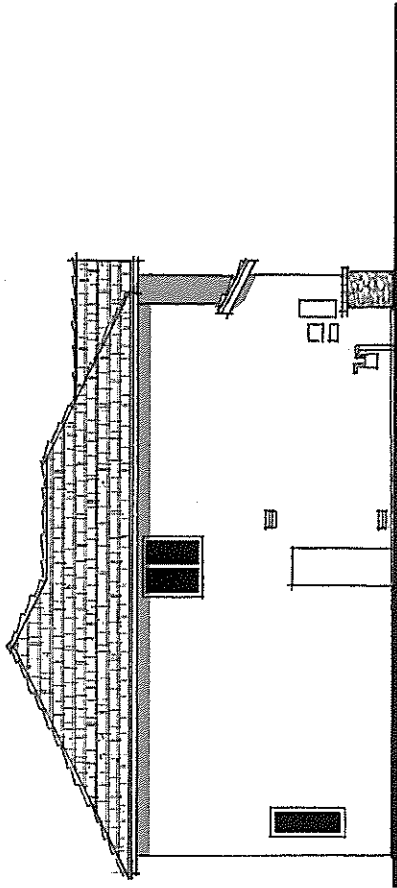
WILLIAM PETERSON
 ARCHITECT
 1000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 303.441.1171



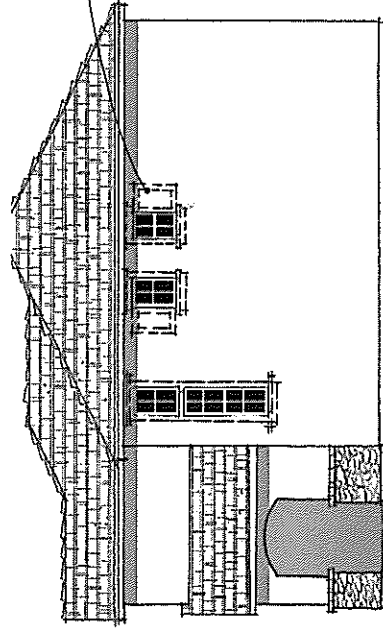
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



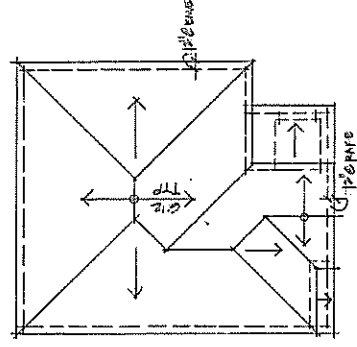
PLAN 2A - ROOF PLAN AND ELEVATIONS SYCAMORE CREEK PA 7 AND 9 COUNTY OF RIVERSIDE, CALIFORNIA STARFIELD SYCAMORE INVESTORS, LLC



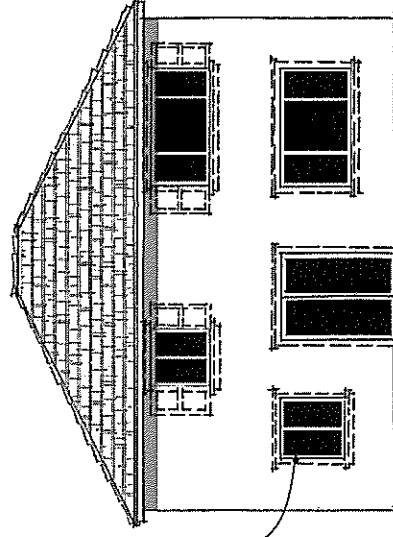
Left Elevation



Right Elevation



Roof Plan
0 8 16 24
1/8"=1'-0" SCALE



Rear Elevation

DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

PLAN 2B - ROOF PLAN AND ELEVATIONS

SYCAMORE CREEK PA 7 AND 9

COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



PLAN 2C - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9

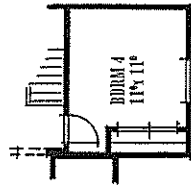
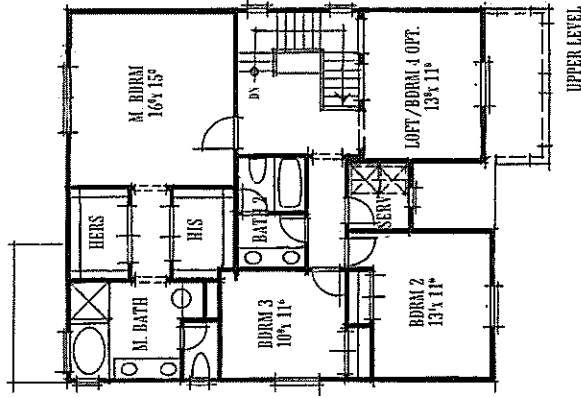
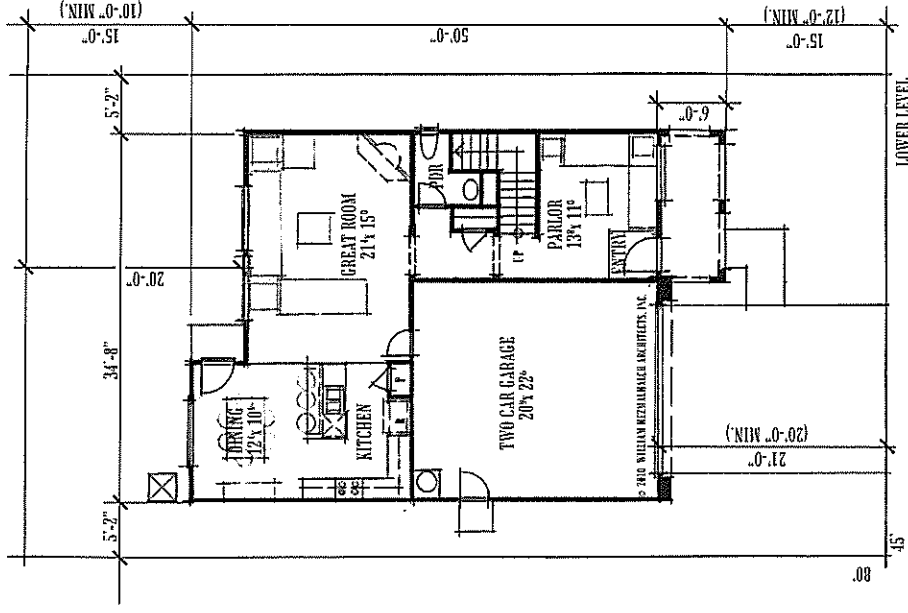
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

11/11/10 • PM10192

COVERAGE CALCULATION:

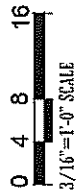
LOWER LEVEL	938 S.F.
GARAGE	496 S.F.
PORCH	83 S.F.
	1517 S.F.

