

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

903B



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*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ms *pm*

☒ Policy  
☒ Policy

☐ Consent  
☐ Consent

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

Prev. Agn. Ref.

District: 1/1

Agenda Number:

16-1

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

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**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).