1442 S.F. ÷ 3600 S.F. LOT = 42% ≤ 50% MAX.



**BEDROOM 4 OPTION
AT LOFT**

PLAN 3B - FLOOR PLAN
2177 S.F.
3 BDRM/LOFT/2.5 BATH



SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

MONTEREY "A" ELEVATION MATERIALS

ROOF: "S" Shaped Low Profile Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 PORCH: Wood Columns and Corbels
 GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 GABLE: Wood or Foam Outlooker and Brace
 WINDOW: White Vinyl
 PORCH: Tapered Stucco Columns
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional



Monterey "A" Elevation



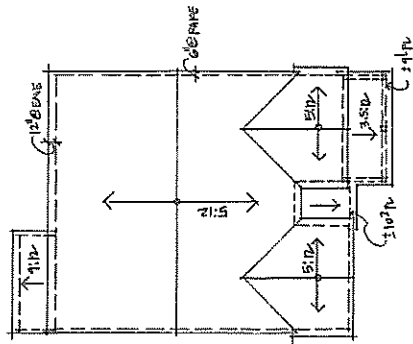
Craftsman "C" Elevation



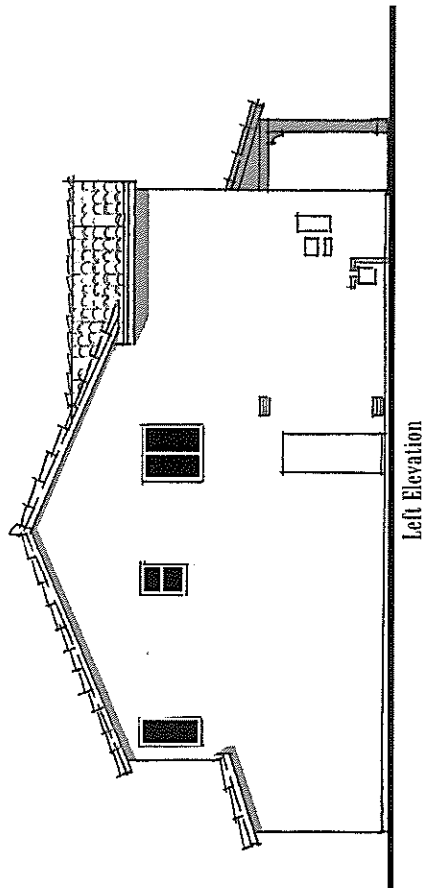
French Country "B" Elevation

PLAN 3 - FRONT ELEVATIONS SYCAMORE CREEK PA 7 AND 9 COUNTY OF RIVERSIDE, CALIFORNIA STARFIELD SYCAMORE INVESTORS, LLC

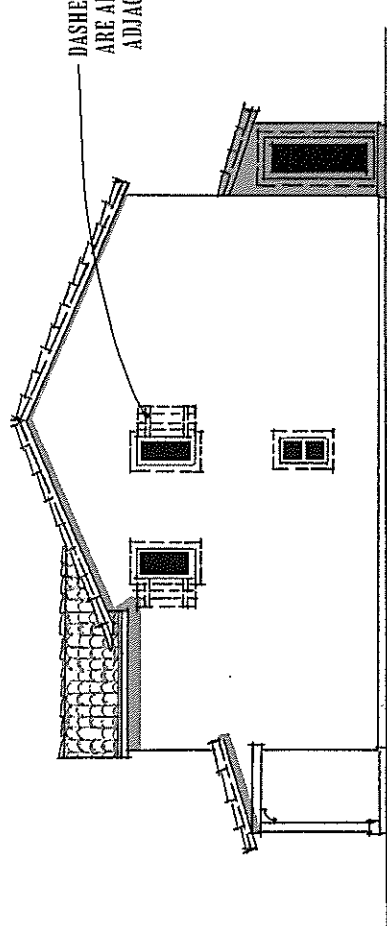




Roof Plan
0 8 16 24
1/8" = 1'-0" SCALE

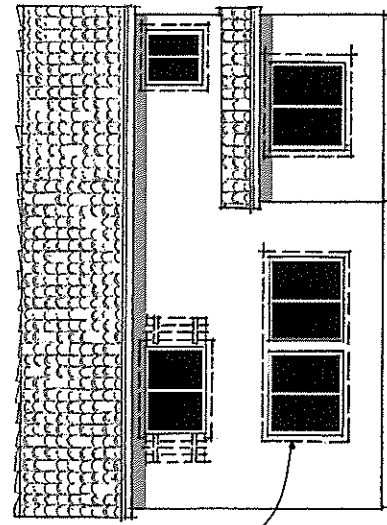


Left Elevation



Right Elevation

0 4 8 12
1/4" = 1'-0" SCALE

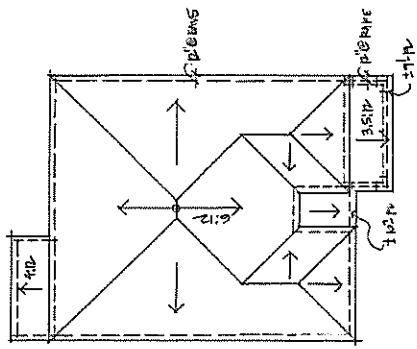


Rear Elevation

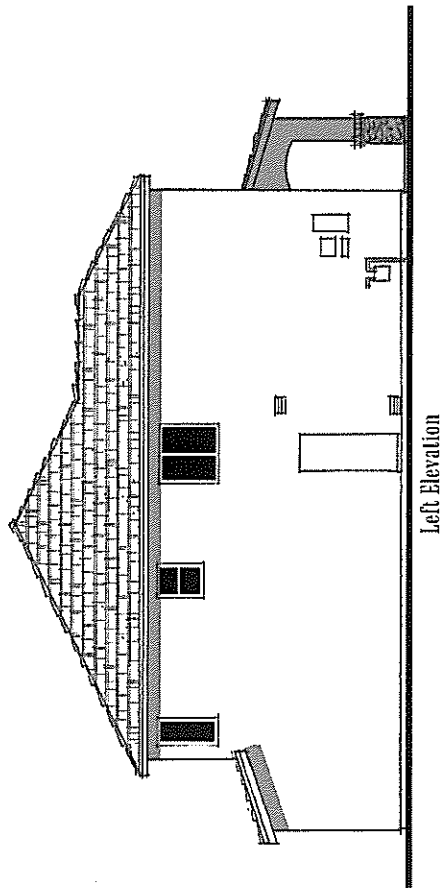
PLAN 3A - ROOF PLAN AND ELEVATIONS

SYCAMORE CREEK PA 7 AND 9

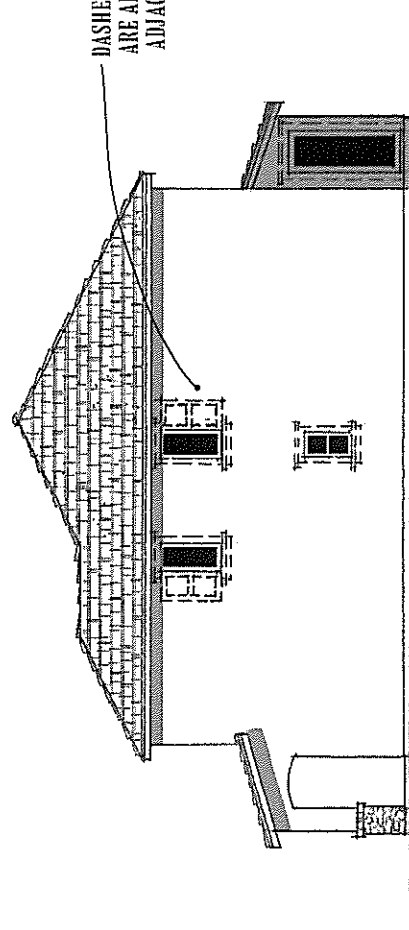
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



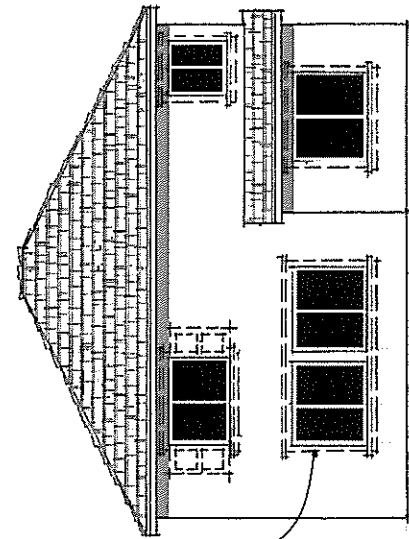
Roof Plan
0 8 16 24
1/8"=1'-0" SCALE



Left Elevation



Right Elevation



Rear Elevation

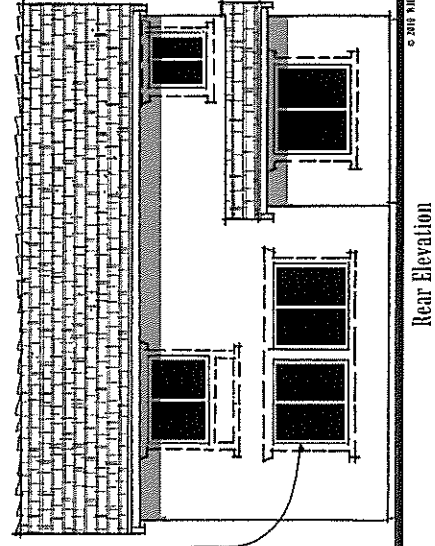
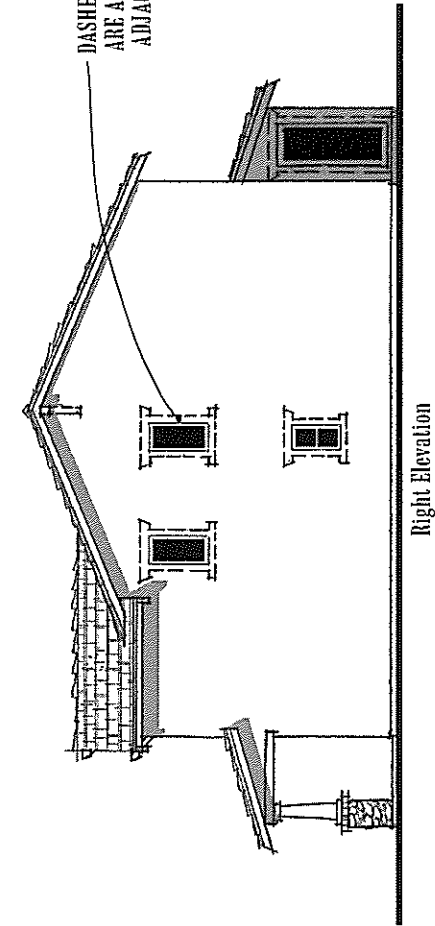
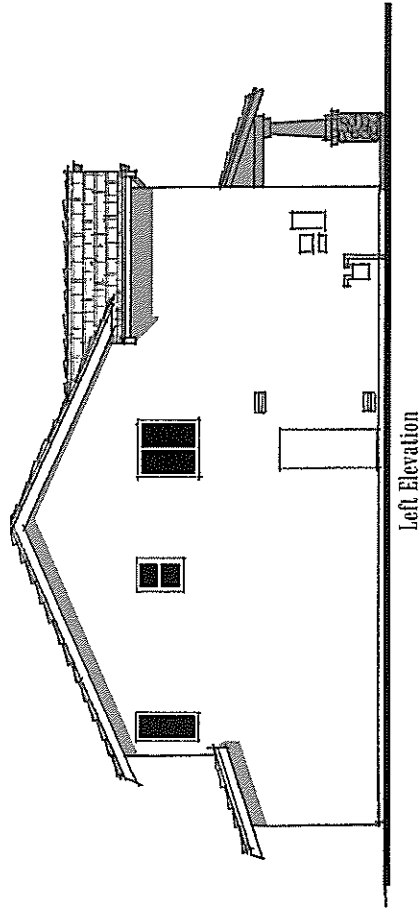
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

0 4 8 12
1/4"=1'-0" SCALE

PLAN 3B - ROOF PLAN AND ELEVATIONS

SYCAMORE CREEK PA 7 AND 9

COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

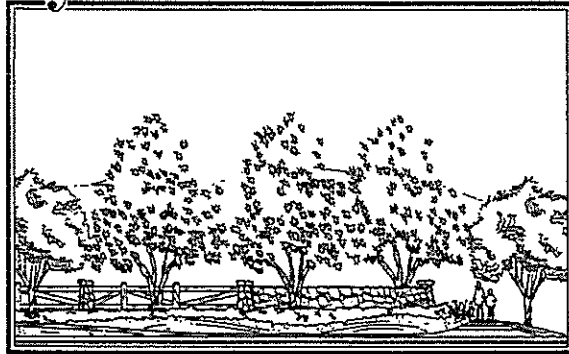


Right Elevation

Rear Elevation

PLAN 3C - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STAREFIELD SYCAMORE INVESTORS, LLC

Sycamore Creek



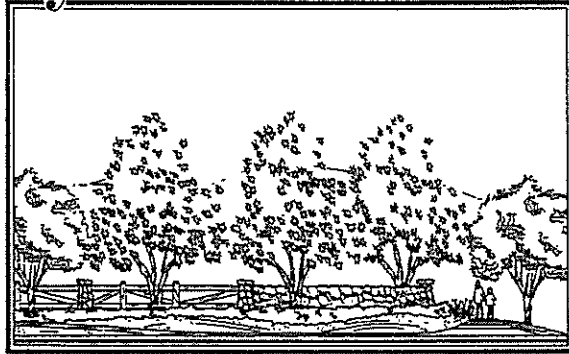
ADDENDUM No. 3 TO
ENVIRONMENTAL IMPACT REPORT (EIR) No. 325
FOR:

SPECIFIC PLAN 256, AMENDMENT No. 2
TENTATIVE TRACT MAP No. 36316
CHANGE OF ZONE No. 07786

PREPARED BY:
County of Riverside, CA

February 21, 2013

Sycamore Creek



ADDENDUM NO. 3 TO
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325
FOR:
SPECIFIC PLAN 256, AMENDMENT NO. 2
TENTATIVE TRACT MAP NO. 36316
CHANGE OF ZONE NO. 07786

APPLICANT:

Starfield Sycamore Investors, LLC
2151 Michelson Drive, Suite 250
Irvine, CA 92612
(949) 748-6714

CEQA CONSULTANT:

T&B Planning Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
714-505-6360

February 21, 2013

I. Addendum Introduction

A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 256; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

1. History of Specific Plan No. 256

The SYCAMORE CREEK Specific Plan No. 256 (SP 256) and Final Environmental Impact Report No. 325 (FEIR 325) were approved by the Riverside County Board of Supervisors on November 8, 1994. The land use plan originally adopted for SYCAMORE CREEK, which was designed to be consistent with the Temescal/El Cerrito Community Plan, allowed for 1,764 single-family and multi-family dwelling units to be developed on the property along with a 10.4-acre elementary school, 43.9 acres of parks, 29 acres of commercial uses, and 153.6 acres of greenbelts, riparian, and open space uses.

On July 18, 2000 the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SYCAMORE CREEK Specific Plan concurrent with approval of Tentative Tract Map No. 29320. The Substantial Conformance was a response to changing market conditions as well as updated infrastructure master-plans. The resulting modifications to the plan included the relocation of residential uses within the Specific Plan area as well as the relocation of the school and several parks. In addition, roadway configurations were adjusted, both in size and location, to respond to the County's updated master circulation plan. Through these refinements, the total number of dwelling units was reduced from the approved 1,764 to 1,733. The area devoted to commercial uses was reduced from 29.0 acres to 27.9 acres. Parkland within the Specific Plan area was increased from 43.9 acres to 47.5 acres, while open space was reduced by 11.0 acres. A fire station also was added to the Community Park as part of Substantial Conformance No. 1. Tentative Tract Map 29320 (TTM No. 29320) implements residential, open space, circulation, and recreational land uses consistent with Substantial Conformance No. 1, including 540 dwelling units on 116.8 acres, a 3.1-acre park, 48.4 acres of roadway improvements, and 10.9 acres of open space. The County of Riverside determined that the refinements to the land use plan proposed as part of Substantial Conformance No. 1 and TTM No. 29320 were in substantial conformance with the adopted Specific Plan and FEIR 325 and concluded that no new environmental mitigations beyond those required in FEIR 325 were necessary. It should be noted that as part of TTM No. 29320, Planning Area 7 was graded and used as a borrow site to facilitate grading and implementation of Phase 1 of SP 256. Thus, the grading that previously occurred as part of TTM No 29320 within Planning Area 7 also was determined by the County to be consistent with FEIR 325 and required no new environmental mitigations beyond those required in FEIR 325.

On June 10, 2003, the Riverside County Board of Supervisors adopted Amendment No. 1 to the SYCAMORE CREEK Specific Plan (SP256A1) and certified an Addendum to FEIR 325 (Addendum No. 1). SP256A1 was required due to the identification of more than 80 acres of natural open space within the Specific Plan area that contained sensitive wetland habitat and endangered plants in a configuration considerably different than that shown in the approved SYCAMORE CREEK Specific Plan or Substantial Conformance No. 1. As part of the SYCAMORE CREEK Specific Plan Amendment No. 1, planning areas south and west of Mayhew Canyon Road were redesigned and Sycamore Creek

Road was eliminated as a backbone circulation facility in order to accommodate a new open space plan. In addition, the land use plan for the community was modified to reflect the precise location of an earthquake fault originally identified during the preparation of the EIR for the original SYCAMORE CREEK Specific Plan. Detailed geotechnical site evaluations showed the on-site fault was located traversing the site farther to the south-west than originally expected, which allowed for the provision of additional residential land uses. Approval of Amendment No. 1 increased the total number of homes allowed within the SYCAMORE CREEK community from 1,733 homes to 1,765 homes. Amendment No. 1 also reduced the area devoted to commercial land uses from 27.9 acres to 14.6 acres. Park land was reduced from 47.5 acres to 41.7 acres by Amendment No. 1; however, open space areas were increased from 118.5 acres to 154.6 acres. Revisions to the open space configuration, elimination of Sycamore Creek Road, redesign of planning areas and the relocation of the earthquake fault were the driving forces behind Amendment No. 1 to the SYCAMORE CREEK Specific Plan.

On May 16, 2006, the Riverside County Board of Supervisors approved Tentative Tract Map No. 31908 (TTM No. 31908) and certified an Addendum to EIR No. 325 (Addendum No. 2). TTM No. 31908 subdivides 81.0 acres into 298 residential lots, 15 open space lots, and a sewer lift station within Planning Areas 14, 15A, 15B, 20B, and 23E of SP256A1 (referred to as Planning Areas 14, 15A, 15B, 20B, 22, and 28 in SP256A2).

Amendment No. 2 to the SYCAMORE CREEK Specific Plan (SP256A2), which is the focus of this Addendum to FEIR 325, reduces the total number of permitted residential units and modifies land uses in response to changes in market conditions, incorporates previous subdivision map approvals within the Specific Plan area, accommodates the precise location of an earthquake fault and associated building buffer zone, and accommodates required open space dedications pursuant to the Multiple Species Habitat Conservation Plan (MSHCP). With approval of SP256A2, the total acreage designated for residential uses is reduced from 440.2 acres to 426.2 acres, and the total number of dwelling units allowed within the Specific Plan is reduced from 1,765 to 1,737. In addition, SP256A2 would alter open space and recreational area designations to create consistency with the General Plan designations, resulting in the re-designation of 41.7 acres of "Park," 14.9-acres of "Greenbelt," and 154.6 acres of "Open Space" to a total of 123.1 acres of "Open Space – Recreation," 90.2 acres of "Open Space – Conservation," 9.6 acres of "Open Space – Conservation Habitat," and 12.7 acres of "Public Facility". In total, areas devoted to parks, greenbelts, and open space would increase from 211.2 acres to 222.9 acres. The acreage for areas designated for commercial retail, schools, and roadways remain unchanged as part of SP256A2, although the designation for commercial uses has been changed to "Commercial Retail" and the designation of the school site in (new) Planning Area 9 would be changed to "Public Facility;" both of these changes are provided to provide consistency with the General Plan land use designations.

Approvals associated with SP256A2 include one tentative tract map (TTM No. 36316) and Change of Zone No. 07786 (CZ 07786). TTM No. 36316, which comprises Planning Area 7 of SP256A2, subdivides 25.13 acres into 87 residential lots along with an additional six lots consisting of one park site, three open space lots, one lot for detention purposes, and one lot for private streets. CZ 07786 modifies the approved Specific Plan Zoning Ordinance in a manner consistent with the revised land use plan included as part of SP256A2 and formalizes the boundaries of numerous planning areas within the Specific Plan area.

2. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed Amendment No. 2 to Specific Plan No. 256 (SP256A2). The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or

alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, not of the above circumstances are present.

3. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified Project EIR (FEIR 325) for the approved Specific Plan 256. As such, it is intended to provide additional information regarding effects associated with implementation of the Specific Plan. Section 15161 of the CEQA Guidelines states that a Project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested entitlement of the proposed Project, which consists of Amendment No. 2 to Specific Plan No. 256, SYCAMORE CREEK, a tentative tract map (TTM No. 36316), and Change of Zone No. 0XXXX.

The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. The proposed Project would not require "major revisions" to the previous EIR since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, SP256A2 would allow for the construction of 1,737 residential dwelling units on the 426.2 acres of the 717.1-acre site. Residential product types vary within the Project, ranging from very low residential densities (0.5 to 1.0 du/ac) to medium high density residential (5.0 to 8.0 du/ac), resulting in an overall Project density of 2.4 du/ac. Amendment No. 2 to SP 256 would also allow for the development of 14.6 acres of commercial retail uses, 10.4 acres of schools, a 2.3-acre detention basin, 123.1 acres of areas designated for "Open Space – Recreation," approximately 90.2 acres designated for preservation as "Open Space – Conservation," an additional 9.6 acres designated as "Open Space – Conservation Habitat," and 40.7 acres devoted to Project circulation. It should be noted that with exception of Planning Areas 7, 17A through 17D, 24A, 24D, 26, 27, and 29, all remaining portions of the Specific Plan have either been built-out or are approved for development pursuant to existing tentative map approvals. SP256A2 involves changes to SP 256 as necessary to ensure compliance with these previous tentative map approvals, which were previously evaluated in conjunction with approved Addendums to FEIR 325. Changes to SP 256 proposed by Amendment No. 2 primarily involve the following:
 1. Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been

reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.

2. Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
3. Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
4. The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
5. The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
6. The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
7. The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (Planning Areas 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).
 - a. Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
 - b. Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
 - c. Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
 - d. Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;

- e. Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
 - f. Planning Area 29 accommodates a 2.3-acre water quality basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
- 8. Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - 9. Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
 - 10. Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
 - 11. The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.
 - 12. The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - 13. The land use designation for Planning Area 20B has been changed from "Park" to "Open Space – Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
 - 14. The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space – Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
 - 15. Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space – Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

16. Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
17. Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
18. A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 comprises approximately 13.9 acres and includes an open space area as well as a segment of the community's Secondary Trail system, and is designated for "Open Space – Recreation" land uses.
19. Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
 - a. The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
 - b. The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

As indicated in the above description, the majority of changes included as part of SP256A2 involve revisions to the Sycamore Creek Specific Plan to provide consistency with previously-approved Tentative Tract Maps, or to reflect the current land use designations of the 2003 Riverside County General Plan. Revisions to General Plan land use designations would not result in any changes to allowable land uses within affected planning areas, and environmental effects associated with revisions to planning area boundaries as part of previously-approved Tentative Tract Maps were previously subjected to evaluation under CEQA as part of the following Addenda to FEIR 325: Environmental Assessment No. 39372 / Addendum No. 1 for Tentative Tract Map 31908, approved May 16, 2006; Environmental Assessment No. 38167 for Tentative Tract Map 29335, approved November 14, 2001; and Environmental Assessment No. 38554 / Addendum No. 2 for Tentative Tract Map 30440, approved on June 10, 2003. Each of these Environmental Assessments/Addenda are hereby incorporated by reference and are available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Changes to the Specific Plan included as part of the current Project and that are the subject of this Addendum to FEIR 325 are limited to (new) Planning Areas 7, 17A through D, 24A, 24D, 26, 27, and 29, as described above, which would accommodate a total of 280 single-family dwelling units.

In summary, with approval of SP256A2 the following changes would occur:

- a. Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 du/ac;
- b. Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- c. Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres;
- d. Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- e. Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and
- f. Acreage for internal roadways would remain unchanged at 40.7 acres.

Overall, the proposed SP256A2 would result in impacts that are less than or equal to those addressed in EIR 325. Approval of SP256A2 would result in a decrease in the total number of units allocated to the Specific Plan from 1,765 to 1,737 dwelling units. SP256A2 also would result in a net reduction in the acreage devoted to residential uses from 440.2 acres to 426.2 acres, resulting in a slight increase in the area devoted to open space and recreational uses from 211.2 acres to 222.9 acres. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 325 and addenda thereto.

- b. Subsequent to the certification of EIR 325 and approval of SP 256, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 325, and would therefore not result in any new significant effects that were not previously identified.
- d. The proposed Project would result in a comparable level of development permitted under the approved SP 256, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR 325.
- e. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR 325. Specifically, these updated technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and FEIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of SP256A2;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirement of FEIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR 325;
 5. The hydrology/water quality reports fulfill the mitigation requirements of FEIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was already identified and mitigated by FEIR 325.
- f. In order to ensure Project consistency with applicable MSHCP requirements, approximately 9.6 acres of open space have been accommodated within Planning Area 22. Conservation of Planning Area 22 ensures that SP 256 is fully consistent with the MSHCP requirements, and reduces previously identified impacts to biological resources.
- g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Environmental Impact Report 325 (EIR 325) would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and EIR.

4. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: 1) disclose the significant environmental impacts associated with a proposed project; and 2) identify alternatives to minimize those significant impacts.

Appendices A through K contain the updated studies requested by the Planning Department to reaffirm the findings of the previously certified FEIR 325. The studies are as follows:

- a. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- b. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Air Quality Impact Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- c. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Climate Change Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- d. Sycamore Creek Specific Plan Amendment No. 2 EIR Noise Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- e. Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads and dated February 14, 2011;
- f. Sycamore Creek Specific Plan Land Use Modifications (Addendum to Specific Plan Amendment No. 2 EIR Noise Analysis), prepared by Urban Crossroads and dated June 19, 2012;
- g. MSHCP consistency analysis comprised of the following: Consistency Documentation for TR 36316, prepared by Helix Environmental Planning and dated November 2, 2010;
- h. MSHCP consistency analysis comprised of the following: Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317, prepared by Helix Environmental and dated November 2, 2010;
- i. Drainage Study for TTM 36316, prepared by Albert A. Webb Associates and dated July 7, 2010;
- j. Preliminary Project Specific Water Quality Management Plan – Tentative Tract 36316, prepared by Albert A. Webb Associates and dated March 2011; and
- k. Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan, prepared by Brian F. Smith and Associates and dated October 21, 2010.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix L that was prepared by County of Riverside staff, describe the findings of EIR 325 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in EIR 325 that are intended to minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented.

5. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. It will be forwarded, along with FEIR 325, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors as

to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing(s) before the Riverside County Planning Commission, an additional public hearing(s) will be held before the Riverside County Board of Supervisors to consider the proposed action and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Board of Supervisors will take action to outright approve, conditionally approval, or deny approval of the proposed Project. If approved, the Board of Supervisors will also adopt findings relative to the Project's environmental effects following the implementation of mitigation measures.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA40780
Project Case Type (s) and Number(s): SP00256A2, CZ07786, TTM 36316
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Starfield Sycamore Investors, LLC
Applicant's Address: 2151 Michelson Drive, Suite 250, Irvine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 256, Amendment No. 2 (Sycamore Creek, SP256A2) proposes to adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:

- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.
- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space – Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been

increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).

- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
 - Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
 - Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
 - Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;
 - Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
 - Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
 - Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
 - The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.
 - The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - The land use designation for Planning Area 20B has been changed from "Park" to "Open Space – Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
 - The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space – Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
 - Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space –

Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 includes an open space area as well as a segment of the community's Secondary Trail system.
- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
 - The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
 - The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

As indicated in the above description, the majority of changes included as part of SP256A2 involve revisions to the Sycamore Creek Specific Plan to provide consistency with previously-approved Tentative Tract Maps, or to reflect the current land use designations of the 2003 Riverside County General Plan. Revisions to General Plan land use designations would not result in any changes to allowable land uses within affected planning areas, and environmental effects associated with revisions to planning area boundaries as part of previously-approved Tentative Tract Maps were previously subjected to evaluation under CEQA as part of the following Addenda to EIR No. 325: Environmental Assessment No. 39372 /Addendum No. 1 for Tentative Tract Map 31908, approved May 16, 2006; Environmental Assessment No. 38167 for Tentative Tract Map 29335, approved November 14, 2001; and Environmental Assessment No. 38554/Addendum No. 2 for Tentative Tract Map 30440, approved on June 10, 2003. Each of these Environmental Assessments/Addenda is hereby incorporated by reference and available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside CA 92501.

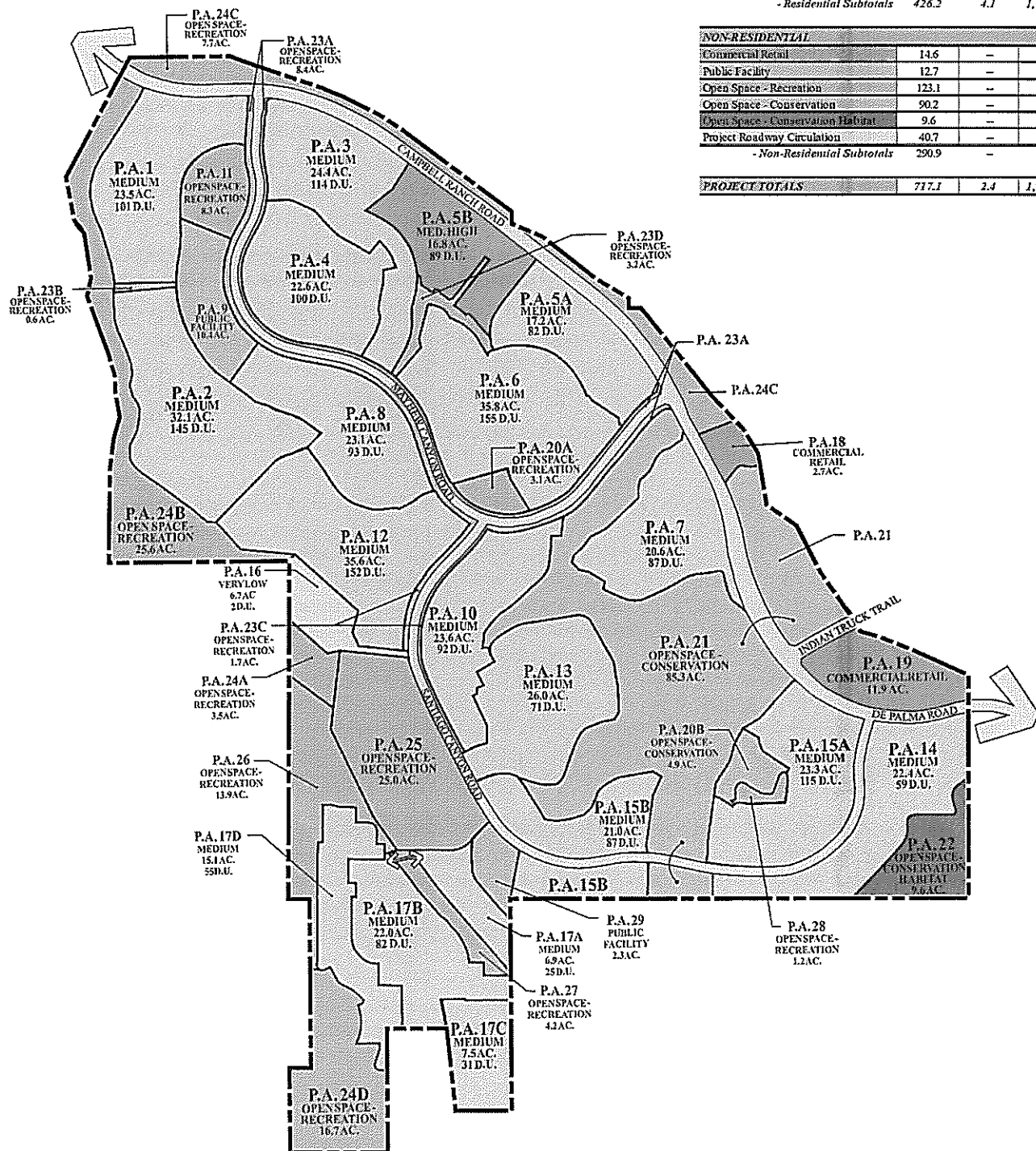
Changes to the Specific Plan included as part of the current Project and that are the subject of this Environmental Assessment/Initial Study are limited to (new) Planning Areas 7, 17A through D, 24A, 24D, 26, 27, and 29, as described above, which would accommodate a total of 280 single-family dwelling units. Figure 1, *Specific Plan No. 256, Amendment No. 2 Land Use Plan*, depicts the land uses proposed as part of Amendment No. 2 to Specific Plan No. 256.

Figure 1

Specific Plan No. 256, Amendment No. 2 Land Use Plan

LAND USE SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Very Low Density Residential	6.7	0.3	2
Medium Density Residential	402.7	4.1	1,646
Medium High Density Residential	16.8	5.3	89
- Residential Subtotals	426.2	4.1	1,737
NON-RESIDENTIAL			
Commercial Retail	14.6	-	-
Public Facility	12.7	-	-
Open Space - Recreation	123.1	-	-
Open Space - Conservation	90.2	-	-
Open Space - Conservation Habitat	9.6	-	-
Project Roadway Circulation	40.7	-	-
- Non-Residential Subtotals	290.9	-	-
PROJECT TOTALS	717.1	2.4	1,737



In summary, with approval of SP256A2 the following changes would occur:

- Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 du/ac;
- Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres;
- Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and
- Acreage for internal roadways would remain unchanged at 40.7 acres.

To accommodate proposed residential land uses, SP256A2 would to modify the Circulation Plan to allow three new local street designs (40', 46', and 56' right-of-way widths). In addition, SP256A2 modifies the Project's Design Guidelines to include new development standards affecting Planning Areas 7 and 17A through D accommodating three lot dimensions (3,600 s.f. lots, 5,000 s.f. lots, and 6,000 s.f. lots).

Change of Zone No. 07786 (CZ 07786) would amend the existing approved Specific Plan Zoning Ordinance (Ordinance No. 348.3614) to reflect the revisions proposed to the Specific Plan Land Use Plan as part of SP256A2. In addition, CZ 07786 would formalize the boundaries of Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29.

Tentative Tract Map No. 36316 (TTM 36316) is a Schedule "A" map proposing to implement the changes proposed by SP256A2, and would subdivide (new) Planning Area 7 into 87 residential development lots with lot sizes ranging from 3,600 square feet (s.f.) to 7,576 s.f. Common open space lots and private rights-of-way also will be defined as part of TTM 36316. TTM 36316 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. A Planned Residential Development application, which includes a comprehensive site plan that shows the proposed location and orientation of structures on individual lots, also is proposed as part of TTM 36316. Figure 2, *Tentative Tract Map No. 36316*, depicts proposed Tentative Tract Map No. 36316.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 717.1 acres (total); approximately 112.7 acres proposed for substantive revision as part of SP256A2 and approximately 25.13 acres (gross) proposed for subdivision by TTM 36316.

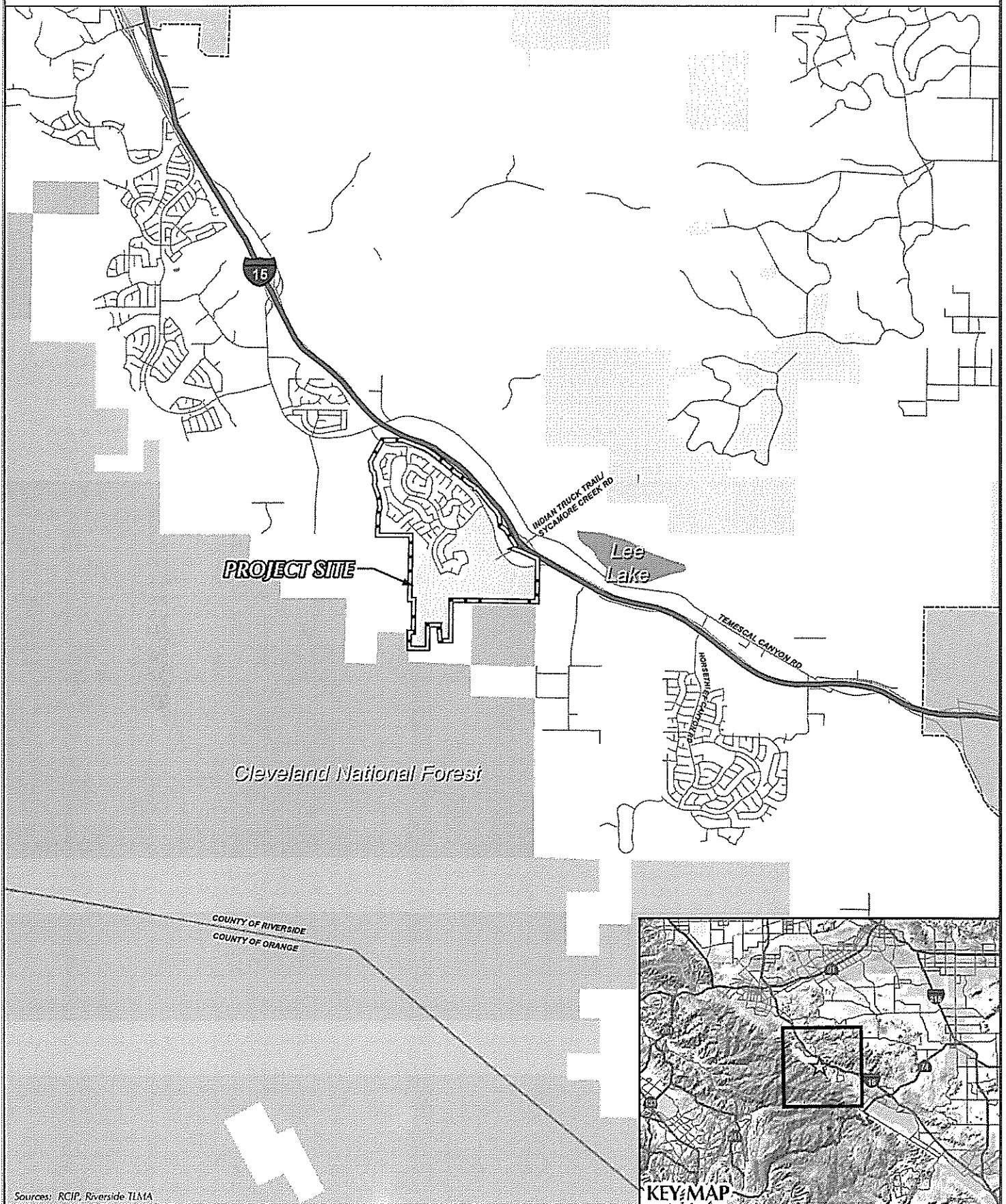
Residential Acres: 72.1	Lots: 280	Units: 280	Projected No. of Residents: 843
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Public Facility (water quality management basin), 2.3 acres; Open Space – Recreation, 38.3 acres.			

D. Assessor's Parcel No(s): Numerous; please refer to attached List of APNs for Specific Plan No. 256.

E. Street References: West of Indian Truck Trail exit from I-15, west of Campbell Ranch Road, south of Temescal Canyon Road exit from I-15. Please refer to Figure 3, *Vicinity Map*.

Figure 3

Vicinity Map



Sources: RCIP, Riverside TMA



F. Section, Township & Range Description or reference/attach a Legal Description: Sections 1, 2, 11, and 13, Township 5 South, Range 6 West, San Bernardino Baseline and Meridian

G. Brief description of the existing environmental setting of the project site and its surroundings:

The proposed Project site is located within the approved Sycamore Creek Specific Plan (SP No. 256). As shown on Figure 4, *Aerial Photograph*, numerous neighborhoods located in the northern portions of the Specific Plan are built-out and occupied by residents. The southern portions of the Specific Plan area are at various stages of implementation (e.g., Tentative Tract Map application/approval, grading permit issuance, construction permit issuance). Much of the area proposed for amendment by SP256A2 have been disturbed by grading activities (including grading within newly proposed Planning Area 7), although the extreme southwestern portion of the amendment area comprises disturbed natural open space used for agricultural production in the past.

Interstate 15 is located immediately north and east of the proposed Project site. Land farther to the north (on the east side of Interstate 15) is generally vacant, with a few scattered rural residences. Undeveloped, natural habitat and hillsides of the Cleveland National Forest and the Gavilan Hills are located south and east, respectively, of the Project area. An aggregate quarry (Mayhew Canyon Quarry) is located immediately adjacent to and west of the site. The Cleveland National Forest is located farther to the west of the community.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the requirements of Specific Plan No. 256, and would result in a slight reduction in the number of dwelling units allowed within the Specific Plan area. Pursuant to General Plan Land Use Element Policy LU 1.10, with approval of SP256A2, the proposed land uses also would be consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.
- 2. Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** Included as part of SP256A2 is the designation of 9.6 acres in the southeastern portion of the site as Conservation – Open Space, which would achieve the open space goals of the County's MSHCP. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed Project is within an area that is subject to seismic hazards due to the presence of surface traces of the Glen Ivy North Fault segment of the Elsinore Fault System, which traverses the southwestern portion of the Specific Plan area. The proposed Project site is located in a high fire hazard area, but is not located in a flood hazard area or dam inundation area. The proposed Project has allowed for sufficient provision of emergency response services to the future residents of this Project through the Project design and payment of development impact fees. The proposed Project adheres to all other applicable Safety Element policies.
- 5. Noise:** The proposed Project adheres to all applicable Noise Element policies.

6. **Housing:** Implementation of the proposed Project would result in a reduction in the total number of dwelling units allocated to SP256, from 1,765 dwelling units to 1,737 dwelling units. The slight reduction in dwelling units proposed by the Project would not adversely impact the General Plan Housing Element goals or policies.

7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Specific Plan No. 256 (MHDR, MDR, VLDR, CR, PF, OS-R, OS-C, OS-CH)

E. Overlay(s), if any: None

F. Policy Area(s), if any: Specific Plan No. 256.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Elsinore Area Plan to the east and south; Lake Mathews/Woodcrest Area Plan to the northeast.

2. **Foundation Component(s):** Open Space (OS) to the west, south and northeast; Rural Community (RC) to the south; Community Development (CD) to the southeast, east, and north.

3. **Land Use Designation(s):** Rural Residential and Open Space - Conservation Habitat to the south; Open Space – Mineral Resources and Open Space- Conservation Habitat to the west; Light Industrial to the north; and Light Industrial and Open Space – Conservation Habitat to the east.

4. **Overlay(s):** None.

5. **Policy Area(s):** Temescal Wash Policy Area, Serrano Policy Area, Design Theme Policy Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Sycamore Creek Specific Plan No. 256

2. **Specific Plan Planning Area, and Policies, if any:** Proposed changes as part of SP256A2 would affect the following Planning Areas from the existing approved SP256, Amendment No. 1: Planning Areas 1, 7, 9, 12, 14, 15A, 16, 17A, 17B, 20B, 21, 22, 23E, and 24B (refer to Section I.A, *Project Description*, for a description of proposed changes to these planning areas).

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: Specific Plan (SP)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) and Natural Assets (N-A) to the south; Residential Agriculture (R-A-5), R-R, and Manufacturing-Service Commercial (M-SC) to the east; Mineral Resources & Related Manufacturing (M-R-A), N-A, and R-R to the west; M-SC, R-1, and Specific Plan (SP) to the north.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous

EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature



Matt Straite

Date

April 15, 2013

For Carolyn Syms-Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways," EIR No. 325

Findings of Fact:

a) According to Figure 9 of the Temescal Canyon Area Plan (TCAP), nearby segments of Interstate I-15 are designated as a State Eligible Scenic Highway. Impacts to this State Eligible facility were evaluated and disclosed in EIR No. 325, which concluded that Project impacts would not be significant. Revisions proposed as part of the Project would not result in any new impacts to this scenic highway facility.

b) The proposed Project site is located on the lower slopes of the Santa Ana Mountains. Areas proposed for development by SP256A2 are located adjacent to areas that have already been subject to residential development, or are located in areas that are not subject to public views due to intervening topography and development. In addition, there are no scenic resources present on the proposed Project site, as the majority of the Specific Plan area has been subject to past disturbance, including agricultural activities and mass grading associated with existing development within the Specific Plan area. The Project would be developed pursuant to the Specific Plan Standards and Guidelines and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

Findings of Fact: The proposed Project is located within the outer edge of Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on TCAP Figure 6. The proposed changes to the Specific Plan Land Use Plan would result in a slight reduction in the total number of residential units allowed on-site and also would result in a slight reduction in the total acreage devoted to residential use. Additionally, development on-site would be regulated by County Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. With mandatory compliance with Ordinance No. 655, a significant impact would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: On-site Inspection, Project Application Description, EIR No. 325

Findings of Fact:

a & b) SP256A2 includes standards for outdoor lighting within Section IV.A.3.e, *Outdoor Lighting*. Standards included in the Specific Plan would ensure that the proposed Project does not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area, nor would it expose residential property to unacceptable light levels. As such, significant impacts associated with Project lighting would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR No. 325, Ord. No. 625, General Plan EIR, and Project Application Materials.

Findings of Fact:

a) Impacts to agricultural resources on-site were fully evaluated and disclosed in EIR No. 325, which concluded that such impacts would be less than significant. Although changes are proposed to the boundaries of several planning areas within the Specific Plan area, such changes would not result in a substantial change to areas proposed for development with urban uses. As such, impacts to Important Farmland types would be less than significant and would not be substantially different from what was evaluated in EIR No. 325.

b) The proposed Project site is not zoned for agricultural use and is not under active agricultural production. Impacts associated with the conversion of the site from agriculture to non-agricultural use were evaluated and disclosed in EIR No. 325. The Project site also is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. An existing agricultural preserve (Glen Ivy 1) occurs off-site, adjacent to and between (proposed) Planning Areas 24D and 17C of SP256A2. It should be noted that, based on a review of aerial photography, this agricultural preserve is not under active agricultural production. In addition, the entire area of Glen Ivy 1 Agricultural Preserve is designated by the General Plan for "Very Low Density Residential (VLDR)" and is zoned for "Rural Residential (R-R)" land uses; therefore, this off-site agricultural preserve is planned for long-term conversion to non-agricultural land uses, and such conversion was previously addressed as part of the 2003 General Plan EIR. Impacts to agricultural resources that would result from implementation of the General Plan (including, but not limited to, the conversion of the Glen Ivy 1 Agricultural Preserve to a non-agricultural use) were found to be significant and unavoidable impacts of the 2003 General Plan, for which the County adopted a Statement of Overriding Considerations. Moreover, the proposed Project would be required to comply with Riverside County Ordinance No. 625 ("Right-to-Farm Ordinance"), which requires notification to future on-site homeowners that existing agricultural operations may be occurring in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being located in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of medium density residential land uses on-site within Planning Areas 17B-D does not conflict with this existing off-site agricultural preserve. Therefore, impacts would be less than significant.

c) Only one property located within 300 feet of the Project site is zoned for agricultural use (Residential Agriculture, 10 acre minimum). However, this property is not under active agricultural production. Additionally the portion of the Specific Plan abutting this agriculturally zoned property is proposed to be changed from Medium Density Residential to Open Space land uses as part of the Project. As such, significant impacts to off-site agriculturally zoned properties would not occur.

d) There are no active agricultural uses within close proximity of the Project site; as such, the proposed Project would not result in indirect changes that could result in the conversion of additional off-site lands to non-agricultural use. A significant impact would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) through c): The proposed Project site has been subject to development pursuant to the approved SP 256. In addition to the development of residential and recreational uses on-site, much of the Specific Plan area has been subject to disturbance associated with mass grading activities and/or past agricultural uses on the site. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis, EIR No. 325, SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, County General Plan Program EIR (Section 4.5, *Air Quality*)

Findings of Fact: